



# County of Fairfax, Virginia

*To protect and enrich the quality of life for the people, neighborhoods and diverse communities of Fairfax County*

October 16, 2019

Andrew A. Painter  
Walsh, Colucci, Lubeley & Walsh, P.C.  
2200 Clarendon Blvd., Suite 1300  
Arlington, Virginia 22201

**RE: Rezoning Application RZ 2018-HM-020 – APA Properties No. 6, L.P.  
Hunter Mill District**

Dear Mr. Painter:

At a regular meeting held on October 15, 2019, the Board of Supervisors approved Rezoning Application RZ 2018-HM-020 and the associated Conceptual Development Plan, subject to the executed Proffers dated September 30, 2019.

**The Board also:**

- Waived Par. 2 of Sect. 6-407 of the Zoning Ordinance for the 200 square foot privacy yards on single family attached dwelling units
- Modified Par. 4 of Sect. 11-202 of the Zoning Ordinance to reduce the distance between a loading space and an intersection to less than 40 feet to that shown on the CDP
- Modified Sect. 11-203 of the Zoning Ordinance to permit loading spaces as shown on the CDP
- Waived Sect. 13-202 of the Zoning Ordinance requiring interior parking lot landscaping on all parking structures and the surface parking lot found on Tax Map 17-4 ((5)) 3C1
- Modified Sect. 13-303 and Sect. 13-304 pursuant to Sect. 13-305 of the Zoning Ordinance to provide transitional screening and barriers for uses and blocks internal to the property as shown on the CDP

Supporting documentation for this case can be found on the following link:

<https://www.fairfaxcounty.gov/planning-development/sites/planning-development/files/assets/documents/boardfinalactions/cy-2019/bosfinalactions.pdf>

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Sincerely,



Jill G. Cooper  
Clerk for the Board of Supervisors

Cc: Supervisor Catherine M. Hudgins, Hunter Mill District  
Thomas Reed, Director, Real Estate Division, Dept. of Tax Administration  
Tracy D. Strunk, Director, Zoning Evaluation Division, Dept. of Planning and Development  
Mavis Stanfield, Deputy Zoning Administrator, Dept. of Planning and Development  
Michael Liddle, Director, GIS Services, Department of Information Technology  
Jeff Hermann, Section Chief, Transportation Planning Division  
Andrea Dorlester, Park Planning Branch Manager, FCPA  
Abdi Hamud, Program Administrator, DHCD/Design Development Division  
Jessica Gillis, Coordinator, Facilities Planning, Fairfax County Public Schools  
Michael Guarino, Chief Capital Projects Sections, Dept. of Transportation

At a regular meeting of the Board of Supervisors of Fairfax County, Virginia, held in the Board Auditorium in the Government Center at Fairfax, Virginia, on October 15, 2019 the following ordinance was adopted:

**AN ORDINANCE AMENDING THE ZONING ORDINANCE  
PROPOSAL NUMBER RZ 2018-HM-020**

**WHEREAS**, APA Properties No. 6, L.P. filed in the proper form an application requesting the zoning of a certain parcel of land herein after described, from the I-5 District to the PRM District

**WHEREAS**, at a duly called public hearing the Planning Commission considered the application and the propriety of amending the Zoning Ordinance in accordance therewith, and thereafter did submit to this Board its recommendation, and

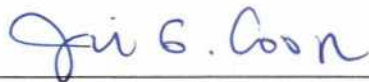
**WHEREAS**, this Board has today held a duly called public hearing and after due consideration of the reports, recommendation, testimony and facts pertinent to the proposed amendment, the Board is of the opinion that the Ordinance should be amended,

**NOW, THEREFORE, BE IT ORDAINED**, that that certain parcel of land situated in the Hunter Mill District, and more particularly described as follows (see attached legal description):

Be and hereby is, zoned to the PRM District and said property is subject to the use regulations of said PRM District and further restricted by the conditions proffered and accepted pursuant to Virginia Code Ann., §15.2-2303(a), which conditions are in addition to the Zoning Ordinance regulations applicable to said parcel, and

**BE IT FURTHER ENACTED**, that the boundaries of the Zoning Map heretofore adopted as a part of the Zoning Ordinance be, and they hereby are, amended in accordance with this enactment, and that said zoning map shall annotate and incorporate by reference the additional conditions governing said parcel.

GIVEN under my hand this 15th day of October 2019.



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Jill G. Cooper  
Clerk for the Board of Supervisors