



# FAIRFAX COUNTY

DPZ

OFFICE OF THE CLERK  
BOARD OF SUPERVISORS  
12000 Government Center Parkway, Suite 533  
Fairfax, Virginia 22035-0072

V I R G I N I A

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May 9, 2001

Barbara Chatzkel  
8004 Trevor Place  
Vienna, Virginia 22182

RE: Proffered Condition Amendment  
Number PCA 85-P-111

Dear Ms. Chatzkel:

Enclosed you will find a copy of an Ordinance adopted by the Board of Supervisors at a regular meeting held on April 30, 2001, approving Proffered Condition Amendment PCA 85-P-111 in the name of YWCA/National Capital Area, on subject parcel 39-4 ((35)) A, subject to the proffers dated April 23, 2001, (amending proffers for RZ 85-P-111 approved for residential development at a density of 3.73 dwelling units per acre (du/ac) and a public benefit association to permit an increase in the number of children for the child care center associated with the public benefit association) consisting of approximately 3.74 acres located in Providence District.

The Conceptual Development Plan Amendment was approved; the Planning Commission having previously approved Final Development Plan FDPA 85-P-111 on April 24, 2000, subject to the Board's approval of PCA 85-P-111.

Sincerely,

Nancy Vehrs  
Clerk to the Board of Supervisors

NV/ns

PCA 85-P-111  
May 9, 2001

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cc: Chairman Katherine K. Hanley  
Supervisor Providence District  
Janet Coldsmith, Director, Real Estate Div., Dept. of Tax Administration  
Michael R. Congleton, Deputy Zoning Administrator  
Barbara A. Byron, Director, Zoning Evaluation Div., DPZ  
Thomas Conry, Dept. Mgr. - GIS - Mapping/Overlay  
Robert Moore, Trnsprt'n. Planning Div., Dept. of Transportation  
Charles Strunk, Project Planning Section, Dept. of Transportation  
Michelle Brickner, Deputy Director, DPWES  
DPWES - Bonds & Agreements  
Frank Edwards, Department of Highways - VDOT  
Land Acq. & Planning Div., Park Authority  
District Planning Commissioner  
James Patteson, Director, Facilities Mgmt. Div., DPWES  
Barbara J. Lippa, Director Planning Commission

**RECEIVED**  
DEPARTMENT OF PLANNING AND ZONING  
MAY 18 2001  
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 30th day of April, 2001, the following ordinance was adopted:

AN ORDINANCE AMENDING THE ZONING ORDINANCE  
PROFFERED CONDITION AMENDMENT PCA 85-P-111

WHEREAS, YWCA/National Capital Area filed in the proper form an application to amend the proffers for RZ 85-P-111 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

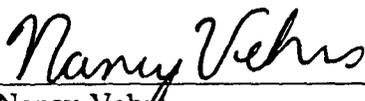
WHEREAS, this Board has today held a duly called public hearing and after due consideration of the reports, recommendation, testimony and facts pertinent to the proposed amendment, the Board is of the opinion that the Ordinance should be amended,

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 30<sup>th</sup> day of April, 2001.

  
\_\_\_\_\_  
Nancy Vehrs  
Clerk to the Board of Supervisors

APRIL 11, 1986

DESCRIPTION OF  
THE PROPERTY OF

YOUNG WOMEN'S CHRISTIAN ASSOCIATION OF  
THE NATIONAL CAPITAL AREA, INC.  
PROVIDENCE DISTRICT  
FAIRFAX COUNTY, VIRGINIA

RECEIVED  
DEPARTMENT OF PLANNING AND ZONING

JAN 18 2001

ZONING EVALUATION DIVISION

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Beginning at a point on the Southerly line of Wolf Trap Road (Route #676-45 feet from centerline) marking the Northwesterly corner of Robert C. Kettler, Et Al, Trs.; thence departing Wolf Trap Road and running with the Westerly lines of the said Kettler, Et Al, Trs, the following courses:  
S 28° 46' 00" W, 37.00 feet; S 61° 14' 00" E, 36.00 feet; with a curve to the right whose radius is 74.00 feet (and whose chord is S 52° 22' 48" E, 22.78 feet) an arc distance of 22.87 feet; S 50° 31' 12" W, 254.79 feet and S 39° 17' 54" E, 35.00 feet to a point marking the Northwest corner of The National Pest Control Association, Inc; thence running with the Westerly line of the said National Pest Control Association, Inc S 50° 31' 12" W, 59.39 feet to a point marking the Northeast corner of the Christian Assembly Church, Tr.; thence departing The National Pest Control Association, Inc and running with the Northerly line of the said Christian Assembly Church, Tr N 61° 42' 18" W, 1198.08 feet to a point on the Easterly line of Briarcliff Housing Associates; thence running with the Easterly line of the said Briarcliff Housing Associates and continuing with the Easterly line of Fairfax County Redevelopment and Housing Authority N 26° 01' 16" E, 337.75 feet to a point on the Southerly line of the said Wolftrap Road; thence running with the Southerly lines of Wolftrap Road S 65° 24' 40" E, 245.66 feet and S 61° 14' 00" E, 994.68 feet to the point of beginning, containing 9.897 acres of land.

