



County of Fairfax, Virginia

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

June 16, 2008

Lynne J. Strobel
Walsh, Colucci, Lubeley, Emrich & Walsh
2200 Clarendon Boulevard, 13th Floor
Arlington, Virginia 22201

RE: Rezoning Application RZ 2007-LE-012, Proffered Condition Amendment Application
PCA 1996-LE-034-02 and Proffered Condition Amendment Application
PCA 82-L-030-12
(Revised Application Number)

Dear Ms. Strobel

Enclosed you will find a copy of the Ordinances adopted by the Board of Supervisors at a regular meeting held on May 5, 2008, granting Rezoning Application RZ 2007-LE-012 (2.82 acres), PCA1996-LE-034-2 (2.19 acres) and PCA 82-L-030-12 (4.46 acres) in the name of Lee Village at Silver Lake, LLC. The Board's action rezones 2.82 acres of property from the PDH-8 District to the PRM District and amends the proffers for RZ 82-L-030 (et. seq.) and for RZ 1996-LE-034 (et. seq.) to permit the development of a public library (up to 45,900 square feet), 900 square feet fast food restaurant within the library building, workforce housing (up to 111 multi-family dwelling units), and independent living units (up to 89 units) at an overall Floor Area Ratio FAR of 1.0 on the 6.64 acres previously approved for a public library (3.72 acres in the PDH-8 District and 2.82 acres in the PRM District). The 6.64 acre combined application property is located in the northeast quadrant of the intersection of Silver Lake Boulevard and Beulah Street in the Lee District [Tax Map 91-3 ((9)) 8B], and is subject to the proffers dated May 2, 2008.

The Board also:

- Modified the transitional screening yard requirement, as shown in the combined CDPA and FDPA.
- Waived the barrier requirements along Beulah Street and internal to Lee Village.

Office of the Clerk to the Board of Supervisors

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- Approved a variance, pursuant to Paragraph 8 of Section 16-401 of the Zoning Ordinance, to set the minimum age limit for the independent living facility at 55 years of age, rather than 62 years of age as contained in Paragraph 1 of Section 9-306.
- Directed the Director of the Department of Public Works & Environmental Services to modify the loading space requirement to that shown on the proffered plan.

At its public hearing on April 30, 2008, the Planning Commission previously approved FDP 2007-LE-012, FDPA 1996-LE-034-2 and FDPA 82-L-030-12 subject to development conditions and subject to the Board of Supervisors approval of RZ 2007-LE-012, PCA 1996-LE-034-02 and PCA 82-L-030-12.

Sincerely,



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

Cc: Chairman Gerald E. Connolly
Supervisor Jeffrey McKay, Lee 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

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 5th day of May, 2008, the following ordinance was adopted.

**AN ORDINANCE AMENDING THE ZONING ORDINANCE
PROFFERED CONDITION AMENDMENT PCA 82-L-030-12
(CONCURRENT PCA 1996-LE-034-02)
(CONCURRENT WITH RZ 2007-LE-012)**

WHEREAS, Lee Village at Silver Lake, LLC, filed in the proper form an application to amend the proffers for RZ 82-L-030 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 Lee 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 5th day of May, 2008.



Nancy Velts
Clerk to the Board of Supervisors

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 5th day of May, 2008, the following ordinance was adopted.

**AN ORDINANCE AMENDING THE ZONING ORDINANCE
PROFFERED CONDITION AMENDMENT PCA 1996-LE-034-02
(CONCURRENT PCA 82-L-030-12)
(CONCURRENT WITH RZ 2007-LE-012)**

WHEREAS, Lee Village at Silver Lake, LLC, filed in the proper form an application to amend the proffers for RZ 1996-LE-034 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 Lee 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 5th day of May, 2008.



Nancy Veirs

Clerk to the Board of Supervisors

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 5th day of May, 2008, the following ordinance was adopted:

**AN ORDINANCE AMENDING THE ZONING ORDINANCE
PROPOSAL NUMBER RZ 2007-LE-012
(CONCURRENT WITH PCA 1996-LE-034-02)
(CONCURRENT WITH PCA 82-L-030-12)**

WHEREAS, Lee Village at Silver Lake, LLC, filed in the proper form an application requesting the zoning of a certain parcel of land herein after described, from the PDH-8 District to the PRM District, 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 Lee District, and more particularly described as follows (see attached legal description):

Be, and hereby is, zoned to the PRM District, and said property is subject to the use regulations of said PRM District, 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 5th day of May, 2008.



Nancy Veirs
Clerk to the Board of Supervisors

