

COMMONWEALTH OF VIRGINIA
COUNTY OF FAIRFAX

4100 CHAIN BRIDGE ROAD
FAIRFAX, VIRGINIA 22030



July 9, 1986

Martin D. Walsh, Esquire
Walsh, Colucci, Malinchak,
Emrich, and Lubeley, P.C.
950 North Glebe Road - Suite 300
Arlington, Virginia 22203

Re: Proffered Condition Amendment
Number PCA 84-D-077-1
(Concurrent with RZ 85-D-127)

Dear Mr. Walsh:

Enclosed you will find a copy of an Ordinance adopted by the Board of Supervisors at a regular meeting held on June 23, 1986, approving Proffered Condition Amendment PCA 84-D-077-1 in the name of NV Commercial, Incorporated, on subject parcels 30-1 ((1)) 12 consisting of approximately 1.45 acres in Dranesville District.

The Board also waived the barrier requirement and modification of the transitional screening requirements along the north and southwest sides in favor of the landscaping plan dated May 19, 1986, and waived the 75-foot minimum setback from Interstate 495.

In addition the Board directed that the Department of Environmental Management send the conservation easement, when received, to the County Attorney's Office.

Very truly yours,

Ethel Wilcox Register, CMC
Clerk to the Board of Supervisors

EWR:ns

cc: Lurty C. Houff, Jr., Director
Real Estate Division
Gilbert R. Knowlton, Deputy
Zoning Administrator
✓ Richard D. Faubion, Director
Zoning Evaluation Division

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 23rd day of June, 1986, the following ordinance was adopted:

AN ORDINANCE AMENDING THE ZONING ORDINANCE
PROFFERED CONDITION AMENDMENT PCA 84-D-077-1
(CONCURRENT WITH RZ 85-D-127)

WHEREAS, NV Commercial, Incorporated, filed in the proper form, an application requesting amendment to the plan of a certain parcel of land, hereinafter described, by amending conditions proffered and accepted pursuant to Virginia Code Ann. § 15.1.491(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., § 15.1-491(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 23 day of June, 1986.

Ethel Wilcox Register, CMC
Clerk to the Board of Supervisors

NVCOMMERCIAL PROFFERS

PROFFERED CONDITION AMENDMENT 84-D-077-1
REZONING APPLICATION 85-D-127

June 2, 1986

Pursuant to Section 15.1-491 (a) of the Code of Virginia, 1950 edition as amended, the applicant proffers contingent upon approval of the Generalized Development Plan (GDP) at an FAR of 0.38 and rezoning the subject property to "I-3" as follows:

1. The subject property shall be developed in accordance with the GDP dated May 8, 1986, as amended, prepared by Burton & Hudgins, P.C. and will be used for office and accessory uses only. These proffers shall supercede all previous proffers on the subject property.

2. Applicant commits to preserve the existing vegetation in conformance with the Landscaping Plan dated May 8, 1986, prepared by Donovan, Feola, Balderson & Associates subject to the approval of the County arborist.

3. Applicant will dedicate forty-five (45) feet of right of way measured from the existing center line of Lewinsville Road along the subject property's frontage and will construct right and left turn lanes into the site as shown on the GDP and attached exhibit dated May 14, 1986 prepared by Bellomo-McGee, Inc., in accordance with the Virginia Department of Highways and Transportation standards.

4. Applicant agrees to provide a buffer area, a minimum of 40 feet wide from the dedicated right of way line stated in Proffer No. 3 above along Lewinsville Road to the closest point of the proposed office building and parking. Supplemental landscaping will be provided for any areas disturbed by construction in conformance with the landscaping plan dated April 21, 1986 as amended and prepared by Donovan, Feola, Balderson & Associates. *A conservation easement for this area shall be provided and recorded upon completion of construction of the project.*

5. In lieu of a sidewalk, Applicant will provide a six foot (6') wide asphalt trail along the subject property's Lewinsville Road frontage within the dedicated right of way, subject to VDH&T approval. *6/23/86*

6. Applicant agrees to fund the installation of a traffic signal at the intersection of Lewinsville Road and Scotts Run Road upon demand from VDH&T. Applicant's responsibility to fund said signal shall expire on June 1, 1996.

