

**AFFIDAVIT**

**REGARDING NOTIFICATION REQUIREMENTS FOR THE BELMONT GLEN VILLAGE  
ZONING CONCEPT PLAN AMENDMENT APPLICATION ZCPA 2009-0007 AND ZONING  
MODIFICATION ZMOD 2009-0004, LOCATED ON LOUDOUN COUNTY TAX MAP(S) 78,  
PARCEL(S) 9(MCPI # 195-19-3084 )**

STATE OF VIRGINIA  
COUNTY OF LOUDOUN, to-wit:

I, Christine Gleckner , the undersigned, being first duly sworn, do hereby depose and certify as follows:

That in accordance with Section 6-601(A) of the Revised 1993 Loudoun County Zoning Ordinance and Virginia Code Section 15.2-2204, the property owners listed on the attached sheet were notified of the April 28, 2010 public hearing before the Planning Commission, to be held in the Board Room, County Government Center, 1 Harrison Street, S.E., Leesburg, Virginia at 6:00 p.m.

That said notification consisted of two written letters, the first notification mailed to each listed property owner or their agent at least 21 and no more than 30 calendar days before the referenced public hearing, and the second notification mailed to each property owner, their agent or the occupant at least five (5) days before said hearing.

That a sample notification letter and a list of the names of landowners, their agents and occupants to whom notification was sent are attached.

That said first notification was mailed from the Leesburg, Virginia, Post Office on March 31, 2010, by first class mail and the second notification was mailed from the Leesburg, Virginia, Post Office on April 21, 2010, by certified mail.

That pursuant to Section 6-601(B) of the Revised 1993 Loudoun County Zoning Ordinance, placards furnished by the County, indicating the date, time and place of the public hearing before the Planning Commission, a brief description of the matter being heard, and identifying the land which is the subject of the application, were erected on the property at least 21 and no more than 30 calendar days prior to the public hearing, and further, that said placards have been maintained up to the time of said hearing.

That the placards were posted on April 6, 2010.



Christine Gleckner

Subscribed and sworn to before me this 21<sup>st</sup> day of April, 2010.

  
Notary Public



My Commission Expires: May 31, 2014



**WALSH COLUCCI  
LUBELEY EMRICH  
& WALSH PC**

Christine Gleckner, AICP  
Land Use Planner  
(571) 209-5776  
cgleckner@ldn.thelandlawyers.com

April 21, 2010

**Via Certified Mail**

Re: Belmont Glen Village - Zoning Concept Plan Amendment ZCPA 2009-0007  
& Zoning Modification ZMOD 2009-0004  
Planning Commission Public Hearing  
**April 28, 2010 at 6:00 p.m.**

Dear Property Owner:

You are listed in the current real estate tax records of Loudoun County as the owner of a parcel of land abutting, adjacent to, or across the road from a certain property that is the subject of a Planning Commission public hearing. The property is approximately 143 acres and is located on the west side of Route 659 (Belmont Ridge Road), the east side of Goose Creek, north of the Beaverdam Reservoir and south of the Dulles Greenway. The property is more particularly described as Tax Map 78, Parcel 9 (MCPI #195-19-3084). See attached graphic for the location of the Property.

Bayshire, LC of McLean, Virginia, has submitted an application to amend the concept plan and proffers approved with ZMAP 2004-0006, Belmont Glen-Rouse Property, in order to change the approved R-8 Traditional design option to the standard R-8 design option in the PD-H3 (Planned Development Housing) zoning district. The property is located partially within the FOD (Floodplain Overlay District). This application is subject to the Revised 1993 Zoning Ordinance. The area is governed by the policies of the Revised General Plan (Suburban Policy Area (Ashburn Community)), and which recommend residential development at densities up to 4.0 dwelling units per acre. The property will be developed with a maximum of 196 single family detached dwelling units at a density of 1.37 dwelling units per acre.

The applicant is also requesting three (3) modifications of Zoning Ordinance (ZO) sections as follows:

ZO §3-509(C) and 4-109(C) Minimum Buffer and Site Planning-External Relationships.	To reduce the required fifty (50) foot permanent common open space buffer on lots of certain sizes: <ul style="list-style-type: none"><li>• A minimum 25-foot permanent open space buffer along lot 37, a lot containing a minimum of 10,000 square feet;</li><li>• A minimum 30-foot permanent open space buffer along lots 47-50, lots containing a minimum of 9,000 square feet;</li></ul>
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PHONE 703 737 3633 ■ FAX 703 737 3632 ■ WWW.THELANDLAWYERS.COM  
1 E. MARKET STREET, THIRD FLOOR ■ LEESBURG, VA 20176-3014

