



FAIRFAX COUNTY

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OFFICE OF COMPREHENSIVE PLANNING
Zoning Evaluation Division
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November 15, 1993

Daniel J. Lund, Senior Vice President
OA Partners
705 Melvin Avenue, Suite 102
Annapolis, Maryland 21401

Re: Interpretation of Proffer Number G-3, Land Bay D, Government Center

Dear Mr. Lund:

This is in response to your letter of October 18, 1993 requesting an interpretation of Proffer Number G-3 accepted by the Board of Supervisors in conjunction with the approval of PCA 86-W-001-2. As I understand it, given the September 10, 1993 letter from the Virginia Department of Transportation, the question is whether Proffer G-3 has been satisfied. Copies of the above referenced letter and attachments are attached.

Proffer Number 3 under Section G., Trails of the accepted proffers states that the purpose of the signal is to allow residents of Land Bay D north of the parkway to have safe access to the recreational facilities located south of the parkway. These recreational facilities have not been constructed nor are the units in Land Bay D occupied. Also, it should be noted that Government Center Parkway and the rest of the road network feeding into it have not been completed at this time. Based on this information, it is premature to determine that the signal should or should not be permitted at this time. Therefore, it is my determination that Proffer Number G-3 has not been satisfied. This determination has been reviewed with the Office of Transportation and has been made in my capacity as the duly authorized agent of the Zoning Administrator. If you have any questions regarding this interpretation, please feel free to contact me or Peter Braham at (703) 324-1290.

Sincerely,

Barbara A. Byron, Director
Zoning Evaluation Division, Office of Comprehensive Planning

BAB/PB

Attachments: A/S

cc: Michael Frey, Supervisor, Sully District
Ronald Koch, Planning Commissioner, Sully District
Jane W. Gwinn, Zoning Administrator
Edward J. Jankiewicz, Director, Design Review Division, DEM
Robert L. Moore, Office of Transportation
John Donnelly, Design Review Division, DEM
Anne Hagen, Senior Traffic Engineer, VDOT
Sam Demme, Bonds and Agreements Branch, DRD, DEM
File: PCA 86-W-001-2

