



County of Fairfax, Virginia

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

JED

January 18, 2006

David R. Lasso, Esquire
Venable LLP
8010 Towers Crescent Drive, Suite 300
Vienna, Virginia 22182

RE: Rezoning Application Number RZ 2005-LE-022

Dear Mr. Lasso:

Enclosed you will find a copy of an Ordinance adopted by the Board of Supervisors at a regular meeting held on January 9, 2006, granting Rezoning Application Number RZ 2005-LE-022, subject to the proffers dated January 4, 2006, and the Conceptual Development Plan development conditions dated January 9, 2006, in the name of Residence Inn By Marriott, Incorporated. This Ordinance rezones certain property in the Lee District from the C-6, Highway Corridor Overlay (HC), Sign Control Overlay (SC), and Commercial Revitalization (CRD) Districts to the Planned Development Commercial (PDC), HC, SC, and CRD Districts. The subject property, consisting of approximately 1.25 acres is located in the northwest quadrant of the intersection of Old Keene Mill Road and Backlick Road (Tax Map 80-4 ((1)) 10).

The Board also:

- Modified the Countywide Trail Plan.
- Approved a 20 percent parking reduction.
- Modified the minimum front yard requirement along Backlick Road, Old Keene Mill Road, and Amherst Avenue.
- Modified the minimum rear yard requirement along the northern boundary of the site.
- Modified the peripheral parking lot landscaping requirement along the northern boundary of the site.
- Recommended that the Director of the Department of Public Works and Environmental Services waive the interparcel access requirement to the north and approve the modification of the off-street loading space requirement.

Office of Clerk to the Board of Supervisors
12000 Government Center Parkway, Suite 533
Fairfax, Virginia 22035

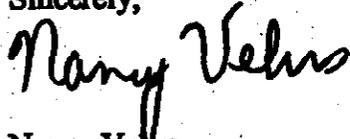
Phone: 703-324-3151 ♦ Fax: 703-324-3926 ♦ TTY: 703-324-3903

Email: clerktothebos@fairfaxcounty.gov

<http://www.fairfaxcounty.gov/bosclerk>

On December 8, 2005, the Planning Commission approved Final Development Plan Application FDP 2005-LE-022, subject to the development conditions dated December 8, 2005, with the addition of a new Condition 6 to read: "Twelve months after the issuance of the Non-residential Use Permit, the applicant shall conduct a review of the \$25 per month stipend program with the Lee District Planning Commissioner. If this program is not operating to encourage the use of mass transit, the resources can be redirected for other TDM measures."

Sincerely,



Nancy Vehrs
Clerk to the Board of Supervisors

NV/ns

cc: Chairman Gerald E. Connolly, Board of Supervisors
Supervisor Dana Kauffman, Lee District
Janet Coldsmith, Director, Real Estate Division, Department of Tax Administration
Barbara A. Byron, Director, Zoning Evaluation Division, Dept. of Planning and Zoning
Leslie B. Johnson, Deputy Zoning Administrator, Zoning Permit Review Branch, DPZ
Thomas Conry, Department Manager, GIS - Mapping/Overlay
Charles Strunk, Project Planning Section, Department of Transportation
Angela K. Rodeheaver, Section Chief, Transportation Planning Division, DOT
Michelle Brickner, Assistant Director, Land Development Services, DPWES
Ken Williams, Plans & Document Control, ESRD, DPWES
Deloris Harris, Environmental and Site Review Division, DPWES
Department of Highways - VDOT
Sandy Stallman, Park Planning Branch Manager, Park Authority
Gordon Goodlett, Design Development Div., Dept. of Housing and Community Dev.
Lee District Planning Commissioner, Planning Commission
Barbara J. Lippa, Executive Director, Planning Commission
Jose Comayagua, Director, Facilities Management Department
Gary Chevalier, Office of Capital Facilities, Fairfax County Public Schools

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Department of Planning & Zoning
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Zoning Evaluation Division