



FAIRFAX COUNTY

DP 2

**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
June 6, 2001

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

Keith C. Martin, Esquire
Walsh, Colucci, Stackhouse, Emrich and Lubeley, P.C.
2200 Clarendon Boulevard - 13th Floor
Arlington, Virginia 22201-3359

RE: Rezoning Application
Number RZ 2000-MA-065

Dear Mr. Martin:

Enclosed you will find a copy of an Ordinance adopted by the Board of Supervisors at a regular meeting held on May 21, 2001, granting Rezoning Application Number RZ 2000-MA-065 in the name of 6315 Bren Mar Associates, L.P., to rezone certain property in the Mason District from the I-3 and I-I Districts to the I-4 District, subject to the proffers dated May 18, 2001, generally located on the south side of Bren Mar Drive at the south termini of Sheldon Drive and Beryl Road, Tax Map 81-1 ((1)) 9 and 9A, consisting of approximately 28.85 acres.

The Board also:

- **Modified the transitional screening and barrier requirements along the northern property boundary in favor of that shown on the Generalized Development Plan and as conditioned.**
- **Waived the transitional screening and barrier requirements along the eastern property boundary, as conditioned.**
- **Waived the transitional screening and barrier requirements along the southern property boundary, as conditioned.**

Sincerely,

Nancy Vehrs
Clerk to the Board of Supervisors

NV/ns

RZ 2000-MA-065
June 6, 2001

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cc: Chairman Katherine K. Hanley
Supervisor-Mason 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
Charles Strunk, Project Planning Section, Dept. of Transportation
Michelle Brickner, Deputy Director, DPWES
DPWES - Bonds & Agreements
Frank Edwards, Department of Highways - VDOT
Land Acqu. & Planning Div., Park Authority
District Planning Commissioner
James Patteson, Director, Facilities Mgmt. Div., DPWES

RECEIVED
DEPARTMENT OF PLANNING AND ZONING
JUN 13 2001

ZONING EVALUATION DIVISION

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 21st day of May, 2001, the following ordinance was adopted:

**AN ORDINANCE AMENDING THE ZONING ORDINANCE
PROPOSAL NUMBER RZ 2000-MA-065**

WHEREAS, 6315 Bren Mar Associates, L.P. filed in the proper form an application requesting the zoning of a certain parcel of land herein after described, from the I-3 and I-I Districts to the I-4 District, 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 I-4 District, and said property is subject to the use regulations of said I-4 District, 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 21st day of May, 2001.



Nancy Vehrs
Clerk to the Board of Supervisors

RECEIVED
DEPARTMENT OF PLANNING AND ZONING

MAR 27 2001

METES & BOUNDS

**TAX MAP 081-1-01-0009
PARCEL 9
MASON MAGISTERIAL DISTRICT
FAIRFAX COUNTY, VIRGINIA**

ZONING EVALUATION DIVISION

BEGINNING AT A FOUND IRON PIPE AT THE SOUTHEASTERLY CORNER OF LOT 1, BLOCK F, SECTION 2, BREN MAR PARK; SAID POINT ALSO BEING THE WESTERLY RIGHT-OF-WAY OF BERYL ROAD. THENCE, DEPARTING LOT 1, BLOCK F, SECTION 2, AND CONTINUING WITH THE SOUTHERLY RIGHT-OF-WAY OF BERYL ROAD, AND CONTINUING WITH THE LINES OF BREN MAR PARK, SECTION 2: N 70 18' 15" E, 820.00' TO A FOUND IRON PIPE; N 65 38' 05" E, 159.06' TO A FOUND IRON PIPE; N 56 11' 45" E, 159.06' TO A FOUND IRON PIPE; N 36 40' 10" E, 152.48' TO A FOUND IRON PIPE. THENCE, N 43 33' 50" E, 112.02' TO A FOUND IRON PIPE, A CORNER TO COLUMBIA BAPTIST CHURCH. THENCE CONTINUING WITH COLUMBIA BAPTIST CHURCH, S 63 25' 35" E, 668.38' TO A POINT. THENCE CONTINUING WITH THE BOARD OF SUPERVISORS OF FAIRFAX COUNTY, S 21 15' 52" E, 49.11' TO A POINT IN THE NORTHERLY RIGHT-OF-WAY LINE OF THE SOUTHERN RAILWAY COMPANY. THENCE, WITH THE SOUTHERN RAILWAY COMPANY, S 70 12' 00" W, 1514.84' TO A FOUND IRON PIPE; S 40 47' 00" E, 32.13' TO A FOUND IRON PIPE; S 70 12' 00" W, 333.54'. THENCE, DEPARTING THE SOUTHERN RAILWAY COMPANY AND WITH THE LINE OF PARCEL 9A, N 19 41' 45" W, 387.19' TO THE POINT OF BEGINNING AND CONTAINING 15.3138 ACRES.

