



FAIRFAX OFFICE OF COMPREHENSIVE PLANNING
COUNTY

Zoning Evaluation Division
12055 Government Center Parkway, Suite 801
Fairfax, Virginia 22035-5505

(703) 324-1290

Fax (703) 324-3924

V I R G I N I A

November 26, 1997

Julie Zoller
12712 Hitchcock Court
Reston, VA 22035

Re: Interpretation For RZ 80-C-086, RZ 83-C-069; Tax Map 16-4 ((1)) 14A, 16A

Dear Ms. Zoller:

This is in response to your letter of October 23, 1997, requesting information on the above-referenced rezonings and asking whether the zonings may be reconsidered at this time in light of the current uses of the surrounding property. You also indicated concern about the lack of sufficient screening and buffering between your property and the proposed office building across Sunrise Valley Drive and requested that you be able to review the environmental impact assessment.

On March 16, 1981, the Board of Supervisors approved RZ 80-C-086 with proffers (copy attached) rezoning 69.8 acres from the R-1 District to the I-5 and I-4 Districts (Parcel 14A). Proffers associated with this rezoning required Reston Land Corporation (RLC) to provide earthen mounds and landscaping for visual screening. Proffer Number E states "RLC will require earthen mounds and/or sufficient landscaping in order to provide a visual screen to major parking areas from adjacent residential uses as a condition of RLC site plan review of the properties north of Sunrise Valley Drive".

On January 30, 1984, the Board of Supervisors approved RZ 83-C-069 with proffers (copy attached) rezoning 19.5 acres from the R-1 District to the I-4 District (Parcel 16A). Proffer Number 3 associated with rezoning states, "The applicant will provide earthen mounds and/or landscaping in order to provide visual screening of major parking areas from adjacent residential uses along Sunrise Valley Drive."

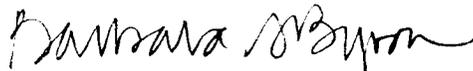
Julie Zoller

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Proffers associated with both of the rezonings ensure that a visual buffer will be provided to protect the residential area where you reside. In addition, as I understand it, Site Plan Number 8918-SP-01, submitted on September 4, 1997, and currently being reviewed by the Department of Environmental Management (DEM), is being required to provide a 50 foot wide buffer in accordance with the provisions of Section 13-303 of the Zoning Ordinance.

A rezoning in Fairfax County is approved by the Board of Supervisors, typically upon request by an applicant or property owner, and cannot be changed without subsequent approval by the Board through the public hearing process. As such, the rezoning cannot be reconsidered administratively based upon a change in surrounding uses. Any input you may have regarding the current site plan should be submitted to Michelle Brickner, Chief, Site Review Branch, DEM. Your request to review any environmental analyses associated with this proposed development should also be directed to DEM. The notice sent to you and required by DEM is designed to inform you of the proposed development and to solicit your comments. You may wish to contact the reviewing engineer Mr. Nicholas Antonopoulos at 324-1720. If you require additional information or if you wish to discuss this issue further, please contact Kul Sandhu at (703) 324-1250.

Sincerely,



Barbara A. Byron, Director
Zoning Evaluation Division, OCP

Attachments: a/s

BAB/KS/mp/n:\zed\sandhu\letters\zoller.wpd

cc: Robert B. Dix, Jr., Supervisor, Hunter Mill District
John M. Palatiello, Planning Commissioner, Hunter Mill District
Jane W. Gwinn, Zoning Administrator
Edward J. Jankiewicz, Director, Design Review Division, DEM
Michelle Brickner, Chief, Site Review Branch, DEM
File: RZ 80-C-086, RZ 83-C-069, MIS 9710 0100

October 23, 1997

Julie Zoller
12712 Hitchcock Court
Reston, VA 20191
(703) 742-8042

RECEIVED
OFFICE OF COMPREHENSIVE PLANNING

OCT 29 1997

Ms. Barbara A. Byron
Fairfax County Office of Comprehensive Planning
Zoning Evaluation Division
Suite 801
12055 Government Center Parkway
Fairfax, VA 22035

ZONING EVALUATION DIVISION

Dear Ms. Byron:

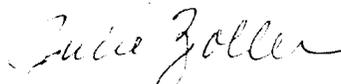
Approximately three weeks ago I received two certified letters from Urban Engineering & Associates, Inc., notifying me that a Soil Report and Site Plan for a proposed office building adjoining my property had been submitted to the Fairfax County Department of Environmental Management. The report relates to Reston Section 912 Block 1, Fairfax County Number 8918-SR-01 and Tax Map Reference 16-4-((1))-14A, 16A.

