



COMMONWEALTH OF VIRGINIA  
COUNTY OF FAIRFAX

4100 CHAIN BRIDGE ROAD  
FAIRFAX, VIRGINIA 22030



November 12, 1984

Mr. John T. Hazel  
Hazel, Beckhorn and Hanes  
4084 University Drive  
Fairfax, Virginia 22030

Re: Rezoning Application  
Number RZ 84-D-049

Dear Mr. Hazel:

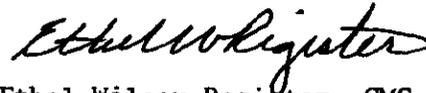
Enclosed you will find a copy of an Ordinance adopted by the Board of Supervisors at a regular meeting held on October 15, 1984, granting Rezoning Application RZ 84-D-049 in the name of H-L Land Improvement Venture, to rezone certain property in the Dranesville District from the C-7 District to the PDC District on subject parcels 29-4 ((1)) Part 11 consisting of approximately 106.84 acres.

The Board of Supervisors approved the Conceptual Development Plan, subject to the Development Conditions proffered by the applicant dated August 17, 1984, as revised September 20, 1984, and as further revised October 4, 1984, October 10, 1984 and October 15, 1984, and orally revised at that day's hearing, and further subject to the development conditions noted in Appendix One, with the following modifications: (1) Delete Development Conditions numbers One, Two, three, Four and Five; (2) Add a new Development Condition Number One, to read as follows: "The Highway Design plan dated September 20, 1984, which was filed with and made a part of RZ 84-D-049, is accepted subject to approval of this plan and details therein by the Virginia Department of Highways and Transportation (VDH&T)"; and (3) Add the parking language, as follows: "It is understood that the parking reductions approved in Paragraph 13 of the proffers are for only those office uses which require 4.5 parking spaces per 1,000 net square feet. No non-residential use permits shall be approved for those office uses which require 4.5 parking spaces per 1,000 net square feet, unless specifically approved by the Board of Supervisors."

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In addition, the Board of Supervisors approved the parking reduction sought by the applicant, pursuant to the provisions set forth in Article 11 of the Zoning Ordinance.

Very truly yours,



Ethel Wilcox Register, CMC  
Clerk to the Board of Supervisors

EWR:mg

- cc: Samuel A. Patteson, Jr.  
Supervisor of Assessments  
Gilbert R. Knowlton, Deputy  
Zoning Administrator  
✓ Richard D. Faubion, Acting Division Director  
Zoning Evaluation Division  
Fred R. Beales, Supervisor  
Base Property Mapping/Overlay  
Ted Austell, III  
Executive Assistant to the County Executive

ZED  
NEC ACTION  
/

At a regular meeting of the Board of Supervisors of Fairfax County, Virginia held in the Board Room in the Massey Building at Fairfax County, Virginia, on Monday, April 15, 1985, at which meeting a quorum was present and voting, the following resolution was adopted:

WHEREAS, the construction of the public street known as International Drive in connection with the development of Tysons II will require street dedications on three parcels of land located on Tax Map pages 29-3 and 29-4, and

WHEREAS, the owners of the three parcels have offered to grant the dedications without any monetary consideration, provided that density credit is granted in connection with any future development of their lands,

THEREFORE, BE IT RESOLVED that this Board approves density credit pursuant to § 2-308 (Subsection 5), Fairfax County Zoning Ordinance, for land dedicated to public use by the said owners in connection with the project above, in accordance with the summary sheet and dedication plats attached hereto as Exhibits A through D, inclusive.

A Copy Teste:



