



FAIRFAX COUNTY

DPZ
OFFICE OF THE CLERK
BOARD OF SUPERVISORS
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Fairfax, Virginia 22035-0072

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April 20, 1999

Elizabeth D. Baker, Land Use Coordinator
Walsh, Colucci, Stackhouse, Emrich and Lubeley
2200 Clarendon Boulevard
Thirteenth Floor
Arlington, Virginia 22201-3359

RE: Proffered Condition Amendment
Number PCA 84-P-129-5

Dear Ms. Baker:

Enclosed you will find a copy of an Ordinance adopted by the Board of Supervisors at a regular meeting held on March 22, 1999 approving Proffered Condition Amendment PCA 84-P-129-5 in the name of Jade Dunn Loring Metro, L.L.C., on subject parcel 49-2 ((37)) C1, D2, E and F1, subject to the proffers dated February 2, 1999 consisting of approximately 6.84 acres located in Providence District.

The Conceptual Development plan was approved; the Planning Commission having previously approved FDPA 84-P-129-4 on December 17, 1998, subject to the Board's approval of PCA 84-P-129-5.

The Board also:

- Waived the 200 square foot privacy yard requirement for those townhomes which are rear loaded only.
- Waived the loading space requirements for the multifamily dwellings on Parcels C1 and F1.

PCA 84-P-129-5

April 20, 1999

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- **Waived the transitional screening and barrier requirements in the western periphery adjacent to Gallows Road.**

Sincerely,



Nancy Vehrs

Clerk to the Board of Supervisors

NV/ns

cc: Chairman Katherine K. Hanley
Supervisor-Providence 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
Fred R. Beales, Supervisor Base Property, 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 Acqu. & Planning Div., Park Authority
District Planning Commissioner
Thomas Dorman, Director, Facilities Mgmt. Div., DPW&ES

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 22nd day of March, 1999, the following ordinance was adopted:

**AN ORDINANCE AMENDING THE ZONING ORDINANCE
PROFFERED CONDITION AMENDMENT PCA 84-P-129-5**

WHEREAS, Jade Dunn Loring Metro, L.L.C. 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 Providence 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 22nd day of March, 1999.



Nancy Veltz
Clerk to the Board of Supervisors



Planning
 Site Engineering
 Transportation
 Environmental
 Surveying/Mapping

Greenhorne & O'Mara, Inc.

11211 WAPLES MILL ROAD

FAIRFAX, VIRGINIA 22030

PHONE 703-385-9000

Founded in 1950

FAX 703-385-5721

RECEIVED
 DEPARTMENT OF PLANNING AND ZONING

JUL 2 . 1998

ZONING EVALUATION DIVISION

July 2, 1998

DESCRIPTION OF
 METRO PLACE AT DUNN LORING
 PARCEL C

Beginning at a point in the easterly right-of-way of Park Tower Drive, said point also being the northwesterly corner of Parcel E, Metro Place at Dunn Loring; thence departing from said Parcel E and running with the easterly line of Park Tower Drive the following three (3) courses:

North 01° 42' 24" East, 160.20 feet to a point; thence,

286.54 feet along the arc of a curve deflecting to the right and having a radius of 185.00 feet and a chord bearing and distance of South 46° 04' 49" West, 258.75 feet to a point; thence,

South 89° 32' 49" East, 170.44 feet to a point being the terminus of the right-of-way for Park Tower Drive, said point being along the westerly line of Merrifield Village Apartments; thence, departing the right-of-way of Park Tower Drive and running with the westerly line of Merrifield Village Apartments the following two (2) courses:

South 00° 27' 11" West, 320.82 feet to a point; thence,

South 81° 51' 11" West, 159.95 feet to a point in the westerly line of the aforementioned Merrifield Village Apartments, said point also being the northeasterly corner of Parcel E, Metro Place at Dunn Loring; thence, departing from said Merrifield Village Apartments and running with the line of said Parcel E:

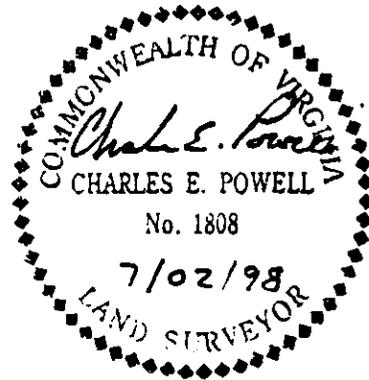
North 88° 30' 42" West, 200.78 feet to the point of beginning.

Containing 113,219 square feet or 2.59915 acres of land, more or less.

Greenhorne & O'Mara, Inc.

This description was prepared without the benefit of a title report which may reveal any additional conveyances and/or rights-of-way of record not taken into consideration in the preparation of this description.

CEP/vm





Planning
Site Engineering
Transportation
Environmental
Surveying/Mapping

Greenhorn & O'Mara, Inc.

11211 WAPLES MILL ROAD

FAIRFAX, VIRGINIA 22030

PHONE 703-385-9800

Founded in 1950

FAX 703-385-5721

July 2, 1998

DESCRIPTION OF
METRO PLACE AT DUNN LORING
PARCEL E

Beginning at a point in the westerly right-of way line of Park Tower Drive, said point also being the northeasterly corner of Parcel F1, Metro Place at Dunn Loring; thence departing from said Parcel F1 and running with the westerly line of Park Tower Drive the following four (4) courses:

42.78 feet along the arc of a curve deflecting to the left and having a radius of 285.66 feet and a chord bearing and distance of North 45° 21' 58" East, 42.74 feet to a point; thence,

North 41° 04' 33" East, 26.73 feet to a point; thence,

219.87 feet along the arc of a curve deflecting to the left and having a radius of 320.00 feet and a chord bearing and distance of North 21° 23' 25" East, 215.57 feet to a point; thence,

North 01° 42' 24" East, 80.00 feet to the southwest corner of Parcel C, Metro Place at Dunn Loring; thence, departing from Park Tower Drive and running with Parcel C, Metro Place at Dunn Loring,

South 88° 30' 42" East, 200.78 feet to a point in the line of Parcel C, Metro Place at Dunn Loring, said point also being a corner in the westerly line of Merrifield Village Apartments; thence, departing Parcel C and running with Merrifield Village Apartments the following two (2) courses:

South 00° 12' 50" East, 496.42 feet to a point; thence,