



FAIRFAX COUNTY

OFFICE OF THE CLERK
BOARD OF SUPERVISORS

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V I R G I N I A

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July 7, 2005

Elizabeth D. Baker, Land Use Coordinator
Walsh, Colucci, Lubeley, Emrich & Terpak, PC
2200 Clarendon Boulevard, 13th Floor
Arlington, Virginia 22201-3359

RE: Rezoning Application Number RZ 2005-MA-005
(Concurrent with SEA 84-M-088)

Dear Ms. Baker:

Enclosed you will find a copy of an Ordinance adopted by the Board of Supervisors at a regular meeting held on June 20, 2005, granting Rezoning Application Number RZ 2005-MA-005 in the name of Goodwin House Incorporated to rezone certain property in the Mason District from C-3 District, Commercial Revitalization District (CRD); Sign Control (SC) and Highway Corridor (HC) Overlay Districts to the C-4 District; CRD, SC, and HC Overlay Districts, located on the west side of South Jefferson Street immediately south of the Fairfax County/Arlington County boundary at 3440 South Jefferson Street (Tax Map 62-1 ((1)) 16G), to permit commercial development with an overall Floor Area Ratio (FAR) of 1.65, subject to the proffers dated June 17, 2005, consisting of approximately 7.89 acres.

The Board also modified:

- **The transitional screening on the northern property boundary in favor of that shown on the GDP/SE Plat.**
- **The Baileys Crossroads streetscape standards in favor of that shown on the GDP/SE Plat.**
- **The loading space requirement to permit three, instead of five, loading spaces.**

Sincerely,

Nancy Velts
Clerk to the Board of Supervisors

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 20th day of June, 2005, the following ordinance was adopted:

**AN ORDINANCE AMENDING THE ZONING ORDINANCE
PROPOSAL NUMBER RZ 2005-MA-005
(CONCURRENT WITH SEA 84-M-088)**

WHEREAS, Goodwin House Incorporated filed in the proper form an application requesting the zoning of a certain parcel of land herein after described, from the C-3 District, Commercial Revitalization District (CRD); Sign Control (SC) and Highway Corridor (HC) Overlay Districts to the C-4 District; CRD, SC, and HC Overlay 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-4 District; CRD, SC, and HC Overlay Districts, and said property is subject to the use regulations of said the C-4 District; CRD, SC, and HC Overlay Districts, 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 20th day of June, 2005.



Nancy Velts

Clerk to the Board of Supervisors