



Loudoun County, Virginia
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Department of Building and Development
Zoning Administration / MSC# 60
1 Harrison Street, S.E., P.O. Box 7000, Leesburg, VA 20177-7000
Administration: 703-777-0397 • Fax: 703-771-5215

September 21, 2006

BY CERTIFIED MAIL 7002 0860 0001 0317 4791

Catoctin Meadows Homeowners Assoc.
c/o Scott Harris, Prop. Mgr.
P.O. Box 1164
Purcellville, VA 20134-1164

2nd Notice: Board of Zoning Appeals Public Hearing

To Whom It May Concern:

You are listed in the current real estate tax books of Loudoun County as the owner of a parcel of land described as Tax Map/Parcel /35/H/5/////A/, MCPI# 522106773000. In accordance with the provisions of the Loudoun County Zoning Ordinance, I hereby notify you of a planned public hearing before the Loudoun County Board of Zoning Appeals on September 28, 2006, at 7:30 p.m., to be held at the Board of Supervisors Meeting Room, County Government Center, 1 Harrison Street, SE, Leesburg, Virginia, concerning APPL 2006-0011, Town of Purcellville, Virginia.

This application is an appeal of the June 22, 2006 Zoning Administrator determination which found that (1) development of the property is governed by the Loudoun County Zoning Ordinance (LCZO), that the LCZO is the only zoning ordinance that applies to the portion of the property located in the unincorporated portion of the County, and that only the Loudoun County Zoning Administrator (or designee) is authorized to make binding determinations regarding the applicable zoning regulations; (2) the Commission Permit requirement does not apply if the public area, facility or use is deemed to be a feature already shown on the Comprehensive Plan, that a public high school located on the referenced property is a feature shown on the Comprehensive Plan, and that a Commission Permit is not required for this use; (3) no Town of Purcellville official has authority to make determinations regarding Commission Permit requirements incorporated as part of the LCZO; and (4) even where a Commission Permit may be required for a school facility in the unincorporated area of Loudoun County within the Purcellville Urban Growth Area (or JLMA), there is no requirement under Section 6-1100 of the LCZO for concurrence by the Town of Purcellville in the approval of the Commission Permit.

The portion of the property that is the subject of this application is identified as Loudoun County Tax Map/Parcel /35/////21-1/, MCPI# 522-29-5928-001, located at 36803, 36809, 36815, 36821, 36869, and 36875 Allder School Road, Purcellville, Virginia and is either abutting, immediately across the road, or diagonally across the road from your property.

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 call me at (703) 777-0397.

Very truly yours,

Melinda M. Artman

Melinda M. Artman
Zoning Administrator