



County of Fairfax, Virginia

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

July 2, 2008

Timothy S. Sampson
Walsh, Colucci, Lubeley, Emrich & Walsh
2200 Clarendon Boulevard, 13th Floor
Arlington, Virginia 22201

RE: Proffered Condition Amendment Application PCA 2004-PR-003

Dear Mr. Sampson:

Enclosed you will find a copy of an Ordinance adopted by the Board of Supervisors at a regular meeting held on June 30, 2008, approving Proffered Condition Amendment Application PCA 2004-PR-003 in the name of Arlington Boulevard Consolidation LLC. The Board's action amends the proffers for Rezoning Application RZ 2004-PR-003, previously approved for commercial development with an overall Floor Area Ratio (FAR) of 1.5 to permit modification to approved proffers and site design. The subject property is located on the south side of Arlington Boulevard and west of its intersection with Williams Drive on approximately 1.88 acres of land zoned C-3 [Tax Map 49-3 ((1)) 135 and 49-3 ((9)) 11A pt.], in the Providence District and is subject to the proffers dated June 26, 2008.

The Board also:

- Waived the service drive requirement along Route 50 in favor of the travel lane depicted on the Generalized Development Plan (GDP).
- Modified the transitional screening and barrier requirements along the southern, southwestern, and southeastern portions of the site in favor of the landscaping and barriers depicted on the GDP.
- Modified the loading space requirement to permit three loading spaces for Building A.

Sincerely,

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

Office of the Clerk to the Board of Supervisors
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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 30th day of June, 2008, the following ordinance was adopted.

**AN ORDINANCE AMENDING THE ZONING ORDINANCE
PROFFERED CONDITION AMENDMENT PCA 2004-PR-003**

WHEREAS, Arlington Boulevard Consolidation LLC, filed in the proper form an application to amend the proffers for RZ 2004-PR-003 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 30th day of June, 2008.



Nancy Velts
Clerk to the Board of Supervisors