



# County of Fairfax, Virginia

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

April 18, 2008

David R. Gill  
McGuire Woods, LLP  
1750 Tysons Boulevard, Suite 1800  
McLean, Virginia 22102

RE: Proffered Condition Amendment Application PCA 75-8-036-02  
(Concurrent with Development Plan Amendment Application DPA C-546-23)  
(Concurrent with Proffered Condition Amendment Application PCA 1998-BR-073)  
(Concurrent with Planned Residential Community Application PRC C-546)

Dear Mr. Gill:

Enclosed you will find a copy of an Ordinance adopted by the Board of Supervisors at a regular meeting held on March 31, 2008, approving Proffered Condition Amendment Application PCA 75-8-036-02 in the name of Steuart-Burke Centre Shopping Center, L.L.C. The Board's action amends the proffers for Rezoning Application RZ 75-8-036, previously approved for Commercial Development to permit a drive-in bank and associated modifications to site design with an overall Floor Area Ratio (FAR) of 0.24. The subject property is located approximately 500 feet east of the intersection of Ox Road and Burke Centre Parkway on approximately 11.0 acres of land zoned PRC [Tax Map 77-1 ((1)) 63], in the Braddock District and is subject to the proffers dated March 7, 2008.

**The Board also:**

- Modified the transitional screening requirement and waived the barrier requirement along the northern and southern property boundaries, in favor of that shown on the plat.

Sincerely,

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

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Office of the Clerk to the Board of Supervisors  
12000 Government Center Parkway, Suite 533  
Fairfax, Virginia 22035  
Phone: 703-324-3151 ♦ Fax: 703-324-3926 ♦ TTY: 703-324-3903  
Email: [clerktothebos@fairfaxcounty.gov](mailto:clerktothebos@fairfaxcounty.gov)  
<http://www.fairfaxcounty.gov/bosclerk>

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 31<sup>st</sup> day of March, 2008, the following ordinance was adopted.

**AN ORDINANCE AMENDING THE ZONING ORDINANCE  
PROFFERED CONDITION AMENDMENT PCA 75-8-036-02**

(Concurrent with Development Plan Amendment Application DPA C-546-23)  
(Concurrent with Proffered Condition Amendment Application PCA 1998-BR-073)  
(Concurrent with Planned Residential Community Application PRC C-546)

**WHEREAS**, Steuart-Burke Centre Shopping Center, L.L.C., filed in the proper form an application to amend the proffers for RZ 75-8-036 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

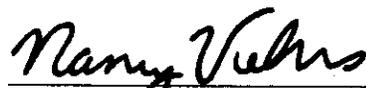
**WHEREAS**, this Board has today held a duly called public hearing and after due consideration of the reports, recommendation, testimony and facts pertinent to the proposed amendment, the Board is of the opinion that the Ordinance should be amended,

**NOW, THEREFORE, BE IT ORDAINED**, that that certain parcel of land situated in the Braddock 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 31<sup>st</sup> day of March, 2008.



Nancy Veats  
Clerk to the Board of Supervisors

Cc: Chairman Gerald E. Connolly  
Supervisor Sharon Bulova, Braddock 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 Moreland, Chief Capital Projects Sections, Dept. of Transportation

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