



County of Fairfax, Virginia

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

June 10, 2020

Michael D. Van Atta
McGuireWoods LLP
1750 Tysons Blvd., Suite 1800
Tysons, Virginia 22102

**RE: Rezoning, Proffered Condition Amendment and Special Exception Amendment Applications RZ 2019-PR-017, PCA 88-D-005-011 and SEA 94-P-040-04 - Tamares 7950 Owner LLC
Providence District**

Dear Mr. Van Atta:

Enclosed you will find copies of the Ordinances adopted by the Board of Supervisors at a regular meeting held on June 9, 2020. The Board approved Rezoning Application RZ 2019-PR-017, subject to the executed Proffers dated March 26, 2020.

The Board also approved Proffered Condition Amendment Application PCA 88-D-005-011.

The Board also approved Special Exception Application SEA 94-P-040-04.

The Board also:

- Modified Par. 1B of Sect. 2-414 of the Zoning Ordinance to permit existing structures to be located 65 feet from the Dulles Airport Access Road
- Modified the transitional screening and barrier requirements set forth in Sect. 13- 300 of the Zoning Ordinance to that shown on the CDP/FDP
- Waived the major regional trail system required along the Dulles Airport Access Road to that shown on the CDP/FDP, pursuant to Par. 2 of Sect. 17-201 of the Zoning Ordinance

Please note that on May 6, 2020, the Planning Commission approved Final Development Plan Application FDP 2019-PR-017, subject to the Development Conditions dated April 21, 2020. The Planning Commission also approved CSP 2019-PR-017, subject to the development conditions dated May 4, 2020.

Department of Clerk Services
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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

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
Morgan Wolfe, Chief, Bonds & Agreements, Land Development Services

At a regular meeting of the Board of Supervisors of Fairfax County, Virginia, held electronically (due to the State of Emergency caused by the COVID-19 pandemic) on June 9, 2020, the following ordinance was adopted:

**AN ORDINANCE AMENDING THE ZONING ORDINANCE
REZONING APPLICATION NUMBER RZ 2019-PR-017
(concurrent with Proffered Condition Amendment PCA 88-D-005-011
and Special Exception Amendment Application SEA 94-P-040-04**

WHEREAS, Tamares 7950 Owner LLC filed in the proper form an application requesting the zoning of a certain parcel of land herein after described, from the C-3 District to the PDC 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 Providence District, and more particularly described as follows (see attached legal description):

Be and hereby is, zoned to the PDC District and said property is subject to the use regulations of said PDC 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 9th day of June 2020.



Jill G. Cooper
Clerk for the Board of Supervisors

At a regular meeting of the Board of Supervisors of Fairfax County, Virginia, held electronically (due to the State of Emergency caused by the COVID-19 pandemic) on June 9, 2020, the following ordinance was adopted:

**AN ORDINANCE AMENDING THE ZONING ORDINANCE
PROFFERED CONDITION AMENDMENT APPLICATION PCA 88-D-005-011
(Concurrent with Rezoning Application RZ 2019-PR-017 and
Special Exception Amendment Application SEA 94-P-040-04)**

WHEREAS, Tamares 7950 Owner LLC filed in the proper form an application to amend the proffers for RZ 2019-PR-017 hereinafter described, by amending conditions proffered and accepted pursuant to Virginia Code Ann., §15.2-2303(a), and

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 further restricted by the amended conditions proffered and accepted pursuant to Virginia Code Ann., §15.2-2303(a), which conditions are incorporated into the Zoning Ordinance as it affects 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 parcels.

GIVEN under my hand this 9th day of June 2020.



Jill G. Cooper
Clerk for the Board of Supervisors