



FAIRFAX COUNTY

OFFICE OF THE CLERK
BOARD OF SUPERVISORS
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V I R G I N I A

www.fairfaxcounty.gov/gov/bos/clerkhomepage.htm

Email: clerktothebos@fairfaxcounty.gov

November 4, 2003

Robert A. Lawrence
Reed Smith LLP
3110 Fairview Park Drive, Suite 1400
Falls Church, Virginia 22042

RE: Proffered Condition Amendment PCA 89-D-060-3

Dear Mr. Lawrence:

Enclosed you will find a copy of an Ordinance adopted by the Board of Supervisors at a regular meeting held on October 27, 2003, approving Proffered Condition Amendment PCA 89-D-060-3 in the name of Dulles Greene, L.P., to amend the proffers for RZ 89-D-060 previously approved for residential development to permit an increase in parking and site modifications with no increase in density, located in the northeast and northwest quadrants of the intersection of Dulles Green Drive and Rock Hill Road, Tax Map 15-2 ((1)) 8A; 16-1 (1) 5B and 10, subject to the proffers dated September 29, 2003, consisting of approximately 39.62 acres of land zoned PDH-20, located in the Dranesville District.

The Board also reaffirmed the following, which was previously approved:

- Modifications of the transitional screening and barrier requirements, in favor of that depicted on the Conceptual Development Plan Amendment/Final Development Plan Amendment.
- Waiver of the 600-foot maximum length requirement for private streets.

Sincerely,

Nancy Vehrs
Clerk to the Board of Supervisors

NV/ds

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cc: **Chairman Katherine K. Hanley**
Supervisor Mendelsohn, Dranesville District
Janet Coldsmith, Director, Real Estate Division, Department of Tax Administration
Michael R. Congleton, Deputy Zoning Administrator, Dept. of Planning and Zoning
Barbara A. Byron, Director, Zoning Evaluation Division, DPZ
Thomas Conry, Department Manager, GIS, Mapping/Overlay
Angela K. Rodeheaver, Section Chief, Transportation Planning Division, DOT
Charles Strunk, Project Planning Section, DOT
Michelle Brickner, Director, Office of Site Development Services, DPWES
Proffer Administrator, Plans & Document Control, OSDS, DPWES
Department of Highways, VDOT
Land Acquisition and Planning Division, Park Authority
Lee District Planning Commissioner
James Patteson, Director, Facilities Management Division, DPWES
Gary Chevalier, Office of Capital Facilities, Fairfax County Public Schools

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 27th day of October, 2003, the following ordinance was adopted:

AN ORDINANCE AMENDING THE ZONING ORDINANCE
PROFFERED CONDITION AMENDMENT PCA 89-D-060-3

WHEREAS, Dulles Greene, LP filed in the proper form an application to amend the proffers for RZ 89-D-060 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

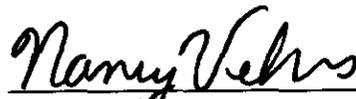
WHEREAS, this Board has today held a duly called public hearing and after due consideration of the reports, recommendation, testimony and facts pertinent to the proposed amendment, the Board is of the opinion that the Ordinance should be amended,

NOW, THEREFORE, BE IT ORDAINED, that that certain parcel of land situated in the Dranesville 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 27th day of October, 2003.



Nancy Velts

Clerk to the Board of Supervisors