

PROFFER STATEMENT  
GARY L. and REGINA D. DALTON, OWNERS

PCA-74-2-112-2

DATE: December 9, 1997

Pursuant to Section 15.2-2303 A. of the Code of Virginia (1950 as amended) and Section 18-204 of the Zoning Ordinance of Fairfax County (1978 as amended), the property owners, for themselves and their successors and assigns, in this proffer condition amendment (PCA) application, proffer that the development of the parcels under consideration and shown on the Fairfax County Tax Map as TM 56-1((13)), 1, 2, 3 and 4 (hereinafter the Properties ) will be in accordance with the following conditions if, and only if, PCA application 74-2-112-2 is granted. If approved, these revised proffers shall supercede the previously approved Proffer Conditions.

1. The only access to the property will be from West Ox Road (State Route 608);
2. The rear of the subject property, to a depth of the first 200 feet, will remain in the R-1 zoning category, undeveloped, and there shall be no access through the R-1 zoned property, and there will be a transitional yard #2 with an additional 65 feet;
3. No structures on the subject property shall be more than two stories in height, except for two (2) monopoles (which may be up to 199 feet in height); and
4. There will be no retail commercial uses located on the site.

Respectfully Submitted,

  
GARY L. DALTON (Owner)

  
REGINA D. DALTON (Owner)