



WALSH COLUCCI
LUBELEY & WALSH PC

RECEIVED JAN 02 2025

Erin L. Swisshelm
(571) 209-5774
eswisshelm@thelandlawyers.com

December 31, 2024

Via Certified Mail

Re: LEGI-2023-0102; Century Corner at Goose Creek Village
ZCPA-2023-0009, SPEX-2023-0035, SPEX-2023-0036 & ZMOD-2024-0006
Board of Supervisors Public Hearing
Wednesday, January 15, 2025 at 6:00 p.m.

Dear Adjacent Property Owner and/or nearby Homeowner's Association Member:

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 certain property that is the subject of a public hearing before the Loudoun County Board of Supervisors for the above-referenced zoning application. You may also be a representative of a nearby homeowner's association (HOA) that is located in the vicinity of the above-referenced application.

ZD Acquisitions LP has submitted applications for a zoning concept plan amendment, zoning modification, and special exceptions for approximately 3.84 acres of land located west of Belmont Ridge Road (Route 659) and north of the Dulles Greenway (VA 267) in the Ashburn Election District (the Subject Property). The Subject Property is more particularly described as PIN: 154-48-3700-000 and Tax Map # /78/S/1CM///6/. For ZCPA-2023-0009, the applicant seeks to increase the number of Independent Living Units from 80 to 120. For SPEX-2023-0035, the applicant seeks to modify the plat design and layout associated with SPEX-2016-0007, Continuing Care Facility, Assisted Living. For SPEX-2023-0036, the applicant seeks to modify the building and parking layouts previously approved with SPEX-2016-0008, Continuing Care Facility, Nursing Home use. For ZMOD-2024-0006, the applicant seeks to reduce building setbacks from 90 feet to 70 feet, and parking setbacks from 25 feet to 20 feet along Belmont Ridge Road, and to reduce parking setbacks from 50 feet to 20 feet along the Dulles Greenway. The applications are being processed under the Revised 1993 Loudoun County Zoning Ordinance pursuant to the Loudoun County Zoning Ordinance Grandfathering Resolution dated December 13, 2023.

ATTORNEYS AT LAW

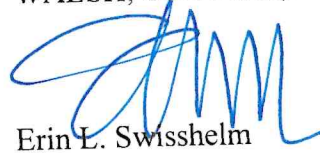
703 737 3633 ■ WWW.THELANDLAWYERS.COM
1 E. MARKET STREET ■ SUITE 300 ■ LEESBURG, VA 20176-3014
ARLINGTON 703 528 4700 ■ WOODBRIDGE 703 680 4664

In accordance with the provisions of the Loudoun County Zoning Ordinance, this letter is to notify you of a public hearing before the Loudoun County Board of Supervisors on Wednesday, January 15, 2025 at 6:00 p.m., to be held in the Board Room in the Loudoun County Government Center located at One Harrison Street, S.E., Leesburg, Virginia 20177, concerning the above-referenced application. 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) 209-5774 or Darby Metcalf, the County Project Planner, at (703) 777-0246. All information can be viewed on the LandMARC page of the County's website, www.loudoun.gov.

Sincerely,

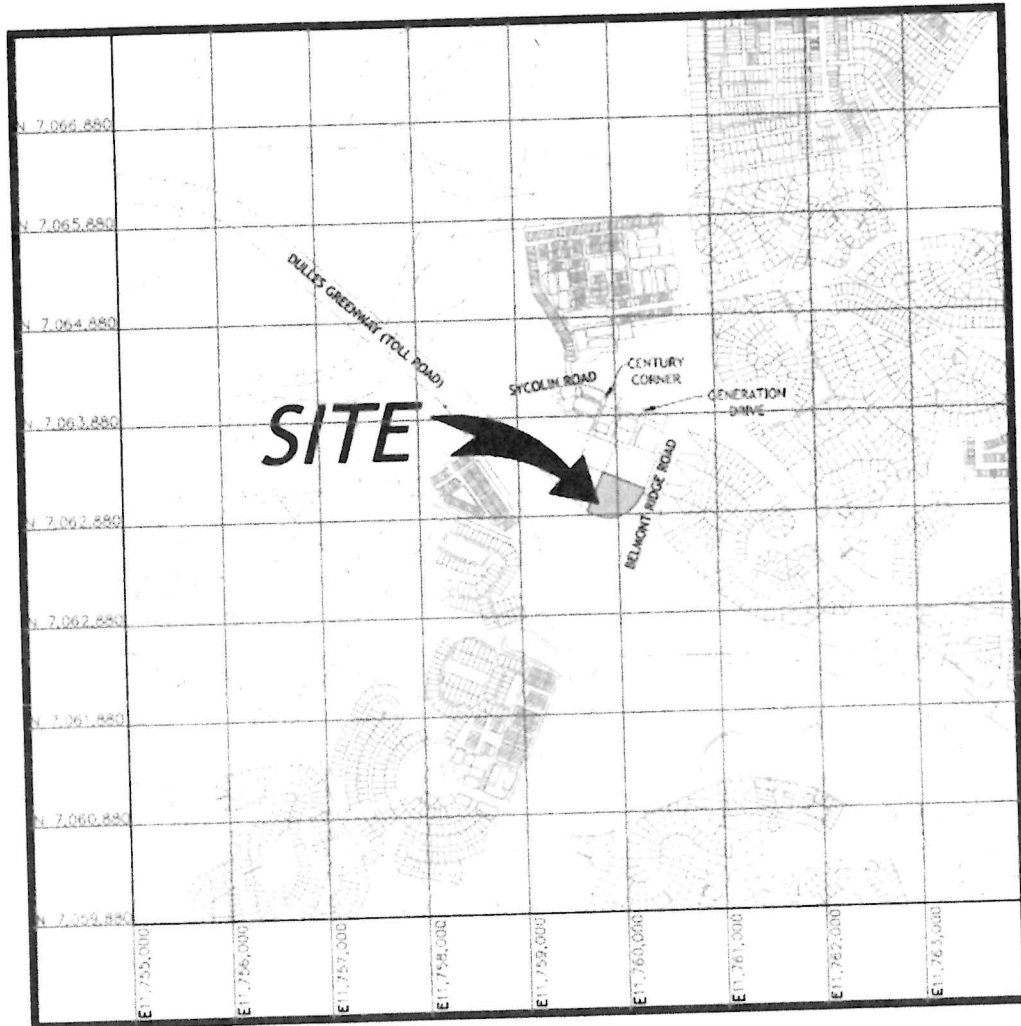
WALSH, COLUCCI, LUBELEY & WALSH, P.C.



Erin L. Swisshelm

Enclosure: Vicinity Map for Illustrative Purposes Only

**LEGI-2023-0102; CENTURY CORNER AT GOOSE CREEK VILLAGE
ZCPA-2023-0009, SPEX-2023-0035, SPEX-2023-0036 & ZMOD-2024-0006**



**VICINITY MAP
(For Illustrative Purposes Only)**

**BOARD OF SUPERVISORS PUBLIC HEARING
January 15, 2025 at 6:00 p.m.**