



County of Fairfax, Virginia

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

February 26, 2020

Francis A. McDermott
Hunton Andrews Kurth LLP
8405 Greensboro Drive, Suite 140
Tysons, Virginia 22102

**RE: Rezoning Application RZ 2019-PR-001 - Toll Mid-Atlantic LP Company, Inc.
Providence District**

Dear Mr. McDermott:

Enclosed you will find a copy of an Ordinance adopted by the Board of Supervisors at a regular meeting held on February 25, 2020. The Board approved Rezoning Application RZ 2019-PR-001, subject to the executed Proffers dated October 2, 2019.

The Board also:

- Waived the 600-foot maximum length requirement for a private street per Par. 2 of Sect. 11-302 of the Zoning Ordinances
- Waived the service drive requirements along Lee Highway (Route 29)

Please note that on September 25, 2019, the Planning Commission approved Final Development Plan Application FDP 2019-PR-001, subject to the Development Conditions dated September 11, 2019.

For additional information, please go to <http://ldsnet.fairfaxcounty.gov/ldsnet> or contact the Zoning Evaluation Division at (703) 324-1290.

Sincerely,

Jill G. Cooper
Clerk for the Board of Supervisors

Department of Clerk Services
Clerk for the Board of Supervisors
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Cc: Supervisor Dalia A. Palchik, Providence District
Thomas Reed, Director, Real Estate Division, Dept. of Tax Administration
Tracy D. Strunk, Director, Zoning Evaluation Division, Dept. of Planning and Development
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 February 25, 2020, the following ordinance was adopted:

**AN ORDINANCE AMENDING THE ZONING ORDINANCE
REZONING APPLICATION NUMBER RZ 2019-PR-001**

WHEREAS, Toll Mid-Atlantic LP Company, Inc. filed in the proper form an application requesting the zoning of a certain parcel of land herein after described, from the R-1 and HC Districts to the PDH-3 and HC Districts,

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 Providence District, and more particularly described as follows (see attached legal description):

Be and hereby is, zoned to the PDH-3 and HC Districts and said property is subject to the use regulations of said PDH-3 and HC Districts 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 25th day of February 2020.



Jill G. Cooper

Clerk for the Board of Supervisors