NO

PLAN

FOR

FILE

FAIRFAX COUNTY
VIRGINIA

OFFICE OF COMPREHENSIVE PLANNING
Zoning Evaluation Division
12055 Government Center Parkway, Suite 80
Fairfax, Virginia 22035-550
(703) 324-1290 Fax (703) 324-392

October 20, 1997

Ms. Elizabeth D. Baker
Walsh, Colucci, Stackhouse, Emrich & Lubeley
2200 Clarendon Boulevard, Thirteenth Floor
Arlington, Virginia 22201-3359

Re: Waiver of the Generalized Development Plans for three Proffered Condition Amendment Applications filed by Waterview Property, L.L.C. and Woodland Park, L.L.C. (PCA 80-C-028-4 on Tax Map Parcels 16-3 ((1)) pt. 29A, pt. 29C, pt. 29D and 16-3 ((11)) 5, pt. 6; PCA 77-C-098-3 on Tax Map Parcels 16-3 ((1)) pt. 29A, pt. 29C, pt. 29D and 16-3 ((11)) pt. 6; PCA 83-C-031 on Tax Map Parcels 16-3 ((11)) pt. 1, pt. 2, and 7)

Dear Ms. Baker:

This is in response to your request of September 17, 1997 to waive the requirement that generalized development plans be submitted with your applications for proffered condition amendments as referenced above. Your request has been approved in my capacity as the duly authorized agent of the Zoning Administrator pursuant to the provisions of Par. 6 of Sect. 18-204 of the Zoning Ordinance.

Your request was deemed appropriate in this instance because the proffered condition amendment applications are being requested to permit a total of 23.4699 acres of land to be deleted from the respective sites in order to permit it to be rezoned to the I-4 District. As the proposed deletions of area will not impact the use, layout or proffered commitments associated with the remainder of the properties governed by the existing rezonings, it is not necessary to submit a generalized development plan for the residual properties. This determination is based on the plan entitled "Waterview Property, L.L.C. & Woodland Park L.L.C." consisting of five pages which was prepared by William H. Gordon Associates and is dated September 18, 1997. Additional material and/or information may be requested during the review of your application.

This action should not be construed to imply any staff recommendation on the application or to represent the waiver or modification of any other applicable County requirements or regulations. Should you need further information regarding this matter, please contact Kris Abrahamson at (703) 324-1290.

Sincerely,

Barbara Byron

Barbara A. Byron, Director
Zoning Evaluation Division

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cc: Jane W. Gwinn, Zoning Administrator
Virginia Ruffner, Zoning Evaluation Division, OCP
Application Files PCA 80-C-028-4/PCA 77-C-098-3/PCA 83-C-031 WSR 9709 0078