



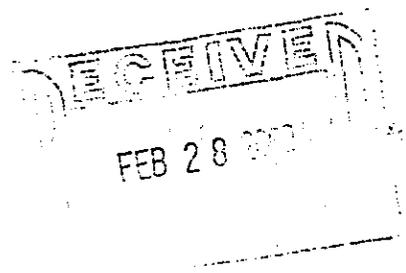
FAIRFAX COUNTY

OFFICE OF THE CLERK
BOARD OF SUPERVISORS
12000 Government Center Parkway, Suite 533
Fairfax, Virginia 22035-0072

V I R G I N I A

February 11, 2000

Telephone: 703-324-3151
FAX: 703-324-3926
TTY: 703-324-3903



Michael J. Giguere, Esquire
McGuire, Woods, Battle & Boothe LLP
1750 Tysons Boulevard – Suite 1800
McLean, Virginia 22102-3915

RE: Proffered Condition Amendment
Number PCA 80-S-088

Dear Mr. Giguere:

Enclosed you will find a copy of an Ordinance adopted by the Board of Supervisors at a regular meeting held on January 24, 2000, approving Proffered Condition Amendment PCA 80-S-088 in the name of Glen Alden, LLC, on subject parcel 56-1 ((1)) 39A, subject to the proffers dated September 21, 1999, consisting of approximately 1.19 acres located in Sully District.

The Board also modified the transitional screening requirement and waived the barrier requirement along all property boundaries in favor of that shown on the Conceptual Development Plan/Final Development Plan.

The Conceptual Development Plan was approved; the Planning Commission having previously approved Final Development Plan FDP 80-S-088-2 on October 20, 1999, subject to development conditions dated September 24, 1999, and subject to the Board's approval of PCA 80-S-088.

Sincerely,

Nancy Vefrs
Clerk to the Board of Supervisors

NV/ns

PCA 80-S-088
February 11, 2000

- 2 -

cc: Chairman Katherine K. Hanley
Supervisor Sully District
Janet Coldsmith, Director, Real Estate Div., Dept. of Tax Administration
Michael R. Congleton, Deputy Zoning Administrator
Barbara A. Byron, Director, Zoning Evaluation Div., DPZ
Thomas Conry, Dept. Mgr. - GIS - Mapping/Overlay
Robert Moore, Trnsprt'n. Planning Div., Dept. of Transportation
Ellen Gallagher, Project Planning Section, Dept. of Transportation
Michelle Brickner, Deputy Director, DPW&ES
DPW&ES - Bonds & Agreements
Frank Edwards, Department of Highways - VDOT
Land Acq. & Planning Div., Park Authority
District Planning Commissioner
Thomas Dorman, Director, Facilities Mgmt. Div., DPW&ES
Barbara J. Lippa, Executive Director, Planning Commission

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 24th day of January, 2000, the following ordinance was adopted:

AN ORDINANCE AMENDING THE ZONING ORDINANCE
PROFFERED CONDITION AMENDMENT PCA 80-S-088

WHEREAS, Glen Alden, LLC 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. § 15.2-2303(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 Sully 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. § 15.2-2303(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 24th day of January, 2000.



Nancy Veers
Clerk to the Board of Supervisors

Bengtson, DeBell & Elkin



A Division of **BURGESS & NIPLE**

JANUARY 12, 1999

**METES AND BOUNDS DESCRIPTION
ON THE
ALBERT CHAIKEN, TRUSTEE PROPERTY
DEED BOOK 6035, PAGE 1509
SPRINGFIELD DISTRICT
FAIRFAX COUNTY, VIRGINIA**

Bengtson, DeBell & Elkin
A Division of
Burgess & Niple, Inc.
4160 Pleasant Valley Road
Chantilly, VA 20151
703 631.9630
Fax 703 631.6041

Beginning at a point at the northeasterly property corner of Parcel "A", Section One, Glen Alden, said point being on the westerly right-of-way line of Holly Avenue, variable width, and being 75.43 feet in a northerly direction from a point of curvature at Lee Highway, Route 29-211; thence, S77°47'15"W, 210.44 feet departing from the westerly right-of-way line of Holly Avenue and running with the northerly property line of Parcel "A", Section One, Glen Alden, to a point on the easterly property line of the now or formerly MSW, Inc., Property; thence, N12°47'28"W, 276.99 feet with the easterly property line of the now or formerly MSW, Inc., Property to a point at the southwesterly corner of Parcel "C", Section One, Glen Alden; thence, S81°56'43"E, 257.05 feet with the southerly property line of Parcel "C", Section One, Glen Alden, to a point on the aforementioned westerly right-of-way line of Holly Avenue; thence, running with the westerly right-of-way line of said Holly Avenue, the following courses and distances:

Along the arc of a curve to the left, 440 feet in radius, an arc distance of 148.22 feet, the chord of said arc running S01°35'45"E, 147.52 feet to a point;
S11°14'47"E, 42.94 feet to the point

of beginning and containing 1.19146 acres of land.

No title report furnished.

RECEIVED
DEPARTMENT OF PLANNING AND ZONING
JAN 19 1999
ZONING EVALUATION