



# County of Fairfax, Virginia

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

July 28, 2008

Sara V. Mariska  
Walsh, Colucci, Lubeley, Emrich & Walsh  
2200 Clarendon Boulevard, 13<sup>th</sup> Floor  
Arlington, Virginia 22201

RE: Proffered Condition Amendment Application PCA C-052-07

Dear Ms. Mariska:

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 C-052-07 in the name of CESC Skyline LLC. The Board's action amends the proffers for Rezoning Application RZ C-052, previously approved for mixed use development to permit building addition, site modifications, and associated modifications to proffers and site design with an overall Floor Area Ratio FAR of 2.66 (1.85 FAR on original application area). The subject property is located in the southwest corner of the intersection of Leesburg Pike and George Mason Drive on approximately 12.16 acres of land zoned PDC, CRD, HC, and SC [Tax Map 62-3 ((1)) 37, 39, 40, and 41C], in the Mason District and is subject to the proffers dated June 26, 2008.

On June 11, 2008, the Planning Commission approved Final Development Plan Amendment Application FDPA C-052-13 subject to the final development plan conditions dated June 11, 2008, and the Board's approval of PCA C-052-07.

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**Office of the Clerk to the Board of Supervisors**  
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<http://www.fairfaxcounty.gov/bosclerk>

**The Board also:**

- Waived the transitional screening and barrier requirements between the residential and non-residential uses within the original application area.
- Waived the service drive along Route 7.
- Modified the eight-foot wide asphalt trail and Commercial Revitalization District streetscape requirements, in favor of that shown on the Conceptual Development Plan/Final Development Plan.

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

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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. Lipka, Executive Director, Planning Commission  
José Comayagua, Director, Facilities Management  
Denise James, Office of Capital Facilities/Fairfax County Public Schools  
Karyn Moreland, 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 30<sup>th</sup> day of June, 2008, the following ordinance was adopted.

**AN ORDINANCE AMENDING THE ZONING ORDINANCE  
PROFFERED CONDITION AMENDMENT PCA C-052-07**

**WHEREAS**, CESC Skyline LLC, filed in the proper form an application to amend the proffers for RZ C-052 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,

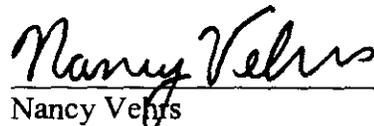
**NOW, THEREFORE, BE IT ORDAINED**, that that certain parcel of land situated in the Mason District, and more particularly described as follows (see attached legal description):

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.

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GIVEN under my hand this 30<sup>th</sup> day of June, 2008.



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Nancy Vehrs  
Clerk to the Board of Supervisors