

February 5, 2026

Chelsy Gordon
Partner Assessment Corporation
100 E. California Avenue, Suite 400
Oklahoma City, OK 73104

RE: ZCOR-2025-0435

Zoning Verification for PIN: 179-40-1116-000

Property Address: 14489 James Monroe Highway
(if applicable) **Leesburg, VA 20176**

Dear Applicant:

This letter is in response to your correspondence dated November 5, 2025 wherein you requested a zoning verification for the above referenced property (subject property). This zoning verification is based on County records and the applicable Zoning Ordinance in effect as of this date.

Applicable Zoning Ordinance: Loudoun County Zoning Ordinance

Zoning District: CR-4 (Countryside Residential-4)

Administered As: N/A
Only Applies to (PD-H)

If split zoned;

Other Zoning Districts: N/A

Other Zoning Districts N/A

Natural and Environmental Resources:

River and Stream Corridor Resource: Portion

Steep Slope Areas: N/A

Applicable Overlay Districts:

Airport Impact: N/A

Floodplain: Portion

Minor Floodplain

Historic District: N/A

Limestone: Completely Within

Mountainside: N/A

Quarry Notification: N/A

Route 28 Tax Corridor: N/A

Village Conservation: Completely Within

Related Applications:

The following applications have been approved for the subject property. If the site has been developed in accordance with the approved applications, it should be in compliance with the Zoning Ordinance regulations in effect at the time of approval. In the event of casualty or loss the subject property may be redeveloped in accordance with the latest approved site plan or site plan amendment. While these related applications have been approved, the validity of each application has not been verified.

Adjacent properties to the west of the Subject Property are zoned AR-1 (Agricultural Rural -1), and the adjacent properties to the north, south, and east of the Subject Property are zoned CR-4 (Countryside Residential - 4).

The Subject Property is not located within a Planned Unit Development or Planned Area Development.

The subject property appears to contain manufactured housing units. Manufactured housing is not a permitted use within the CR-4 zoning district. Anecdotal evidence suggests the use of the property as a mobile home park was established sometime in the 1960's, prior to the enactment of the current Zoning Ordinance. However, County records do not contain any applications or permits lawfully establishing such use on the subject properties pursuant to the Zoning Ordinance in effect at the time such use was established. The subject property also appears to contain several single family detached dwellings. Dwelling, single family detached, is a permitted use in the CR-4 zoning district.

If the manufactured housing on the subject property was determined to have been lawfully existing as of the effective date of the current Zoning Ordinance, it would then be considered a legally nonconforming use and subject to the terms of Section 1.03 of the Zoning Ordinance. However, there has been no such determination issued or requested. Absent such a determination, I am unable to state conclusively whether in the event of casualty the manufactured housing on the subject properties would be allowed to be rebuilt.

Zoning Enforcement within the Department of Planning and Zoning inspects sites for zoning violations upon receipt of a complaint. It is important to note that Staff did not conduct a site visit to the subject property.

Zoning Enforcement Cases: No If yes, contact Zoning Enforcement at 703-777-0246 for additional information.

For more information regarding site plan validity, existing permits, certificates of occupancy, or for information regarding building code violations on the subject property, please contact the Department of Building and Development at 703-777-0220. For information regarding fire code violations on the subject property, please contact the Department of Fire and Rescue at 703-777-0333.

The regulations of the Zoning Ordinance may be found online at www.loudoun.gov/zoningordinance. Copy testes, conditions, findings, plats, site plans and related materials associated with the applications referenced herein can be viewed on www.loudoun.gov/landmarc. If you require copies of approved plans not found on LandMARC, please contact the Department of Building and Development at 703-777-0220 for further assistance.

Zoning and other spatially related information for surrounding properties can be found on the County's weblogis system using the following address, www.loudoun.gov/weblogis.

PLEASE NOTE: The information contained in this document is valid only as of this date and does not relieve the owner or any occupant of the subject property in question from the obligation to comply with all applicable Zoning Ordinance and other County Ordinance requirements. This zoning verification is based upon County records and the text of the applicable Zoning Ordinance as it exists as of the date of this letter and such text may be subject to change.

If you need further assistance or information regarding the validity of any approved special exception and/or minor special exception, please contact the Department of Planning and Zoning Customer Service Center at 703-777-0246 or email: dpz@loudoun.gov.

Respectfully,

Brian Fish Digitally signed by Brian Fish
Date: 2026.02.05 10:30:13
-05'00'

Planner, Zoning Administration

Copy: Teresa H. Miller, Zoning Administrator
Ryan Reed, Deputy Zoning Administrator
Bradley R. Polk, Deputy Zoning Administrator

Property Owner: Hiway MHC LLC
9073 Nemo Street
West Hollywood, CA 90069-5511