

## PUBLIC HEARING NOTICE

The **LOUDOUN COUNTY BOARD OF ZONING APPEALS** will hold a public hearing in the BOARD OF SUPERVISORS' MEETING ROOM, on the first floor of the Government Center, 1 Harrison Street, S.E., Leesburg, Virginia, on **Thursday, March 26, 2026, at 6:00 p.m.** to consider the following:

**LEGI-2025-0045**  
**Ashburn Crossing: ZMOD-2025-0003**  
*(Sign Development Plan)*

Beaumeade Crossing 11 LLC has submitted an application for a Sign Development Plan for a property more particularly described as 21240 Ashburn Crossing Drive, Ashburn, Virginia, PIN: 042-45-3548-000, and Tax Map #/80/F/2/B2B1A/, located in the Broad Run Election District (the Subject Property). The Subject Property is zoned IP (Industrial Park) under the Loudoun County Zoning Ordinance (the Zoning Ordinance). Pursuant to Section 10.11.03 of the Zoning Ordinance, the applicant seeks to modify the sign regulations of Table 8.04-1 to increase the maximum individual sign area from 100 s.f. to 296 s.f.

**APPL-2025-0005**  
*(Appeal of Notices of Violation for*  
*PINs: 056-49-6709-000 and 056-49-6824-000)*

Ryan M. Shea, has submitted an application for an appeal of October 9, 2025, Notices of Violation (NOVs) issued to the owners of the properties more particularly identified as PIN: 056-49-6709-000; Tax Map #/63D1/1///145/, and PIN: 056-49-6824-000, Tax Map #/63D1/1///146/ in the Algonkian Election District (collectively the Subject Property). The Subject Property is zoned A-3 (Agricultural Residential-3) and a combined size of approximately 2.12 acres. The NOVs were issued for the unpermitted use of outdoor storage of wood chips, not associated with a permitted or special exception use, established throughout portions of the Flood Plain Overlay District (FOD) (Major Floodplain) in violation of Section 5.03.E of the Loudoun County Zoning Ordinance.

*Copies of the application and related documents listed above may be examined at the Loudoun County Government Center, Information Desk, First Floor, 1 Harrison Street, S.E., Leesburg, Virginia, from 8:30 AM to 5:00 PM, Monday through Friday or call 703-777-0246 (option 5), to request hard copies or electronic copies. County staff reports will be made available Friday, March 20, 2026. Documents may also be reviewed electronically at [loudoun.gov/landmarc](http://loudoun.gov/landmarc). Members of the public desiring to do so may appear and present their views regarding these matters. Members of the public who wish to provide public input, whether electronically or in person, are encouraged to sign up in advance. If you wish to sign up in advance of the hearing, please call the Department of Planning and Zoning at 703-777-0246 no later than 12:00 PM on the day of the public hearing. Speakers may also sign up at the hearing. Written comments may be sent to the Loudoun County Board of Zoning Appeals, P.O. Box 7000, Leesburg, Virginia 20177, or by e-mail to [stephanie.capps@loudoun.gov](mailto:stephanie.capps@loudoun.gov). Members of the public may also submit comments electronically at [loudoun.gov/landapplications](http://loudoun.gov/landapplications). If you require a reasonable accommodation for any type of disability or need language assistance in order to participate in the public hearing, please contact the Department of Planning & Zoning at 703-777-0246 (option 5) or TTY-711. Three business days advance notice is requested.*

**Nan M. Joseph Forbes, Chair**  
**Loudoun County Board of Zoning Appeals**

03/12, 03/19/25