NO

PLAN

FOR

FILE

FAIRFAX COUNTY
VIRGINIA

OFFICE OF COMPREHENSIVE PLANNING
Zoning Evaluation Division
12055 Government Center Parkway, Suite 801
Fairfax, Virginia 22035-5509
(703) 324-1290 Fax (703) 324-3924

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June 14, 1996

Ms. Susan K. Yantis
Walsh, Colucci, Stackhouse, Emrich & Lubeley
2200 Clarendon Boulevard, Thirteenth Floor
Arlington, Virginia 22201-3359

Re: Request for a Waiver of Submission Requirements for Proffered Condition Amendment Applications PCA 80-C-028-3 and PCA 85-C-066 (Woodland Park)

Dear Ms. Yantis:

This is in response to your request of May 9, 1996 to waive the requirement that a Generalized Development Plan (GDP) be submitted with your applications for the proffered condition amendments 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.

It is my understanding that the two referenced PCA applications are to delete approximately 16.24 acres from the area governed by PCA 80-C-028-2 and 0.93 acres from the area governed by RZ 85-C-066 to enable the deleted areas to be concurrently rezoned to the PDH-30 district. Your request was deemed appropriate in this instance because neither of the two initial rezoning applications included a proffered GDP and you have stated that, other than the removal of the two areas from the larger sites, there are no changes to the proffers associated with PCA 80-C-028-2 or RZ 85-C-066. Additional material and/or information may be requested during the review of your application.

With regard to your letter of June 3, 1996, pertaining to the inclusion of the remaining sliver of Parcel 27, it is my position that the entire parcel should be brought into the proposed special exception application; conditions concerning its future incorporation or severance will be addressed as part of the application review process.

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 A. Byron, Director
Zoning Evaluation Division
BAB/ ka

cc: Jane W. Gwinn, Zoning Administrator
Virginia Ruffner, Zoning Evaluation Division, OCP
Application Files: PCA 80-C-028-3; PCA 85-C-066