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Description of  
The Property of  
Young Women's Christian Association of  
the National Capital Area, Inc.  
Providence District  
Fairfax County, Virginia  
April 11, 1986  
Page Two

All being more particularly described on a plat attached hereto and made  
a part hereof.

RSS/pyg

## PROFFERS

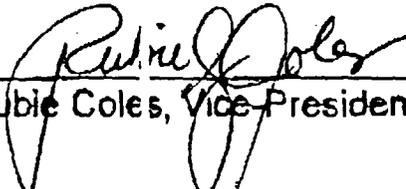
### PCA 85-P-111

#### Young Women's Christian Association National Capital Area, Inc. April 23, 2001

Pursuant to Section 15-2.2303(A) of the 1950 Code of Virginia, as amended, the applicant, Young Women's Christian Association (YWCA) National Capital Area, Inc., proffers that subject to the Board of Supervisors approving a Proffered Condition Amendment, development of the subject property shall be in substantial conformance with the Conceptual/Final Development Plan as revised through June 24, 1986, prepared by Dewberry and Davis, and further qualified by and subject to the proffers dated July 11, 1986, except as follows:

1. Irrespective of any notes on the CDP/FDP, a maximum daily enrollment of 84 children shall be permitted at the child care center within the YWCA facility.
2. Irrespective of that shown on the CDP/FDP, there shall be at least 55 off-street parking spaces, consisting of 53 parking spaces within the parking lot and two (2) accessible spaces within the circular driveway

Young Women's Christian Association  
National Capital Area, Inc.

  
\_\_\_\_\_  
Rubie Coles, Vice-President

PROPOSED FINAL DEVELOPMENT PLAN CONDITIONS

FDPA 85-P-111

April 4, 2001

If it is the intent of the Planning Commission to approve Final Development Plan Amendment Application FDPA 85-P-111 to amend the previously approved final development plan for Tax Map 39-4 ((35)) A, staff recommends that the Planning Commission condition the approval by requiring conformance with the following development conditions.

1. Irrespective of any notes on the CDP/FDP, a maximum daily enrollment of 84 children shall be permitted at the child care center within the YWCA facility.
2. Irrespective of that shown on the CDP/FDP, there shall be at least 55 off-street parking spaces, consisting of 53 parking spaces within the parking lot and two (2) accessible spaces within the circular driveway.
3. Outdoor recreation periods for the child care center shall be staggered in order to provide the required usable outdoor recreation space for each child per Par. 2(A) of Sect. 8-305 of the Zoning Ordinance.



F A I R F A X C O U N T Y

BOARD OF SUPERVISORS ACTION  
ZONING MAP AMENDMENT  
DATE OF ACTION 04/30/01

APPLICATION NUMBER: PCA 85-P-111

PROVIDENCE DISTRICT

APPLICANT: YWCA / NATIONAL CAPITAL AREA

STAFF: LEWIS

APPLICATION DATA

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EXISTING ZONING AND ACREAGE

ZONING: PDH- 3

ACRES: 3.74

PROPOSAL DISTRICT:

ACTION:

PDH- 3  
3.74

APPROVE  
3.74

TOTAL ACRES

3.74

TOTAL ACRES

3.74

MAP NUMBERS

039-4- /35/ / -A

REMARKS:

ZONING MAP AMENDMENT

PCA 85-P-111

ZONING DISTRICT DATA

ZONING DISTRICT: PDH- 3

PROFFERED/CONDITIONED DWELLING UNIT DATA

TYPES	UNITS	ACRES	DENSITY	RANGE	LOMOD INCL	LOMOD ADD
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SFA

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TOT

PROFFERED/CONDITIONED NON-RESIDENTIAL GROSS FLOOR AREAS

USE	GFA	FAR	USE	GFA	FAR
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COMMERICAL - GEN