Ethel Wilcox Register, CMC  
Clerk to the Board

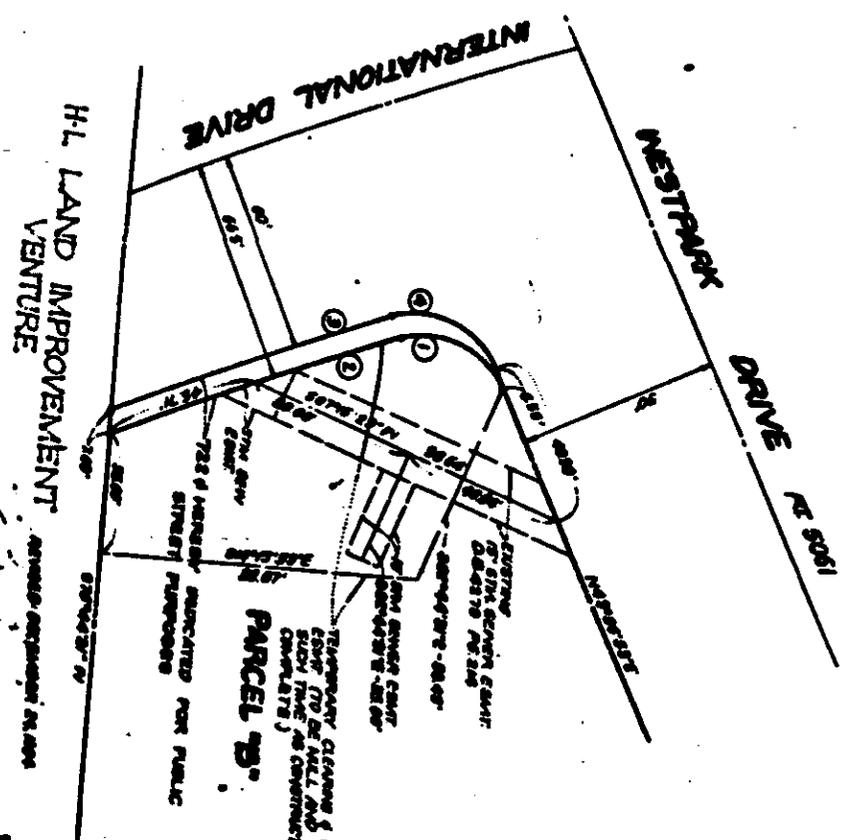
Summary Sheet re: Density Credit for International Drive Dedication

<u>Owner</u>	<u>Parcel</u>	<u>Zoning</u>	<u>Amount Dedicated</u>
Westpark Associates	29-4-7-B Parcel B, West- park Subdivision	C-7	722 Sq.Ft.
REI-Tyson's Associates	29-3-15-12 Lot 12, Leasco Office Park	C-4	969 & 10 Sq.F
H-L Land Improvement Venture	9.77625 Acres of 29-4-1-11	R-30	71,162 Sq.Ft.

Dedication Plats are Attached.

- NOTES:**
1. THE PROPERTY DEPICTED ON THIS PLAN IS LOCATED ON ASSASSIN WAY 28-4-1.
  2. THE PROPERTY SHOWN HEREON WAS ACQUIRED BY PARTNER ASSOCIATES IN 1978.

ASSASSIN WAY 28-4-1



*Handwritten signature*

**CURVE TABLE**

NO	PI	PC	PT	PI	PC	PT	PI	PC	PT	PI	PC	PT
1	25.00'	82.5512'	82.5512'	25.00'	25.00'	82.5512'	82.5512'	25.00'	25.00'	82.5512'	82.5512'	25.00'
2	112.00'	60.2512'	60.2512'	112.00'	112.00'	60.2512'	60.2512'	112.00'	112.00'	60.2512'	60.2512'	112.00'
3	100.00'	60.2512'	60.2512'	100.00'	100.00'	60.2512'	60.2512'	100.00'	100.00'	60.2512'	60.2512'	100.00'
4	25.00'	82.5512'	82.5512'	25.00'	25.00'	82.5512'	82.5512'	25.00'	25.00'	82.5512'	82.5512'	25.00'

**WESTPARK SUBDIVISION**  
 PLAT SHOWING  
 STREET DEDICATION  
 AND WAREHOUSE BASEMENTS  
 TRU PARCEL "B"

**DEWBERRY & DAVIS**  
 ENGINEERS ARCHITECTS PLANNERS SURVEYORS  
 600 ALABAMA BUILDING FARMING, VA

LEASCO OFFICE PARK  
PARCEL 11 B

LOT 12

GREENSBORO DRIVE  
SITE 5005

LEASCO OFFICE PARK

H.L. LAND IMPROVEMENT VENTURE

NOT TO SCALE  
TO BE ASSUMED AND TO BE  
AS SHOWN BY ALL-TERRAIN SURVEY  
IN THE CASE OF THE  
CONSTRUCTION TO BE MADE AND NOT OF SUCH THAT  
AS CONSTRUCTION IS COMPLETE

PRINTED  
JAN 5 1968

BY

*[Handwritten Signature]*

SCALE: 1" = 50'  
ENGINEERS, ARCHITECTS & PLANNERS  
AND IMPROVEMENT CLASSING & ENGINEERING  
THRU LOT 12  
GREENSBORO DISTRICT  
MARKET STREET, WASHINGTON  
D.C. 20540



At a regular meeting of the Board of Supervisors of Fairfax County Virginia, held in the Board Room in the Massey Building at Fairfax, Virginia, on the 15th day of October, 1984, the following ordinance was adopted:

AN ORDINANCE AMENDING THE ZONING ORDINANCE  
PROPOSAL NO. RZ 84-D-049

WHEREAS, H-L Land Improvement Venture, filed in the proper form, an application requesting the zoning of a certain parcel of land hereinafter described, from the C-7 District to the PDC 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 Dranesville District, and more particularly described as follows (see attached legal description):

Be, and hereby is, zoned to the PDC District, and said property is the subject to the use regulations of said PDC District, 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 15th day of October, 1984.