I am very concerned about a multi-story office building being located directly across the street from the neighborhood where I live and adjacent to a wetlands mitigation area. I reviewed the report which Urban Engineering filed at the Plan Control Library, and discovered that this land was rezoned from R-1 to I-4 and I-5 in 1981, before my neighborhood was developed and long before the wetlands mitigation area was completed (1995). I strongly urge you to reconsider the zoning of this property given the current uses of the surrounding areas. I believe industrial applications are no longer appropriate for this property and that the current natural area should be maintained. At a very minimum, a buffer zone made up of the existing trees to separate this development from the residential area and the wetlands should be incorporated into a revised plan.

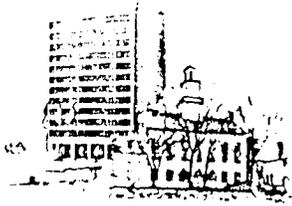
I would also like to review the environmental impact assessment for this project. I understand that the Corps of Engineers would be responsible for preparing the impact assessment, and I hope you can assist me in making the appropriate contacts.

Since the plans have not yet been approved, I hope there will be an opportunity to discuss them in some future public meeting. Thank you for your consideration, and I look forward to receiving a response to these concerns in the near future.

Sincerely,



Julie Zoller



COMMONWEALTH OF VIRGINIA
COUNTY OF FAIRFAX

4100 CHAIN BRIDGE ROAD
FAIRFAX, VIRGINIA 22030

March 19, 1981



Mr. E. A. Prichard
4103 Chain Bridge Road
Fairfax, Virginia 22030

Re: Rezoning Application
Number RZ-80-C-086

Dear Mr. Prichard:

Enclosed you will find a copy of an Ordinance adopted by the Board of Supervisors at a regular meeting held on March 16, 1981, granting, as proffered, Rezoning Number RZ-80-C-086 in the name of Reston Land Corporation, to rezone certain land in Centreville District from R-1 District to I-4 and I-5 District on subject parcels 16-4 ((1)) part 14 and 17-3 ((1)) part 11 consisting of 69.8242 acres.

Very truly yours,

Ethel Wilcox Register
Clerk to the Board

EWR/mg

cc: Mr. Patteson
Mr. Knowlton
✓ Mr. Steele
Mr. Beales

Reston Land Corporation

11600 SUNRISE VALLEY DRIVE, SUITE 1
RESTON, VIRGINIA 22091
TELEPHONE (703) 441-7100

PROFFERS FOR REZONING CASE RZ 80-C-086

Reston Land Corporation (RLC) proffers that development of the property under consideration shall be conducted strictly in accordance with the following conditions:

A. For the area Proposed for the I-5 Category

The following uses allowable in the I-5 zone will be precluded from the premises:

- a. heavy equipment sales, rental and service establishments
- b. lumber yards and building material yards to include rock, sand, gravel
- c. motor freight terminals
- d. motor vehicle storage and impoundment yards
- e. storage yards
- f. vehicle major service establishments

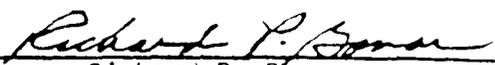
In addition, manufacturing and production of food and beverage products shall only be permitted if they meet Article 5-405, item 2 Use Limitation wherein, "All operations, activities and storage shall be conducted within a completely enclosed building..."

B. For the area Proposed for the I-4 Category

The following uses allowable in the I-4 zone will be precluded from the premises:

- a. motor freight terminals
- b. motor vehicle storage and impoundment yards

- C. RLC will dedicate and construct Sunrise Valley Drive from Monroe Street to its present terminus at the USGS entrance road as a four lane divided roadway.
- D. RLC will require a continuation of the 8 foot major trail on the properties or concrete sidewalk within the right-of-way as a condition of sale of the properties north of Sunrise Valley Drive, provided that Fairfax County will accept maintenance of such upon completion of same.
- E. RLC will require earthen mounds and/or sufficient landscaping in order to provide a visual screen to major parking areas from adjacent residential uses as a condition of RLC site plan review of the properties North of Sunrise Valley Drive.