METES AND BOUNDS
TAX MAP 81-1-0001-0009A

BEGINNING at a point on the South R/W line of Bren Mar Drive said point also marking the Northwest corner of Lot 2, Block F, Section 2, BREN MAR PARK; thence departing from the said South R/W line of Bren Mar Drive and running with the Westerly line of Lot 2, and continuing with the Southerly line of Lots 1 and 2 of Block F, Section 2, Bren Mar Park South 19 degrees 41 minutes 45 seconds East, 140.00 feet and North 70 degrees 18 minutes 15 seconds East, 170.00 feet to a point marking the West R/W line of Beryl Road at its point of terminus; thence departing from Section 2, Block F, Bren Mar Park and running through the land of Bren Mar Development Company, Incorporated, South 19 degrees 41 minutes 45 seconds East 387.19 feet to a point of the R/W line of the Southern Railroad; thence with the said R/W line South 70 degrees 12 minutes 00 seconds West 1406.16 feet to a concrete monument on the Easterly line of the Virginia Realty Company, Incorporated, as recorded in Deed Book 531 at page 230; thence with the said Easterly line North 22 degrees 00 minutes 41 seconds West 369.58 feet to a concrete monument marking a Northeast corner of the said Virginia Realty Company, Incorporated; thence with a Northerly line of said Virginia Realty Company, Incorporated North 64 degrees 29 minutes 45 seconds West, 215.71 feet to a point on the aforementioned South R/W line of Bren Mar Drive; thence with the said South R/W line the following courses, with a curve to a left (whose radius is 630.00 feet, whose chord is 621.09 feet on a chord bearing North 85 degrees 42 minutes 00 second East) an arc distance of 649.47 feet, North 56 degrees 10 minutes 00 seconds East, 585.09 feet; with a curve to the right (whose radius is 970.00 feet, whose chord is 238.74 feet on a chord bearing North 63 degrees 14 minutes 07.5 seconds East) an arc distance of 239.34 feet to the point of beginning, containing 589,540 square feet or 13.53398 acres of land, more or less

RECEIVED
DEPARTMENT OF PLANNING AND ZONING

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ZONING EVALUATION DIVISION

PROFFERS

6315 BREN MAR ASSOCIATES, L.P.

RZ 2000-MA-065

May 18, 2001

Pursuant to Section 15.2-2303 (A), Code of Virginia, 1950 as amended, 6315 Bren Mar Associates, L.P. and their successors and assigns, and owners for themselves, their successors and assigns (hereinafter referred to as the "Applicant"), in RZ 2000-MA-065, filed for property identified on Fairfax County Tax Map as 81-1 ((1)) Parcel 9A and 9 (hereinafter referred to as the "Application Property"), agree to the following Proffers, provided that the Fairfax County Board of Supervisors (hereinafter referred to as the "Board") approves a rezoning of the Application Property from the I-3 and I-I Districts to the I-4 District.

