



WALSH COLUCCI  
LUBELEY EMRICH  
& WALSH PC

RECEIVED  
MAY 27 2010

Andrew A. Painter  
Loudoun County Office  
(571) 209-5775  
apainter@ldn.thelandlawyers.com

May 26, 2010

Via First Class Mail

**Re: Temple Baptist Church of Herndon, Inc.  
Zoning Map Amendment Petition ZMAP 2009-0006 & Special Exception  
Application SPEX 2009-0026  
Planning Commission Public Hearing – June 23, 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 an upcoming Planning Commission public hearing.

Temple Baptist Church of Herndon, Virginia has submitted applications for a Zoning Map Amendment (“ZMAP”) and Special Exception (“SPEX”) for approximately 20.93 acres of property currently zoned Planned Development-Commercial Center-Community Center (“PD-CC-CC”) under the Revised 1993 Loudoun County Zoning Ordinance in order to: (1) rezone approximately 19.19 acres to the Planned Development-Office Park (“PD-OP”) zoning district in order to construct up to 162,400 square foot church with a private school (subject to the requested Special Exception) and child care center, an auxiliary ministries/maintenance building, and numerous recreational uses at a Floor Area Ratio (FAR) of approximately 0.2; and (2) rezone approximately 1.74 acres to the Planned Development-Commercial Center-Neighborhood Center (“PD-CC-NC”) zoning district in order to permit a 22,500 square foot neighborhood retail component in the northeast corner of the property at an FAR of approximately 0.34. Additionally, pursuant to Section 4-304(S) and 4-303(Y) of the Zoning Ordinance, the applicant is requesting special exception approval for a private school use accessory to a church with child care uses to serve grades Kindergarten through 12<sup>th</sup> grade within the proposed church facility.

The applicant also is requesting modifications of the following sections of the Zoning Ordinance: Sections 4-205(C)(2) and 4-305(B)(2) to reduce the permitted minimum distance from 100 feet to 20 feet from any building, parking, outdoor storage, areas for collection of refuse or loading area to an existing or planned residential district and Section 4-206(D)(1) to

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

allow direct vehicular access from the PD-CC-NC (Planned Development–Commercial Center-Neighborhood Center) district to the adjacent R-16 (Residential) district.

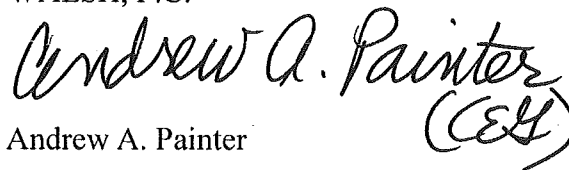
The property is located at the northwest corner of Waxpool Road (Route 625) and Ashburn Village Boulevard (Route 2020) in the Dulles Election District, and includes a 0.3 acre strip located on the east side of Ashburn Village Boulevard, and is more particularly described as Loudoun County Tax Parcels ##79-62-1, 79-62-2 and a portion of 79-62-3 (PIN ##088-37-1171, 088-47-1916 and 088-47-3765, respectively). See attached graphic for the location of the Property. The Subject Property is located in the Ashburn Community of the Suburban Policy Area and is governed under the policies of the Revised General Plan (“RGP”) and the Countywide Transportation Plan (“CTP”). The RGP designates the Subject Property for Keynote Employment uses. The property is also located within the AI (Airport Impact) Overlay District outside of but within one (1) mile of the Ldn 60 aircraft noise contour, and partially within the FOD (Floodplain Overlay District).

In accordance with the provisions of the Revised 1993 Loudoun County Zoning Ordinance, this letter is to notify you that a public hearing concerning the above-referenced applications will be held before the Loudoun County Planning Commission on June 23, 2010 at 6:00 p.m. The hearing will commence in the Board of Supervisor's meeting room in the County Government Center located at 1 Harrison Street, S.E., Leesburg, Virginia. 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) 209-5775 or Ginny Rowen, Project Planner, at (703) 777-0246. To view the project file, contact the Loudoun County Building and Development Department at (703) 777-0397.