7. Applicant agrees to relocate the current bus stop to a location selected by VDH&T.

NVCommercial Proffers:
PCA 84-D-077-1, RZ 85-D-127

NVCommercial, Incorporated

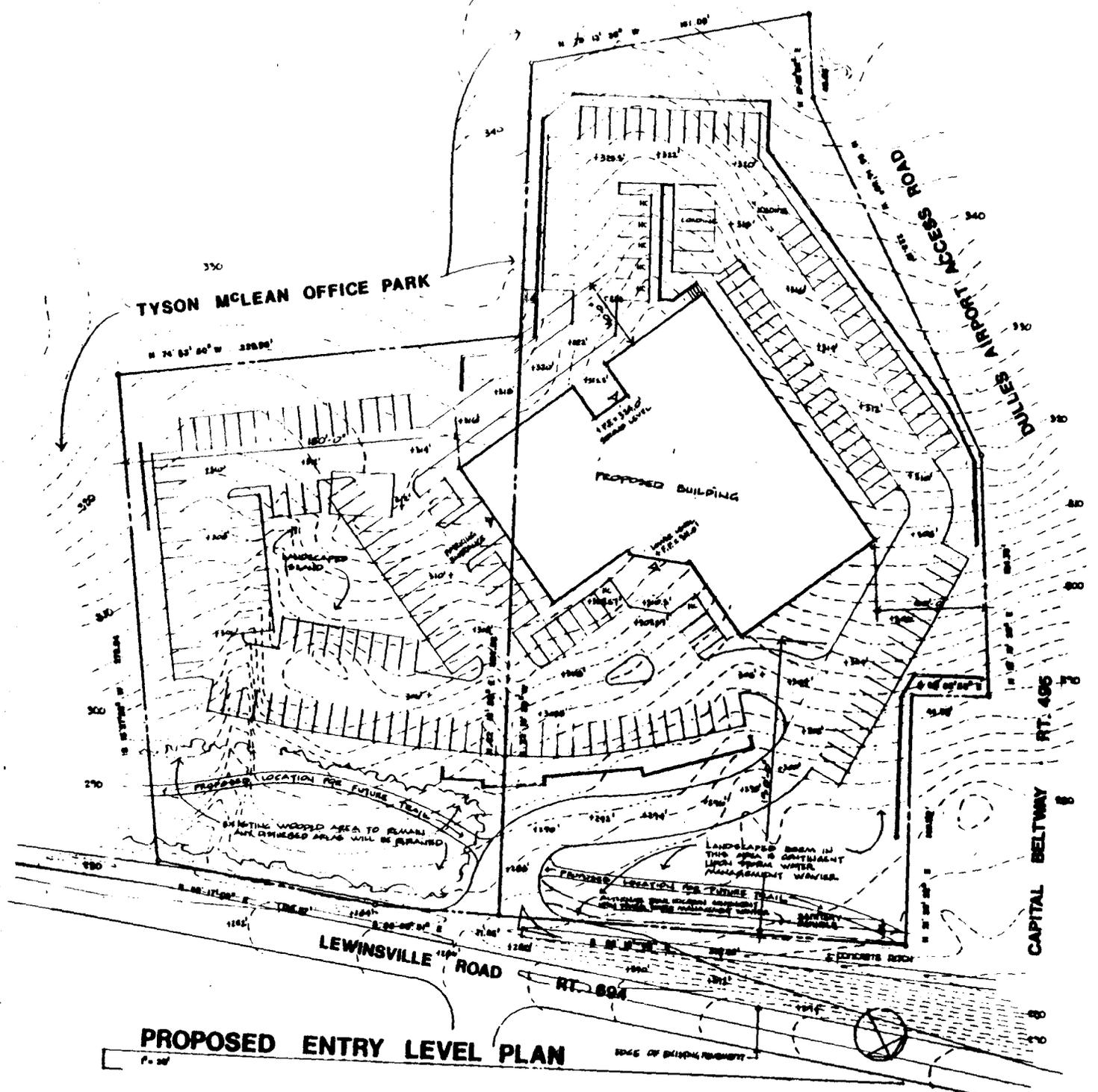
BY: Christine McE. Kaufman
Christine McE. Kaufman

Dwight C. Schar, TRUSTEE
Dwight C. Schar, Trustee

LEWINSVILLE LIMITED PARTNERSHIP

BY: [Signature]

BOYCE PROFFERS: DFTKCM
6/28/85
Rev. 7/11/85
" 7/19/85
" 7/22/85
" 4/23/86
" 5/12/86
" 5/15/86
" 5/19/86
" 6/02/86



PROPOSED ENTRY LEVEL PLAN

P. 30

SIDE OF BUILDING FOOTPRINT