1. GENERALIZED DEVELOPMENT PLAN (GDP)

- a. Subject to the provisions of Section 18-404 of the Fairfax County Zoning Ordinance (hereinafter referred to as the "Ordinance"), development of the Application Property shall be in substantial conformance with the GDP, (Sheets 1, 2 and 4) prepared by Ballato & Associates, P.C., dated April 7, 2001.
- b. No more than 120,000 square feet of the existing building shall be dedicated to warehouse use. No more than 180,000 square feet of the existing building shall be dedicated for office as a principal use and Private School of Special Education uses. The 120,000 square feet available for warehouse use, shall be limited to the area of the building denoted on the GDP.
- c. Permitted uses on Parcel 9A of the Application Property shall be limited to the following:
 1. Accessory uses and accessory service uses as permitted by Article 10.
 2. Establishments for printing of any size, production, processing, assembly, manufacturing, compounding, preparation, cleaning, servicing, testing, or repair of materials, goods or products in associated retail sales; however bulk storage of flammable materials for resale, and those particular heavy industrial uses set forth in Paragraph 13 of Section 9-501, shall not be permitted.

RZ-2000-MA-065 - 6315 BREN MAR ASSOCIATES LP

(Decision Only - Public Hearing held on May 10, 2001)

Commissioner Hall MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT IT APPROVE RZ-2000-MA-065, SUBJECT TO THE PROFFERS DATED MAY 16, 2001.

Commissioner Byers seconded the motion which carried unanimously with Commissioner Alcorn not present for the vote; Commissioner Kelso absent from the meeting.

Commissioner Hall MOVED THAT THE PLANNING COMMISSION RECOMMEND THE BOARD OF SUPERVISORS APPROVE A MODIFICATION OF THE TRANSITIONAL SCREENING REQUIREMENT AND A MODIFICATION OF THE BARRIER REQUIREMENT ALONG THE NORTHERN PROPERTY BOUNDARY IN FAVOR OF THAT SHOWN ON THE GDP AND AS CONDITIONED.

Commissioner Byers seconded the motion which carried unanimously with Commissioner Alcorn not present for the vote; Commissioner Kelso absent from the meeting.

Commissioner Hall MOVED THAT THE PLANNING COMMISSION RECOMMEND THE BOARD OF SUPERVISORS APPROVE A WAIVER OF THE TRANSITIONAL SCREENING REQUIREMENT AND A WAIVER OF THE BARRIER REQUIREMENT ALONG THE EASTERN PROPERTY BOUNDARY AS CONDITIONED.

Commissioner Byers seconded the motion which carried unanimously with Commissioner Alcorn not present for the vote; Commissioner Kelso absent from the meeting.

Commissioner Hall MOVED THAT THE PLANNING COMMISSION RECOMMEND THE BOARD OF SUPERVISORS APPROVE A WAIVER OF THE TRANSITIONAL SCREENING REQUIREMENT AND A WAIVER OF THE BARRIER REQUIREMENT ALONG THE SOUTHERN PROPERTY BOUNDARY IN FAVOR OF THAT SHOWN ON THE GDP AND AS CONDITIONED.

Commissioner Byers seconded the motion which carried unanimously with Commissioner Alcorn not present for the vote; Commissioner Kelso absent from the meeting.

REZONING APPLICATION

RZ 2000-MA-065

6315 BREN MAR ASSOCIATES, L.P.

FILED 12/05/00
AMENDED 03/30/01

TO REZONE: 28.85 ACRES OF LAND; DISTRICT - MASON

PROPOSED: REZONE FROM I-3 DISTRICT TO I-4 DISTRICT

LOCATED: SOUTH SIDE OF BREN MAR DRIVE AT SOUTHERN
TERMINUS OF SHELTON DRIVE AND BERYL
ROAD

ZONING: I-3 AND I-1

TO: I-4

OVERLAY DISTRICT(S):

MAP REF 081-1- /01/ /0009-A, 0009

