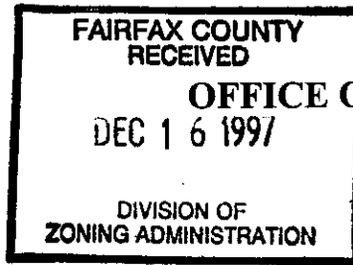




# FAIRFAX COUNTY



## OFFICE OF COMPREHENSIVE PLANNING

Zoning Administration Division  
Ordinance Administration Branch  
2055 Government Center Parkway, Suite 800  
Fairfax, Virginia 22035-5508

V I R G I N I A

(703) 324-1314

Fax (703) 324-3924

December 16, 1997

Ms. Christine G. Kropat  
McGuire Woods Battle & Boothe, LLP  
8280 Greensboro Drive, Suite 900  
McLean, Virginia 22102

Re: 12050 Sunset Hills Road  
Reston, Section 93, Block 2  
Tax Map Ref: 17-3 ((1)) 29  
Zoning District: PRC

Dear Ms. Kropat:

This is in response to your letter to Eileen McLane dated November 26, 1997 requesting certain zoning information regarding the referenced property. Our files contain the following information:

- 1) The referenced property is zoned PRC Planned Residential Community District and is subject to the proffers associated with Rezoning Application RZ 86-C-119 and amendments thereto. In addition, the property is not subject to any zoning overlay districts.
- 2) According to the proffers, Parcel 29 is a part of the area defined as Property D and is included as part of the Reston Town Center Study Area and the Reston Town Center. Condition 1 of the Development Plan text states that the total floor area for office/research and development in Property D shall not exceed 1,234,000 square feet or a Floor Area Ratio (FAR) of 1.0.
- 3) The property which is vacant appears to be in compliance with the provisions of the Fairfax County Zoning Ordinance.
- 4) According to our files, there are no rezoning, special exception, special permit or variance applications pending with respect to this property nor are there any pending zoning violations relative to this property. Since this office is not responsible for the County Comprehensive Plan, requests for information

Christine G. Kropat  
December 16, 1997  
Page 2

regarding pending changes to the Comprehensive Plan should be directed to the Planning Division of the Office of Comprehensive Planning which is located on the 7<sup>th</sup> floor of this building and can be reached at (703) 324-1200.

Enclosed for your records is Receipt #973340042 for the zoning compliance letter fee.

I trust this satisfactorily responds to your request. Should you have any questions, please contact me at (703) 324-1314.

Sincerely,



Margaret E. Stehman  
Senior Assistant to the Zoning Administrator

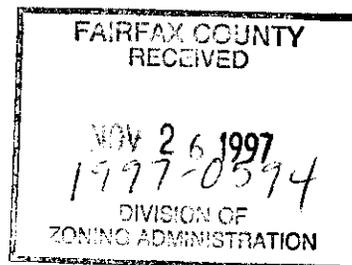
MS/

cc: Robert B. Dix, Jr., Supervisor  
Hunter Mill District  
Jane W. Gwinn, Zoning Administrator  
Eileen M. McLane, Deputy Zoning Administrator  
for Ordinance Administration Branch  
Zoning Permit Review Branch

**McGUIRE WOODS  
BATTLE & BOOTHE LLP**

8280 Greensboro Drive  
Suite 900, Tysons Corner  
McLean, Virginia 22102-3892  
Telephone/TDD (703) 712-5000 • Fax (703) 712-5050

Christine G. Kropat, AICP  
Direct Dial: (703) 712-5349  
E-mail: cgkropat@mwbb.com



November 26, 1997

**VIA HAND DELIVERY**

Ms. Eileen McLane  
Zoning Evaluation Division  
Fairfax County Office of Comprehensive Planning  
12055 Government Center Parkway, Suite 800  
Fairfax, Virginia 22035

Re: Zoning Verification for Reston, Section 93, Block 2  
Tax Map Reference: 17-3-((1)) parcel 29  
12050 Sunset Hills Road

Dear Ms. McLane:

By this letter I am respectfully requesting zoning verification of the following items for the property described above. Reston Corporate Center Limited Partnership is the current owner of the property. I have attached a copy of the tax map of the general area with the property outlined in blue.

Specifically, our client requests confirmation of the following:

1. Please confirm that the property is zoned Planned Residential Community District under the Fairfax County Zoning Ordinance, and that no overlay zoning districts apply to this property;

2. Please confirm that rezoning application RZ 86-C-119, the associated amendments PCA 86-C-119, PCA 86-C-119-2, and PCA 86-C-119-3, and CDP-86-C-119 are the governing zoning approvals for the development and use of this property (copies of each approval are attached for your reference);

3. Please confirm that the maximum floor area ratio (FAR) permitted on the property is 1.0;

4. Please confirm that the property is in compliance with the Fairfax County Zoning Ordinance, and please describe pending zoning violations, if any; and

Ms. Eileen McLane  
November 24, 1997  
Page 2

6. Please describe any pending zoning or Comprehensive Plan changes affecting this property.

I have enclosed the required fee of \$150.00. If possible, I would greatly appreciate your reply by December 12. As always, thank you for your help and assistance with this matter. Please call me if you have any questions regarding this request.

Sincerely,



Christine G. Kropat  
Planner

Enclosures

cc: Michael J. Giguere, Esquire, MWB&B

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