

COMMONWEALTH OF VIRGINIA
COUNTY OF FAIRFAX

4100 CHAIN BRIDGE ROAD
FAIRFAX, VIRGINIA 22030



August 3, 1982,

Mr. Charles Henry Smith
120 North Asaph Street
Alexandria, Virginia 22314

Re: Rezoning Application
Number RZ 82-C-016

Dear Mr. Smith:

Enclosed you will find a copy of the Ordinance adopted by the Board of Supervisors at a regular meeting held on July 26, 1982, granting, as proffered, RZ 82-C-016 in the name of Edward M. Smith, Trustee, et al, to rezone certain land in Centreville District from R-1 District to I-5 District on subject parcels 24-4 ((1)) 3 consisting of approximately 82.0011 acres.

Very truly yours,

Ethel Wilcox Register, cmc
Ethel Wilcox Register
Clerk to the Board

EWR/mg

cc: Mr. Patteson
Mr. Knowlton
✓ Mr. Steele
Mr. Beales

Rich Reid



COMMONWEALTH OF VIRGINIA
COUNTY OF FAIRFAX
4100 CHAIN BRIDGE ROAD
FAIRFAX, VIRGINIA 22030



April 1, 1982

Charles Henry Smith
120 N .St. Asaph Street
P.O. Drawer 1299
Alexandria, Virginia 22314

Re: Rezoning Application RZ 82-C-016

Dear Mr Smith,

Your letter of March 23, 1982 requesting waiver of the development plan submission in connection with the above-referenced rezoning application has been approved.

Please be advised, however, that the granting of this waiver does not imply a staff recommendation for ultimate approval of the zoning request. Staff recommendation will rely on a review and analysis of your basic request and consideration of any proffers to development conditions which you may submit in conjunction with the requested rezoning.

Sincerely yours,

Philip G. Yates

Philip G. Yates
Zoning Administrator

PGY/RR

0663Z

CHARLES HENRY SMITH
ATTORNEY AND COUNSELOR AT LAW
120 N. ST. ASAPH STREET
P.O. DRAWER 1299
ALEXANDRIA, VIRGINIA 22314
549-9000

March 23, 1982

Mr. Philip Yates
Deputy Director of Planning
Fairfax Building
10555 Main Street
Fairfax, Virginia 22030

Re: Zoning Application RZ 82-C-016;
Tax Map 24-4(1) 3; 82 acres

Dear Mr. Yates:

On behalf of the owners of this property, I hereby request a waiver of a generalized development plan relating to this rezoning application.

As I have stated in our Statement of Justification, the property is designated for industrial use in the Area III Land Use Plan, which is consistent with the site's proximity to Dulles Airport. There is ample site access via Sully Road and McLearn Road for any future development on the property.

The owners have no present intent to develop the property. They do wish, however, to bring the projected use of the property into conformity with the Land Use Plan.

While the actual use of the property has not yet been determined, the range of industrial or industrially oriented commercial activities permitted by the I-5 category will not significantly impact the community in the area nor the public facilities servicing the property.

I have included a copy of our Statement of Justification for your reference.

Should you have any questions regarding this matter, please call me. I thank you for your kind attention to this matter.

Very truly yours,

Charles Henry Smith
Charles Henry Smith



CHS:gs
Enc.
cc: Mr. Sidney R. Steele

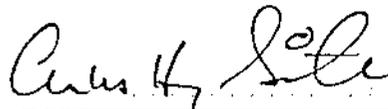
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STATEMENT OF JUSTIFICATION

This property is located just east of Dulles Airport, between Sully Road (Rt. 28) and Centreville Road (Rt. 657), with frontage on the north side of McLearen Road (Rt. 668). Presently zoned R-1, the parcel is designated on the Area III Land Use Plan as industrial, consistent with its proximity to Dulles Airport. This area is described in "Areas Related to Dulles Airport and Access Road" in the Area III Plan as one where industrial land use and site development would be compatible with the noise impact in the severe noise zones south and east of the Airport. There is ample access to the site for commercial and industrial traffic via Sully Road and McLearen Road.

While the applicant has no present plan to develop the property, the I-5 category provides for a wide range of industrial and industrially oriented commercial activities. Further the property is surrounded on three sides by industrially zoned land, and Horsepen Run on the fourth side provides a natural buffer to the adjoining unimproved residentially zoned land.

Rezoning of the subject parcel to an I-5 industrial category in accordance with the Land Use Plan will provide future support facilities for Dulles area industrial development without adversely impacting fringe residential communities in the area.



2/8/82

Charles Henry Smith
Counsel for Applicant