  
Ethel Wilcox Register, CMC  
Clerk to the Board of Supervisors

The Conceptual Development Plan was approved with proffers.

At a regular meeting of the Board of Supervisors of Fairfax County, Virginia held in the Board Room in the Massey Building at Fairfax County, Virginia, on Monday, April 15, 1985, at which meeting a quorum was present and voting, the following resolution was adopted:

WHEREAS, the construction of the public street known as International Drive in connection with the development of Tysons II will require street dedications on three parcels of land located on Tax Map pages 29-3 and 29-4, and

WHEREAS, the owners of the three parcels have offered to grant the dedications without any monetary consideration, provided that density credit is granted in connection with any future development of their lands,

THEREFORE, BE IT RESOLVED that this Board approves density credit pursuant to § 2-308 (Subsection 5), Fairfax County Zoning Ordinance, for land dedicated to public use by the said owners in connection with the project above, in accordance with the summary sheet and dedication plats attached hereto as Exhibits A through D, inclusive.

A Copy Teste:



Ethel Wilcox Register, CMC  
Clerk to the Board

DESCRIPTION OF  
PART OF THE PROPERTY OF  
H-L LAND IMPROVEMENT VENTURE  
DRANESVILLE DISTRICT  
FAIRFAX COUNTY, VIRGINIA

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Beginning at a point on the Northeasterly line of International Drive, said point being S 62° 31' 57" E, 906.27 feet from a point on the Southeasterly R/W line of Westpark Drive marking the most Northerly corner of Lot 9, Section 4, Leasco Office Park; thence thru the property of H-L Land Improvement Venture N 35° 56' 59" E, 946.02 feet to a point on the Southerly line of Parcel "B" Westpark Subdivision; thence with the Southerly lines of Parcel "B", Westpark Subdivision the following courses: N 75° 44' 21" E, 716.70 feet and S 15° 11' 07" E, 125.31 feet to a point marking the most Westerly corner of Lot 10, Westpark Subdivision; thence with the Southwesterly line of Westpark Subdivision and continuing with the Southwesterly line of National Machine Tool Builders Association S 49° 13' 10" E, 2175.22 feet to a point on the Westerly R/W line of Westpark Drive; thence with the Westerly R/W line of Westpark Drive and continuing with the Northerly R/W line of Chain Bridge Road (Route #123) the following courses: with a curve to the left whose radius is 590.87 feet (and whose chord is S 17° 33' 20" W, 386.96 feet) an arc distance of 394.23 feet; S 01° 33' 30" E, 239.12 feet; with a curve to the right whose radius is 183.93 feet (and whose chord is S 29° 49' 20" W, 191.56 feet) an arc distance of 201.49 feet; with a curve to the right whose radius is 916.00

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Part of the Property of  
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feet (and whose chord is S 65° 28' 14" W, 136.26 feet) an arc distance of 136.39 feet; S 78° 31' 08" W, 370.15 feet; S 63° 45' 12" W, 29.52 feet; S 78° 57' 31" W, 173.96 feet; with a curve to the left whose radius is 94.00 feet (and whose chord is S 62° 27' 15" W, 53.41 feet) an arc distance of 54.15 feet; S 80° 59' 55" W, 602.68 feet and S 81° 23' 47" W, 585.27 feet to a point on the Easterly R/W line of International Drive; thence with the Easterly R/W line of International Drive the following courses: with a curve to the right whose radius is 25.00 feet (and whose chord is N 53° 26' 28" W, 35.46 feet) an arc distance of 39.41 feet; with a curve to the right whose radius is 665.00 feet (and whose chord is N 00° 22' 50" E, 200.24 feet) an arc distance of 201.01 feet; with a curve to the left whose radius is 775.00 feet (and whose chord is N 00° 23' 56" E, 232.88 feet) an arc distance of 233.76 feet and N 08° 14' 32" W, 47.01 feet to a point at the terminus of International Drive; thence with the said terminus S 81° 45' 28" W, 110.00 feet to an iron pipe set marking the most Easterly corner of Parcel "A", Section 3, Leasco Office Park; thence with the Easterly lines of Section 3 and continuing with the Northerly lines of the aforementioned Section 4, Leasco Office Park the following courses: N 08° 14' 32" W, 663.43 feet; N 12° 46' 02" W, 104.92 feet; N 21° 49' 02" 104.92 feet; N 30° 52' 02" W, 104.92 feet; N 39° 55' 02" W, 104.92 feet; N 48° 58' 02" W, 104.92 feet; N 58° 00' 21" W, 105.02 feet and N 62° 31' 57" W,



Description of  
Part of the Property of  
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260.85 feet to the point of beginning, containing 106.8352 acres of land.

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

MP/njt