ARLINGTON OFFICE 703 528 4700 ■ PRINCE WILLIAM OFFICE 703 680 4664

ATTORNEYS AT LAW

Belmont Glen Village - Zoning Concept Plan Amendment ZCPA 2009-0007  
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 Planning Commission Public Hearing  
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	<ul style="list-style-type: none"> <li>No buffer provided but with a 25-foot rear yard along lots 38 and 39, lots containing a minimum of 7,500 square feet; lot 38 also has some permanent open space buffer less than 50 feet in dimension;</li> <li>A 25-foot yard plus 50-foot street right-of-way along lots 17, 18 and 19; lot 19 also has permanent open space buffer less than 50 feet in dimension between the street right-of-way and the zoning district boundary.</li> </ul>
ZO §3-506(C)(1) Front & Side Yard Lot Requirements (a) <i>Front. 25' minimum.</i> (b) <i>Side. 8' minimum if two side yards are provided; 16 feet if only one side yard is provided. In no case shall the distance between dwellings be less than 16 feet.</i>	For lots 1-13 and 193-196: <ul style="list-style-type: none"> <li>To reduce the 25' minimum front yard to 15';</li> <li>To provide a 9' minimum side yard.</li> </ul> For the remainder of the lots (14-192): <ul style="list-style-type: none"> <li>To provide a 6' minimum side yard with a 12' minimum distance between dwellings.</li> </ul>
ZO §7-103(A)(1) Affordable Dwelling Units – Detached and Attached Units	To permit the cash in lieu buyout of required Affordable Dwelling Units (ADUs), pursuant to Section 7-108(A)(3).

In accordance with the provisions of the Revised 1993 Loudoun County Zoning Ordinance, I hereby notify you of a public hearing before the Loudoun County Planning Commission on April 28, 2010 at 6:00 p.m., to be heard in the Board of Supervisor's meeting room in the County Government Center located at 1 Harrison Street, S.E., Leesburg, Virginia, concerning the above-referenced Zoning Concept Plan Amendment and Zoning Modification applications.

All members of the public will be heard as to their views pertinent to these matters at the aforementioned public hearing.

If you have any questions, please feel free to call me at (571) 209-5776 or Michael Elabarger, Project Planner, at (703) 777-0246. To view the project file, contact the Loudoun County Building and Development Department at (703) 777-0397.

Sincerely,

WALSH, COLUCCI, LUBELEY, EMRICH & WALSH, P.C.



Christine Gleckner, AICP  
 Land Use Planner

Enclosure: Vicinity Map



# Belmont Glen Village

ZCPA 2009-0007 & ZMOD 2009-0004

MCPI #195-19-3084  
Bayshire LC  
Elm Street Development  
1355 Beverly Road, Ste 240  
McLean, VA 22101-3649

MCPI #155-26-2469  
Broadlands Associates LLP  
5252 Lyngate Court  
Burke, VA 22015-1688

MCPI #196-47-5241  
21042 Gulick Mill Road LLC  
536 Springvale Road  
Great Falls, VA 22066-3427

MCPI #194-18-8635  
M F R CO LC & D & I Thomas  
R/S  
124 S. Royal Street  
Alexandria, VA 22314-3328

MCPI#195-39-6626  
Metras, Brian C & Kathryn L R/S  
20705 Sycolin Road  
Leesburg, VA 20175-4637

Broadlands Association, Inc.  
21907 Claiborne Pkwy  
Broadlands, VA 20148-4535

Goose Creek Community Assoc, Inc.  
c/o GHA Community Mgt  
3020 Hamaker Court, Ste 300  
Fairfax, VA 22031

Belmont Glen HOA, Inc.  
c/o GHA Community Mgt  
3020 Hamaker Court, Ste 300  
Fairfax, VA 22031

MCPI #154-16-4753  
Goose Creek Estates LLC  
c/o Lennar  
4443 Brookfield Corp Dr., #305  
Chantilly, VA 20148

MCPI#155-35-9071 & 155-35-0962  
Belmont Glen Homeowners Asscn  
c/o GHA Community Mgt  
3020 Hamaker Court, #300  
Fairfax, VA 22031

MCPI #195-26-8819  
Manthos, Christopher Lean  
20992 Gulick Mill Road  
Leesburg, VA 20175-4638

MCPI #195-29-1865  
Dean Duru, Lynda  
21679 Channing Court  
Ashburn, VA 20147-5847

MPCI #195-30-0226  
Kanalie LLC  
44031 Pipeline Plaza, Ste 300  
Ashburn, VA 20147-5888

Broadlands Association c/o  
Armstrong Management  
3949 Pender Drive, #205  
Fairfax, VA 22030

Goose Creek Community Assoc, Inc.  
c/o J. Christopher Chamblin,  
Registered Agent  
107 E. Market Street  
Leesburg, VA 20176

MCPI #155-26-6774  
Loudoun County BOS  
1 Harrison Street, SE 5<sup>th</sup> Fl  
PO Box 7000  
Leesburg, VA 20177-7000

MCPI #196-20-0496 & 196-18-9396  
Bob Sisson, City Manager  
Fairfax City  
City Hall Room 316  
10455 Armstrong Street  
Fairfax, VA 22030

MCPI #195-28-4797  
Simmons, Thomas J H  
22956 Fleet Ter  
Sterling, VA 20166-9487

MCPI #195-29-5549  
Bianucci, Gary W & Barbara A R/S  
21014 Cisco Lane  
Leesburg, VA 20175-4649

MCPI #195-39-3842  
Custer, Joel C & Brigitte A R/S  
22587 Forest Run Drive  
Ashburn, VA 20148-6939

Goose Creek Village HOA, c/o  
Jo Anne Bitner, Registered Agent  
Odin, Feldman & Pittleman, P.C.  
9302 Lee Hwy, Ste 1100  
Fairfax, VA 22031

Belmont Glen HOA, Inc. c/o  
J. Christopher Chamblin, Registered  
Agent  
107 E. Market Street  
Leesburg, VA 20176