



County of Fairfax, Virginia

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

January 31, 2008

Elizabeth Baker
Walsh, Colucci, Lubely, Emrich & Walsh, P.C.
2200 Clarendon Boulevard, 13th Floor
Arlington, Virginia 22201

RE: Proffered Condition Amendment Application PCA 2005-MA-005
(Concurrent with Special Exception Amendment Application SEA 84-M-088-02)

Dear Ms. Baker:

Enclosed you will find a copy of an Ordinance adopted by the Board of Supervisors at a regular meeting held on January 7, 2008, approving Proffered Condition Amendment Application PCA 2005-MA-005 in the name of Goodwin House Incorporated. The Board's action amends the proffers for Rezoning Application RZ 2005-MA-005, previously approved for commercial development to permit an additional parking structure and modifications to site design with an overall Floor Area Ratio (FAR) of 1.65. The subject property is located on the west side of South Jefferson Street immediately south of the Fairfax County/Arlington County boundary on approximately 7.89 acres of land zoned C-4, CRD, HC, and SC [Tax Map 62-1 ((1)) 16G], in the Sully District and is subject to the proffers dated December 17, 2007.

The Board also:

- Modified the transitional screening requirement along the northern boundary in favor of that shown on the GDP/SE Plat.
- Modified the Baileys Crossroads streetscape standard, in favor of that shown on the GDP/SE Plat.
- Reaffirmed the previously approved modification of the loading space requirements, to allow three loading spaces instead of five loading spaces.

Office of the Clerk to the Board of Supervisors
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Fairfax, Virginia 22035

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- Approved Waiver 06194-WPFM-002-1, to allow the use of underground stormwater management in a residential development, subject to the Waiver Conditions dated October 22, 2007.

Sincerely,



Nancy Vehrs
Clerk to the Board of Supervisors
NV/dms
Enclosure

Cc: Chairman Gerald E. Connolly
Supervisor Penelope Gross, Mason District
Janet Coldsmith, Director, Real Estate Division, Dept. of Tax Administration
Regina Coyle, Director, Zoning Evaluation Division, DPZ
Diane Johnson-Quinn, Deputy Zoning Administrator, Dept. of Planning and Zoning
Thomas Conry, Dept. Manager. – GIS - Mapping/Overlay
Angela K. Rodeheaver, Section Chief, Transportation, Planning Division
Ellen Gallagher, Capital Projects and Operations Div., Dept. of Transportation
Audrey Clark, Director – Building Plan Review, DPWES
Ken Williams, Plans & Document Control, ESRD, DPWES
Department of Highways-VDOT
Sandy Stallman, Park Planning Branch Manager, FCPA
Charlene Fuhrman-Schulz, Development Officer, DHCD/Design Development Division
District Planning Commissioner
Barbara J. Lippa, Executive Director, Planning Commission
Jose Comayagua, Director, Facilities Management
Denise James, Office of Capital Facilities/Fairfax County Public Schools
Karyn Mooreland, 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 the 7th day of January, 2008, the following ordinance was adopted.

**AN ORDINANCE AMENDING THE ZONING ORDINANCE
PROFFERED CONDITION AMENDMENT PCA 2005-MA-005**

WHEREAS, Goodwin House Incorporated, filed in the proper form an application to amend the proffers for RZ 2005-MA-005 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 Sully 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 7th day of January, 2008.



Nancy Veirs
Clerk to the Board of Supervisors