

May 24, 2024

**RE: LEGI-2024-0006, CEDAR LAKE RESTAURANT WITH DRIVE-THROUGH
FACILITIES: SPEX-2024-0016**

Dear Adjacent Property Owner:

This letter serves to inform you that the above referenced land development application has been officially accepted for processing as of May 24, 2024. You may view the application materials at www.loudoun.gov/landmarc by searching the application number (LEGI-2024-0006). To provide public input on active applications, please visit the Loudoun Land Application and Comments Tool at www.loudoun.gov/landapplications.

Please feel free to contact me for any questions regarding the review and processing of this application by email at Kristian.Maldonado@loudoun.gov or phone at 703-777-0164.

Sincerely,



Kristian Maldonado
Land Use Review Project Manager

cc: Morgan E. Hadlock, Esq., Walsh, Colucci, Lubeley & Walsh, P.C.
Marshall Brown, Principal Planner, Planning and Zoning
Marchant Schneider, Land Use Review Program Manager, Planning and Zoning

**LEGI-2024-0006, CEDAR LAKE RESTAURANT WITH DRIVE-THROUGH FACILITIES:
SPEX-2024-0016**

APPLICANT: ABTB Mid-Atlantic, LLC. c/o Southpaw
David Panella, Vice President of Development, Southpaw
245 Amity Road, Suite 200
Woodbridge, CT, 06525-2288
860-424-6104
dpanella@southpaw.co

OWNERS: JR Holdings, LLC. c/o White Star Investments
Rueben Bajaj, Principal, White Star Investments
7904 Woodmont Avenue, Second Floor
Bethesda, MD 20814
240-223-4814
rsb@whitestarinv.com

REPRESENTATIVE: Walsh Colucci, Lubeley & Walsh, P.C.
Morgan E. Hadlock, Esq.
1 E. Market Street, Suite 300
Leesburg, VA 20176
571-209-5782
mhadlock@thelandlawyers.com

PIN: 013-17-8413
013-18-1315 (portion)

ZONING DISTRICT: Commercial Center – Community Center (CC-CC)

PROPOSAL: A **Special Exception (SPEX)** to permit the development of a restaurant with drive-through facilities in the Commercial Center – Community Center zoning district.

LOCATION: North of Leesburg Pike (Route 7) and east of Cedar Drive

SURROUNDING ZONING/LAND USE:

NORTH	Single Family Residential/Vacant Land	CR-1, OP
SOUTH	Office/Retail Store	CC-SC
EAST	Retail Store/Restaurant, Commercial Condo, Single Family Residential	CC-SC, CR-1
WEST	Commercial Condo, Church	CC-NC, PD-H3

ELECTION DISTRICT: Algonkian