PUBLIC/QUASI PUB

HOTEL/MOTEL

OFFICE

INDUSTRIAL - GEN

TRAN-UTIL-COMM

CULT/EDU/RELG/ENT

RETAIL-EATING EST

INDUST-WAREHOUSE

\*\*\*\*\*TOTAL\*\*\*\*\*

REMARKS:

ZONING MAP AMENDMENT

PCA 85-P-111

CONDITION/CONTRIBUTION DATA

COND CODE DESCRIPTION	COND CODE DESCRIPTION
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1Z OTHER - GENERAL	3I PARKING/LOADING
7A OTHER MISCELLANEOUS - SEE FILE	7A OTHER MISCELLANEOUS - SEE FILE
1B CONCEPTUAL DEVEL PLAN	7A OTHER MISCELLANEOUS - SEE FILE
1Z OTHER - GENERAL	1Z OTHER - GENERAL
3I PARKING/LOADING	

CONTRIB DATA:	CND CODE	AMOUNT	CONDITIONED	EXPIRES	CONTRIB CODE
		\$0		00/00/00	
		\$0		00/00/00	
		\$0		00/00/00	
		\$0		00/00/00	

REMARKS:

4/30/01 Board Meeting

3:30 p.m. Item - PCA-85-P-111 - YWCA/NATIONAL CAPITAL AREA  
Providence District

On Wednesday, April 25, 2001, the Planning Commission voted 7-0-1 (*Commissioner Murphy abstaining; Commissioners DuBois, Hall, Moon and Palatiello absent from the meeting*) to recommend to the Board of Supervisors approval of PCA-85-P-111, subject to the execution of proffers consistent with those dated April 23, 2001.

The Commission also voted 7-0-1 (*Commissioner Murphy abstaining; Commissioners DuBois, Hall, Moon and Palatiello absent from the meeting*) to approve FDPA-85-P-111, subject to the proposed development conditions contained in Appendix 2 of the staff report and the Board's approval of PCA-85-P-111 and the conceptual development plan.

Planning Commission Meeting  
April 25, 2001  
Verbatim Excerpts

PCA-85-P-111 - YWCA/NATIONAL CAPITAL AREA  
FDPA-85-P-111 - YWCA/NATIONAL CAPITAL AREA

After Close of the Public Hearing

Vice Chairman Byers: I'll close the public hearing and recognize Ms. Smyth for action on this case.

Commissioner Smyth: Thank you, Mr. Chairman. As I said, I do sympathize with the concerns about the traffic there. I don't believe that 24 more students at the Y is necessarily the trigger point for the traffic signal. I think that our rezoning here is basically a very simple one and that we should go ahead and move forward with it at this point. Mr. Chairman, I MOVE THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF PCA-85-P-111, SUBJECT TO THE EXECUTION OF PROFFERS CONSISTENT WITH THOSE DATED APRIL 23, 2001.

Commissioner Wilson: Second.

Vice Chairman Byers: Seconded by Ms. Wilson. Any discussion? All in favor of the motion to recommend approval of PCA-85-P-111, say aye.

Commissioners: Aye.

Vice Chairman Byers: Opposed?

Commissioner Murphy: Abstain.

Vice Chairman Byers: Motion carries. Mr. Murphy abstains. He was not present for the public hearing. Ms. Smyth.

Commissioner Smyth: Thank you, Mr. Chairman. Mr. Chairman, I MOVE THAT THE PLANNING COMMISSION APPROVE FDPA-85-P-111, SUBJECT TO THE PROPOSED DEVELOPMENT CONDITIONS CONTAINED IN APPENDIX 2 OF THE STAFF REPORT AND THE BOARD'S APPROVAL OF PCA-85-P-111 AND THE CONCEPTUAL DEVELOPMENT PLAN.

Commissioner Wilson: Second.

Planning Commission Meeting  
April 25, 2001  
PCA-85-P-111 and FDPA-85-P-111

Page 2

Vice Chairman Byers: Seconded by Ms. Wilson. Any discussion? All in favor of the motion to approve FDPA-85-P-111, say aye.

Commissioners: Aye.

Vice Chairman Byers: Opposed? Motion carried.

Commissioner Murphy: Abstain.

Vice Chairman Byers: Mr. Murphy abstains.

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(Both motions carried by a vote of 7-0-1 with Commissioner Murphy abstaining; Commissioners DuBois, Hall, Moon, and Palatiello absent from the meeting.)

GLW