



County of Fairfax, Virginia

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

July 29, 2008

Antonio J. Calabrese
Cooley Godward Kronish LLP
Reston Town Center
One Freedom Square
11951 Freedom Drive
Reston, Virginia 20190

RE: Proffered Condition Amendment Application PCA-C-597-04
(Concurrent with Special Exception Application SE 2007-PR-014)

Dear Mr. Calabrese:

Enclosed you will find a copy of an Ordinance adopted by the Board of Supervisors at a regular meeting held on July 21, 2008, approving Proffered Condition Amendment Application PCA-C-597-04 in the name of JBG/Tycon 3, L.L.C. & JBG/Tycon 2, L.L.C. The Board's action amends the proffers for Rezoning Application RZ C-597, previously approved for three office buildings to permit a hotel in lieu of the third un-built office building and associated modifications to proffers and site design with an overall Floor Area Ratio (FAR) of 1.0. The subject property is located in the southeast quadrant of the intersection of Howard Avenue and Boone Boulevard on approximately 8.8 acres of land zoned C-3, HC, and SC [Tax Map 39-1 ((6)) B1 and 69A], in the Providence District and is subject to the proffers dated June 18, 2008.

The Board also:

- Modified the front yard requirement along Boone Boulevard, in accordance with Sect. 2-418 of the Zoning Ordinance.
- Approved Action Item 6 approving a thirteen percent (13%) parking reduction for 8.8 acres, [Tax Map 39-1 ((6)) 69A], subject to the development conditions specified in that Board Item amending condition number eight to include the following at the end of the sentence, "prior to the approval of a site plan or site plan revision that utilizes this parking reduction."

Sincerely,

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

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Cc: Chairman Gerald E. Connolly
Supervisor Linda Smyth, Providence 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
John Friedman, Chief, Code Analysis, Land Development Services, DPWES

RECEIVED
Department of Planning & Zoning

AUG 04 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 21st day of July, 2008, the following ordinance was adopted.

**AN ORDINANCE AMENDING THE ZONING ORDINANCE
PROFFERED CONDITION AMENDMENT PCA-C-597-04
(Concurrent with SE 2007-PR-014)**

WHEREAS, JBG/Tycon 3, L.L.C & JBG/Tycon 2, L.L.C., filed in the proper form an application to amend the proffers for RZ C-597 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

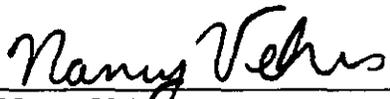
WHEREAS, this Board has today held a duly called public hearing and after due consideration of the reports, recommendation, testimony and facts pertinent to the proposed amendment, the Board is of the opinion that the Ordinance should be amended,

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 21st day of July, 2008.



Nancy Vehrs
Clerk to the Board of Supervisors