



County of Fairfax, Virginia

To protect and enrich the quality of life for the people, neighborhoods and diverse communities of Fairfax County

February 12, 2007

Hillary Zahm, AICP
Cooley Godward Kronish LLP
11951 Freedom Drive
Reston, Virginia 20190-5656

RE: Rezoning Application Number RZ 2005-MA-002

Dear Ms. Zahm:

Enclosed you will find a copy of an Ordinance adopted by the Board of Supervisors at a regular meeting held on February 5, 2007. The Board's action grants Rezoning Application Number RZ 2005-MA-002 in the name of Pacific Lane Partners, LLC to rezone certain property in the Mason District from the R-2, C-5, and HC Districts to the C-2 and HC Districts. The subject property is located in the southeast quadrant of Little River Turnpike and Columbia Road on approximately 1.99 acres and is subject to the proffers dated February 2, 2007.

The Board also:

- **Modified the transitional screening requirements on the southern property boundary and a portion of the eastern property boundary in favor of that shown on the Generalized Development Plan (GDP).**
- **Modified the height of the required barrier to permit a wall up to six feet in height in the front yards adjacent to Randolph Drive and Columbia Road.**
- **Modified the transitional screening requirements and waived the barrier requirements on the northern property boundary in favor of that shown on the GDP.**
- **Waived the service drive requirement along Little River Turnpike in favor of the travel aisle as shown on the GDP.**

Sincerely,

Nancy Vehrs
Clerk to the Board of Supervisors

NV/cwb

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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 5th day of February, 2007, the following ordinance was adopted:

AN ORDINANCE AMENDING THE ZONING ORDINANCE
PROPOSAL NUMBER RZ 2005-MA-002

WHEREAS, Pacific Lane Partners, LLC filed in the proper form an application requesting the zoning of a certain parcel of land herein after described, from the R-2, C-5, and HC Districts to the C-2 and HC Districts, 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

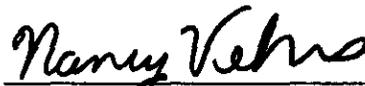
WHEREAS, this Board has today held a duly called public hearing and after due consideration of the reports, recommendation, testimony and facts pertinent to the proposed amendment, the Board is of the opinion that the Ordinance should be amended,

NOW, THEREFORE, BE IT ORDAINED, that that certain parcel of land situated in the Mason District, and more particularly described as follows (see attached legal description):

Be, and hereby is, zoned to the C-2 and HC Districts, and said property is subject to the use regulations of said Mason District, and further restricted by the conditions proffered and accepted pursuant to Va. Code Ann., 15.2-2303(a), which conditions are in addition to the Zoning Ordinance regulations applicable to 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 parcel.

GIVEN under my hand this 5th day of February, 2007.



Nancy Veirs

Clerk to the Board of Supervisors