



County of Fairfax, Virginia

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

August 5, 2008

Iryong Moon
7617 Little River Turnpike, Suite 930
Annandale, Virginia 22003

RE: Rezoning Application RZ 2007-SU-014
(Concurrent with Proffered Condition Amendment Application PCA 74-2-150)

Dear Mr. Moon:

Enclosed you will find a copy of an Ordinance adopted by the Board of Supervisors at a regular meeting held on August 4, 2008, granting Rezoning Application RZ 2007-SU-014 in the name of Bo Hwan Suk, Sun Ok Suk, and Fairfax County Park Authority. The Board's action rezones certain property in the Sully District from the R-1, R-5, HC, and WS Districts to the C-3, R-5, HC, and WS Districts and permits commercial development and public park with an overall Floor Area Ratio (FAR) of 0.30. The subject property is located on the east side of Old Centreville Road approximately 20 feet south of its intersection with Braddock Road on approximately 3.03 acres of land [Tax Map 54-4 ((1)) 81 and 82; 54-4 ((8)) (6) K pt.], and is subject to the proffers dated June 20, 2008.

The Board also:

- Modified the transitional screening width along the northern and eastern property boundaries, from 35 to 25 feet, in favor of the existing vegetation with supplemental plantings, as shown on the Generalized Development Plan.
- Waived the transitional screening requirements adjacent to the proposed Stormwater Management/BMP facility to the south, in favor of the supplemental plantings as shown on the Generalized Development Plan.
- Waived all barrier requirements.

Sincerely,

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

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Cc: Chairman Gerald E. Connolly
Supervisor Michael Frey, Sully 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
José Comayagua, Director, Facilities Management
Denise James, Office of Capital Facilities/Fairfax County Public Schools
Karyn Moreland, Chief Capital Projects Sections, Dept. of Transportation

RECEIVED
Department of Planning & Zoning

AUG 22 2008

Zoning Evaluation Division

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 4th day of August, 2008, the following ordinance was adopted:

**AN ORDINANCE AMENDING THE ZONING ORDINANCE
PROPOSAL NUMBER RZ 2007-SU-014
(CONCURRENT WITH PCA 74-2-150)**

WHEREAS, Bo Hwan Suk, Sun Ok, Suk, and Fairfax County Park Authority, filed in the proper form an application requesting the zoning of a certain parcel of land herein after described, from the R-1, R-5, HC, and WS Districts to the C-3, R-5, HC, and WS Districts, 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

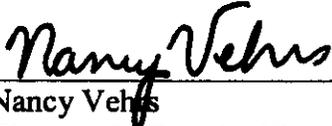
WHEREAS, this Board has today held a duly called public hearing and after due consideration of the reports, recommendation, testimony and facts pertinent to the proposed amendment, the Board is of the opinion that the Ordinance should be amended,

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, zoned to the C-3, R-5, HC, and WS Districts, and said property is subject to the use regulations of said C-3, R-5, HC, and WS Districts, and further restricted by the conditions proffered and accepted pursuant to Va. Code Ann., 15.2-2303(a), which conditions are in addition to the Zoning Ordinance regulations applicable to 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 parcel.

GIVEN under my hand this 4th day of August, 2008.



Nancy Vehrs
Clerk to the Board of Supervisors