

**From:** "Randall, Phyllis" <[Phyllis.Randall@loudoun.gov](mailto:Phyllis.Randall@loudoun.gov)>  
**Date:** April 8, 2022 at 4:08:14 PM EDT  
**To:** Hilary Kozikowski <[REDACTED]>  
**Cc:** "Campbell, Danielle" <[Danielle.Campbell@loudoun.gov](mailto:Danielle.Campbell@loudoun.gov)>, "Kershner, Caleb" <[Caleb.Kershner@loudoun.gov](mailto:Caleb.Kershner@loudoun.gov)>  
**Subject:** Re: [EXTERNAL] Town Hall on Monday, April 11

Ms. Kosinski,

I appreciate your email and understand your concerns. I will cancel the meeting. I will most certainly be visiting the neighborhood, however it is my understanding that Newport has already purchased the land thus I would need their permission to come onto the location.

All my best,  
Chair Randall

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**From:** Hilary Kozikowski <[REDACTED]>  
**Sent:** Friday, April 8, 2022 4:01:35 PM  
**To:** Randall, Phyllis <[Phyllis.Randall@loudoun.gov](mailto:Phyllis.Randall@loudoun.gov)>  
**Cc:** Campbell, Danielle <[Danielle.Campbell@loudoun.gov](mailto:Danielle.Campbell@loudoun.gov)>; Kershner, Caleb <[Caleb.Kershner@loudoun.gov](mailto:Caleb.Kershner@loudoun.gov)>  
**Subject:** Re: [EXTERNAL] Town Hall on Monday, April 11

Dear Chair Randall, Danielle, and Caleb,

We have consulted with our attorney and our community respectfully declines the suggestion to engage with a representative from Newport prior to the BZA.

Chair Randall, we appreciate your efforts and your willingness to look into this further. However, we have a difference of opinion from the county attorney or whomever is counseling Loudoun representatives to categorize a commercial, congregate, treatment facility as a by-right endeavor in a residential zone. We look forward to hearing the BZA's interpretation of VA State Code as it is written.

In the interim, we hope that your office is able to send a staffer out to see the row of 3 homes, their shared gated entry, and shared features and amenities.

Have a great spring break,

Hilary Kozikowski

On Apr 7, 2022, at 4:31 PM, Randall, Phyllis <[Phyllis.Randall@loudoun.gov](mailto:Phyllis.Randall@loudoun.gov)> wrote:

Ms. Kozikowski,

Thank you for your email.

Please know, I fully understand the fact that you and some of your neighbors do not want Newport to locate in your residential neighborhood. As a Mental Health Therapist, I not only agree that clinically this is not a group home, but a treatment setting, (they are not the same thing) I shared my clinical opinion with Newport directly. However, state zoning does not differentiate between the two. In other words state code allows for this use in a residential setting. I've done the research and spoke to the County Attorney to investigate if there is anything that the County can do to prevent Newport. We cannot.

In addition, I spoke to Newport two weeks ago, Newport also agreed that they are not a group home, but they understood that state zoning allows this use.

I set up the meeting because I thought, even though the county or Board does not have it in our power to prevent Newport from locating in your neighborhood, the residents have the right to ask questions and share your concerns with Newport directly. If residents do not wish to have the meeting, I can cancel it. However, I do support your right to speak with Newport in advance of their program moving in clients.

Thank you,  
Chair Randall

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**From:** Hilary Kozikowski <[REDACTED]>  
**Sent:** Thursday, April 7, 2022 3:35:33 PM  
**To:** Campbell, Danielle <[Danielle.Campbell@loudoun.gov](mailto:Danielle.Campbell@loudoun.gov)>  
**Cc:** Randall, Phyllis <[Phyllis.Randall@loudoun.gov](mailto:Phyllis.Randall@loudoun.gov)>; Kershner, Caleb <[Caleb.Kershner@loudoun.gov](mailto:Caleb.Kershner@loudoun.gov)>  
**Subject:** [EXTERNAL] Town Hall on Monday, April 11

Dear Danielle,

Good afternoon! This email is in response to the brief phone call from you earlier to notify me that Chair Randall intends to host a Town Hall discussion for Monday April 11 between the community of neighbors objecting to commercial use of residential properties and the company in question. Please know that is not an option given the current legal situation we are preparing for at the BZA on April 28.

Furthermore, it would misconstrue our concern to be about the nature of the proposed commercial treatment facility rather than the fact that our primary objection is that a private equity backed company is attempting to misuse residential zoned homes as a congregate operation.

When we spoke with Chair Randall on February 1, we walked away from the conversation hopeful that she understood our zoning concern. She mentioned sending a staffer out to personally see the compound of 3 homes and attest to its unified nature with one gated entry and myriad shared amenities. She showed interest in the private, commercial property we found nearby on 100 acres that can easily accommodate 80+ cars and heavier traffic that a commercial facility needs. She said she intended to circle back with the company in question, on her own, to get clarity for herself regarding several key issues that further call into question the intention to operate a commercial facility within an AR-1 zone.

Please let us know if the Town Hall suggestion was in lieu of, or a compliment to, her original next steps. We would still be interested in hearing from her on those.

Sincerely,

Hilary Kozikowski