



FAIRFAX COUNTY

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V I R G I N I A

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October 5, 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-008

Dear Ms. Baker:

Enclosed you will find a copy of an Ordinance adopted by the Board of Supervisors at a regular meeting held on September 26, 2005, granting Rezoning Application Number RZ 2005-MA-008 in the name of FF Realty and Clemente LLC to rezone certain property in the Mason District from C-3 and R-3 Districts, Sign Control Overlay, Highway Corridor Overlay, and Commercial Revitalization Districts to the Planned Residential Mixed-Use, Sign Control Overlay, Highway Corridor Overlay, and Commercial Revitalization Districts, located on the east side of South George Mason Drive, south of the Arlington County line, and west of South Fourteenth Street (Tax Map 62-3 ((1)) 13A, 14, 15, 17, 18, and 19; 62-3 ((7)) 1A, 2A, 3, 4, 5, 6A, 7A, 8, 9, and 10 and portions of Condit Court, South Greenbriar Street, and related cul-de-sacs public rights-of-way to be vacated and/or abandoned), subject to the proffers dated September 23, 2005, consisting of approximately 7.21 acres. (Approval of this application may enable the vacation and/or abandonment of portions of the public rights-of-way for Condit Court, South Greenbriar Street and related cul-de-sacs to proceed under Section 15.2-2272 (2) of the Code of Virginia).

The Board approved the Conceptual Development Plan; the Planning Commission having previously approved Final Development Plan Application FDP 2005-MA-008, subject to the FDP conditions dated August 31, 2005, and subject to the Board's approval of RZ 2005-MA-008.

The Board also:

- Waived the service drive along Route 7 and of interparcel access to the church site to the west.

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- **Modified the loading space requirement from five spaces to three.**
- **Modified the transitional screening barrier and Bailey's Crossroads streetscape requirements in favor of sidewalks and streetscapes shown on the Conceptual Development Plan (CDP)/ Final Development Plan (FDP).**
- **Modified the trail requirement on Route 7 and South George Mason Drive in favor of the sidewalks and streetscape shown on the CDP/FDP.**

Sincerely,



Nancy Vehrs
Clerk to the Board of Supervisors

NV/ns

cc: Chairman Gerald E. Connolly
Supervisor Penelope A. Gross, Mason District
Janet Coldsmith, Director, Real Estate Div., Dept. of Tax Administration
Barbara A. Byron, Director, Zoning Evaluation Div., DPZ
Leslie B. Johnson, Deputy Zoning Administrator for Zoning Permit Review Branch
Thomas Conry, Dept. Mgr. - GIS - Mapping/Overlay
Angela K. Rodeheaver, Section Chief, Tmsprt'n. Planning Div.,
Charles Strunk, Project Planning Section, Dept. of Transportation
Michelle Brickner, Deputy Director, DPWES
Marie Langhorne, Plans & Document Control, OSDS, DPWES
Deloris Harris, DPWES
Department of Highways - VDOT
Kirk Holley, Park Planning Branch Mgr., FCPA
Gordon Goodlet, Development Officer, DHCD/Design Development Div.
District Planning Commissioner
Barbara J. Lippa, Executive Director, Planning Commission
Jack Seamon, Acting, Director, Facilities Mgmt. Div., DPWES
Gary Chevalier, Office of Capital Facilities, Fairfax County Public Schools