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BY CERTIFIED MAIL

July 8, 2026

RE: LEGI-2025-0063, Loudoun School for Advanced Studies Rezoning: ZMAP-2025-0019, ZCPA-2025-0009, SPEX-2025-0149, & SPEX-2025-0150

Dear Property Owner:

Curata Partners PLLC represents Framers Projects (the "Applicant") in connection with the above-referenced zoning map amendment (zoning conversion), zoning concept plan amendment and two minor special exception applications, all to allow a private school within an existing building. You are listed in the current real estate tax records of Loudoun County as the owner of a parcel of land either within, adjacent to or immediately/diagonally across the street or road from the subject property, or represent an association within 2,000 feet of the subject property and, therefore, you are receiving this notice of a Board of Supervisors public hearing per the requirements of the Loudoun County Zoning Ordinance.

The Subject Property includes approximately 10.076 acres of land located north of Leesburg Pike (Route 7), east of George Washington Boulevard (Route 1050), and southwest of Research Place (Route 1051) within the Algonkian Election District (the "Subject Property"). The Subject Property is more particularly described as:

PARCEL IDENTIFICATION NUMBER (PIN)	PROPERTY ADDRESS	TAX MAP NUMBER
040-49-0861-000	N/A	/63/E17CM///A/
040-49-0861-001	45189 Research Place #100, Ashburn, VA 20147	/63/E17BA/A-1/
040-49-0861-002	45189 Research Place #150, Ashburn, VA 20147	/63/E17BA/A-2/
040-49-0861-003	45189 Research Place #140, Ashburn, VA 20147	/63/E17BA/A-3/
040-49-0861-004	45189 Research Place #120, Ashburn, VA 20147	/63/E17BA/A-4/
040-49-0861-005	45189 Research Place #130, Ashburn, VA 20147	/63/E17BA/A-5/
040-49-0861-006	45189 Research Place #110, Ashburn, VA 20147	/63/E17BA/A-6/
040-49-1139-000	N/A	/63/E17CM///A/
040-49-1139-002	45207 Research Place, Ashburn, VA 20147	/63/E17CM///B/
040-49-1139-003	45195 Research Place #110, Ashburn, VA 20147	/63/E17CM///C/
040-49-1139-004	45291 Research Place #110, Ashburn, VA 20147	/63/E17CM///D/

The Subject Property is outlined on the enclosed map.



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For ZMAP-2025-0019, the applicant seeks to rezone the Subject Property from PD-RDP (Planned Development – Research and Development Park) administered under the 1972 Loudoun County Zoning Ordinance to PD-RDP administered under the Loudoun County Zoning Ordinance. For ZCPA-2025-0009, the applicant seeks to add "Private School" to the list of permissible uses in the existing Proffer Statement and Concept Development Plan. For SPEX-2025-0149, the applicant seeks to permit a Private School use in the PD-RDP Zoning District. For SPEX-2025-0150, the applicant seeks to modify the required outdoor play area.

Said plainly, the applicant is requesting approval to allow a private school (for students in grades 6-12) to occupy part of the existing building at 45189 Research Place.

In accordance with the provisions of the Loudoun County Zoning Ordinance, I hereby provide you with notice of the planned public hearing before the **Loudoun County Board of Supervisors at 6:00 p.m. on Wednesday, July 15, 2026**, in the Board of Supervisors' Meeting Room on the first floor of the Loudoun County Government Center, 1 Harrison Street, S.E., Leesburg, Virginia. Members of the public desiring to do so may present their views pertinent to this matter at the aforementioned public hearing.

If you have any questions, please do not hesitate to call Darby Metcalf, the County's project manager, at (703) 777-0246 (option 5), or me at (703) 202-3130. The application and associated file documents may be reviewed electronically at loudoun.gov/landmarc. You may also contact the Loudoun County Department of Planning and Zoning at (703) 777-0246 (option 5) to request copies.

Sincerely,

Molly Novotny

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Subject Property