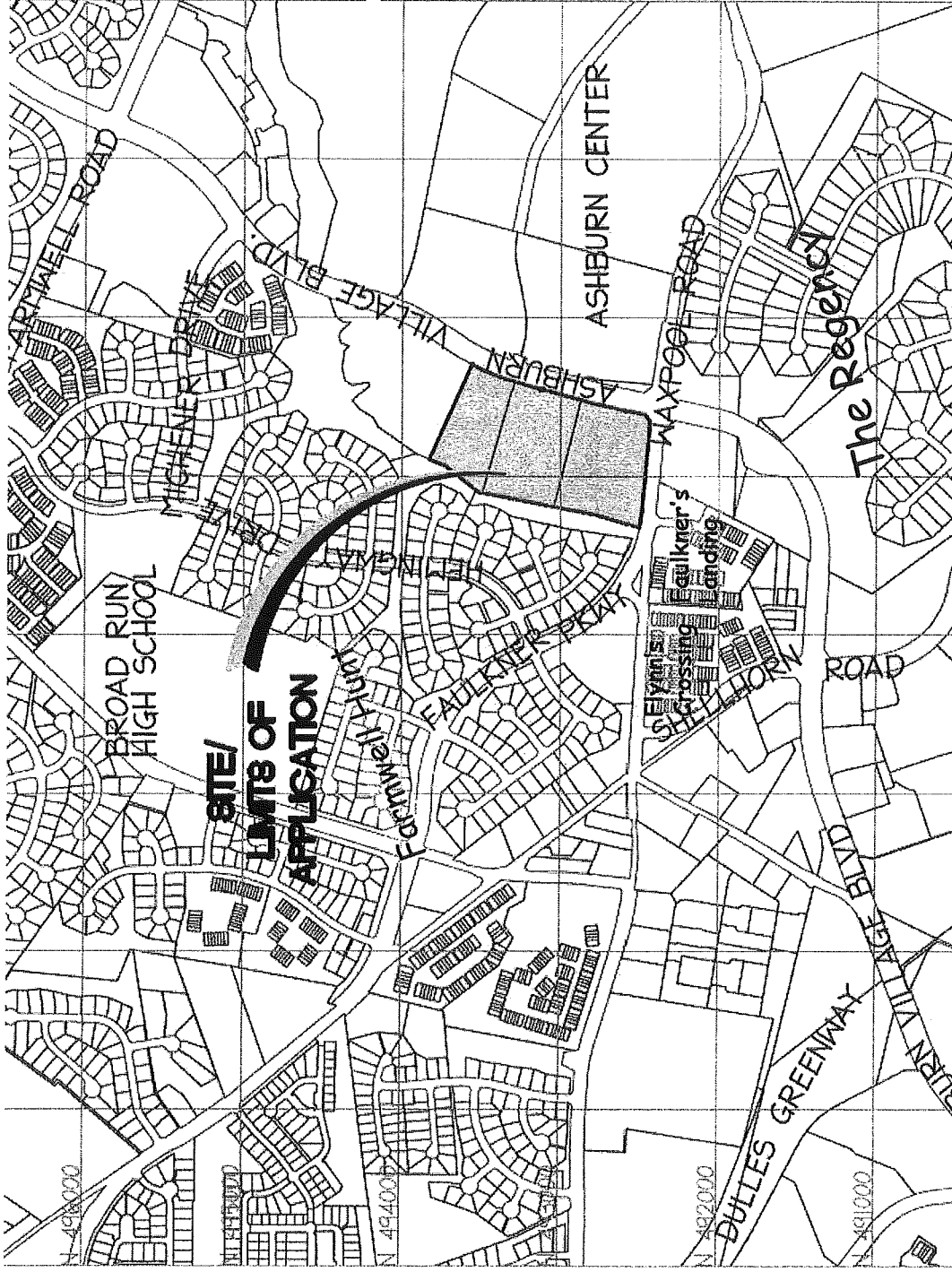
Sincerely,

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

  
Andrew A. Painter

Enclosure: Vicinity Map

cc: Dr. David L. Pittman, Senior Pastor, Temple Baptist Church of Herndon, Inc.



## Temple Baptist Church of Herndon, Inc.

ZMAP 2009-0006 & SPEX 2009-0026

Planning Commission Public Hearing