Richard P. Bonar
Vice President

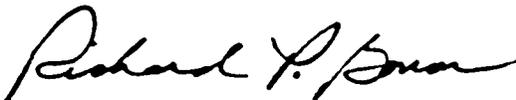
HS ADOPTED

Reston Land Corporation

11800 SUNRISE VALLEY DRIVE SUIT
RESTON, VIRGINIA 22091
TELEPHONE (703) 476-4760

ADDITIONAL PROFFERS
REZONING APPLICATION NO RZ 80-C-086
RESTON LAND CORPORATION

1. The site entrances on Sunrise Valley Drive will be in the approximate locations shown in the development plan (which are the same as the preliminary plan approved by Design Review).
2. The land included in the application will be subjected to the Reston Center for Industry and Government Declarations of Protective Covenants and Restrictions, recorded in Deed Book 2565, page 34 and amended in Deed Book 2845, at page 503 and Deed Book 3243, page 320.
3. Applicant will reserve for future highway use the area shown on the development plan as "Proposed Intra-County Road", (which is not included in this application).
4. Applicant will dedicate right-of-way for Monroe Street to 45 feet from centerline. After subdivision of this area if the developer chooses to provide a local street to connect between Monroe Street and Sunrise Valley Drive, and if the traffic demands justify, a left turn lane for traffic southbound on Monroe Street will be provided at the time of site plan review.
5. Stacking lanes for turn-in at main entrances will be provided by purchasers as required by the County Public Facilities Manual and VDH&T review.
6. The site entrance on Monroe Street will be in the approximate location shown on the development plan.
7. The developer will place adequate signs or other notices on the property to inform passersby that the property has been zoned as Medium Intensity Industrial or General Industrial, as applicable.
8. The land area shown reserved for "Springfield Bypass" will be dedicated for such use provided that construction on the segment of this road from Route 7 to Route 50 has started by 1985.



Richard P. Bonar,
Vice President

RPB/sbp

March 4, 1981



COMMONWEALTH OF VIRGINIA
COUNTY OF FAIRFAX
4100 CHAIN BRIDGE ROAD
FAIRFAX, VIRGINIA 22030



February 8, 1984

Mr. E. A. Prichard
4103 Chain Bridge Road
Fairfax, Virginia 22030

Re: Rezoning Application
RZ 83-C-069

Dear Mr. Prichard:

Enclosed you will find a copy of an Ordinance adopted by the Board of Supervisors at a regular meeting held on January 30, 1984, granting, as proffered, Rezoning Application Number RZ 83-C-069 in the name of Reston Land Corporation, to rezone certain land in Centreville District from the R-1 District to the I-4 District on subject parcels 16-4((1))16, 17, 18 and 19 consisting of approximately 19.56 acres.

Very truly yours,

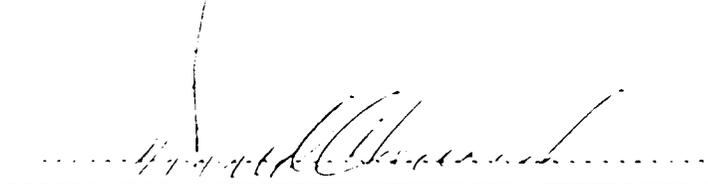
Ethel Wilcox Register, CMC
Clerk to the Board

EWR/mg

cc: Mr. Patteson
Mr. Knowlton
Mr. Beales
Mr. Reid
Mr. Ted Austell, III,
Executive Assistant to the County Executive

PROFFERS FOR REZONING CASE RZ 88-069

1. The following uses allowable in an I-4 zone will be precluded from the premises:
 - a. motor freight terminals
 - b. motor vehicle storage and impoundment yards
2. The applicant will provide continuation of the 8 foot wide major trail along the north side of Sunrise Valley Drive, provided that Fairfax County will accept maintenance of such trail upon its completion.
3. The applicant will provide earthen mounds and/or landscaping in order to provide visual screening of major parking areas from adjacent residential uses along Sunrise Valley Drive.
4. The land included in this application will be subjected to the Reston Center for Industry and Government Declaration of Protective Covenants and Restrictions, recorded in deed book 2565, page 34 and amended in deed book 2845, page 503 and deed book 3243, page 320.
5. The applicant will dedicate additional right-of-way for Monroe Street to 45 feet from existing centerline. In addition, after subdivision of this area, if the developer chooses to provide access from his site to Monroe Street and if the traffic demands justify, acceleration and deceleration lanes will be provided as well as a left turn lane for traffic southbound on Monroe Street.
6. The applicant will place adequate signs or other notices on the property to inform residents that the property has been zoned as Medium Intensity Industrial.
7. Reston Land Corporation will complete the construction of Sunrise Valley Drive as a four lane divided roadway from its present terminus to Monroe Street, in conjunction with development of the site or earlier.
8. The applicant will actively encourage measures that would reduce automobile trip generation, including but not limited to van pooling, car pooling, flex time and Reston commuter bus service utilization.



Executive Vice President
Reston Land Corporation

January 19, 1984

/sbp

