



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



July 20, 1989

Ms. Marilyn S. DeLuca  
6 Pidgeon Hill Drive - Suite 300  
Sterling, Virginia 22170

Re: Rezoning Application  
Number RZ 89-V-038  
(Concurrent with SE 88-V-102)

Dear Ms. DeLuca:

Enclosed you will find a copy of an Ordinance adopted by the Board of Supervisors at a regular meeting held on June 26, 1989, granting, as proffered, Rezoning Application RZ 89-V-038 in the name of Gunston Plaza Associates Limited Partnership, to rezone certain property in the Mount Vernon District from the R-1 District to the C-3 District (instead of the requested C-4 District), subject to the executed proffers dated June 21, 1989, on subject parcels 108-3 ((2)) 9 and 10 consisting of approximately .89 acre.

The Board also:

- Modified the required 45-foot front yard to a 40-foot front yard on both Lorton Road and Richmond Highway;
- Modified peripheral parking lot landscaping on the north and west as shown on the Generalized Development Plan (GDP);
- Waived the service drive requirement on Richmond Highway;

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- Modified the transitional screening yard requirements on Richmond Highway as shown on the GDP; and
- Modified the barrier requirement on Richmond Highway as set forth in the Condition 12.

Sincerely,



Theodore Austell, III  
Clerk to the Board of Supervisors (Acting)

TAIII:ns

cc: Joseph T. Hix  
Real Estate Division, Assessments  
Gilbert R. Knowlton, Deputy  
Zoning Administrator  
Barbara A. Byron, Director  
Zoning Evaluation Division  
Fred R. Beales, Supervisor  
Base Property Mapping/Overlay  
Robert Moore, Transportation Planning Division,  
Office of Transportation  
Kathy Ichter, Transportation Road Bond Division,  
Office of Transportation  
Department of Environmental Management  
A. V. Bailey, Resident Engineer  
Virginia Department of Transportation  
Richard Jones, Manager, Land Acquisition & Planning Division  
Fairfax County Park Authority

At a regular meeting of the Board of Supervisors of Fairfax County, Virginia, held in the Board Room in the Massey Building at Fairfax, Virginia, on the 26th day of June, 1989, the following ordinance was adopted:

AN ORDINANCE AMENDING THE ZONING ORDINANCE  
PROPOSAL NO. RZ 89-V-038  
(CONCURRENT WITH SE 88-V-102)

WHEREAS, Gunston Plaza Associates Limited Partnership, filed in the proper form, an application requesting the zoning of a certain parcel of land hereinafter described, from the R-1 District to the C-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 certain parcel of land situated in the Mount Vernon District, and more particularly described as follows (see attached legal description):

Be, and hereby is, zoned to the C-3 District, (instead of the requested C-4 District) and said property is subject to the use regulations of said C-3 District, and further restricted by the conditions proffered and accepted pursuant to Va. Code Ann., §15.1-491(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 26th day of June, 1989.

  
Theodore Austell, III  
Clerk to the Board of Supervisors (Acting)



PROFFER STATEMENT FOR ZONING MAP  
AMENDMENT REQUEST 89-V-038 - GUNSTON PLAZA  
BY GUNSTON PLAZA ASSOCIATES LIMITED PARTNERSHIP

Pursuant to Section 15.1-491 (a) of the Code of Virginia (1950, as amended) and Section 18-204 of the Zoning Ordinance of Fairfax County, Virginia (1978, as amended), the Applicant or successor in title to lands (hereinafter referred to as Applicant), described by Zoning Map Amendment 89-V-038, does hereby proffer the following conditions, contingent upon the successful rezoning of the subject property described in RZ 89-V-038, to the C-3 zoning district, and approval of SE 88-V-102, being considered concurrent with RZ 89-V-038:

- 1) The Applicant will complete the site improvements and the project (subject to the approval of SE 88-V-102, for use as an institution providing housing and general care for the elderly), all in substantial conformance with the Generalized Development Plan for Rezoning (GDP) as submitted in this rezoning application, prepared by Huntley, Nyce and Associates, dated December 9, 1988, as revised through December 22, 1988. The Applicant further commits to the landscape plan, dated December 6, 1988, subject to approval by the Fairfax County Arborist, which approval shall be attained prior to final site plan approval.
- 2) The Applicant proffers right-of-way dedication and road construction as shown on the GDP, consistent with that performed in connection with the adjacent Gunston Plaza Center, specifically 47' to the face of the curb from the centerline of the existing right-of-way on Lorton Road, with dedication to 57'; and 59' to the face of the curb from the centerline of the existing right-of-way on Route 1, with dedication to 67' in accordance with VDOT standards. These dedications shall be to the Board of Supervisors in fee simple for a public right-of-way.
- 3) The Applicant proffers to construct a "right-in/right-out" access to the property at Lorton Road, subject to the approval of VDOT. This ingress/egress will be the only direct access point to a public road from the project.
- 4) The Applicant proffers to provide adequate internal pedestrian access to the adjacent Gunston Plaza Center, via marked crosswalks.
- 5) The Applicant shall complete a noise attenuation study in connection with its development plan. The Applicant proffers to implement recommendations from the consulting engineer and DEM to attain a maximum 45 DBA on interior units and a maximum 65 DBA for the enclosed solariums.

6) Applicant proffers to record an ingress/egress easement for an interparcel connection to the common property line of the subject property and the Gunston Plaza Center, as shown on the GDP, so as to provide the subject parcels access to Lorton Road, Armistead Road and/or Route 1 via the internal travel lanes attendant to the Gunston Plaza Center, after review and approval by the Fairfax County Attorney's office, among the land records of Fairfax County. Said access point to be a minimum of 22' in width.

7) The Applicant proffers to provide a brick architectural wall, with intermittent decorative columns as shown on the landscape plan, along Lorton Road, and to a point on Route 1 consistent with the wall constructed in connection with the adjacent Gunston Plaza Center, and acceptable to Fairfax County and/or VDOT to insure clear sight distance from the ingress/egress points of the Gunston Plaza Center.

8) The Applicant proffers to contribute to the installation of a traffic signal at the intersection of Lorton Road and Route 1, if said signal meets VDOT warrants, and VDOT so designates installation thereof. Applicant's contribution would be pro-rata, as determined by DEM guidelines.

9) The Applicant proffers that in the event the proposed parking provided on the subject property is inadequate to service the proposed use, that Applicant shall provide three (3) parking spaces adjacent to the sight and situated on the Gunston Plaza Center property, under a Cooperative Parking Agreement. In addition, Applicant shall immediately conduct a parking survey of the Center, and if the result of such survey allows, Applicant shall increase the number of parking spaces under the Cooperative Parking Agreement. Such parking from the Center which will be assigned to the subject project, will be utilized by staff, reserving the site parking for visitors of the proposed facility.

These proffers are submitted in accordance with Section 18-204 of the Zoning Ordinance of Fairfax County, Virginia (1978, as amended) by Marilyn S. DeLuca, who respectfully represents that she is a General Partner of Gunston Plaza Associates Limited Partnership, authorized and responsible for the execution of this Proffer Agreement. She represents that she has full authority to make this proffer and execute this document and that this proffer is voluntarily entered into by her.

These proffers are the only proffers offered on this Zoning Map Amendment. Further, in the event that the subject parcels are not rezoned to the C-3 zoning district, with approval of the special exception application, these proffers shall be of no binding effect upon the Applicant in any subsequent proceedings.

WITNESS:

SIGNED: GUNSTON PLAZA ASSOCIATES  
LIMITED PARTNERSHIP

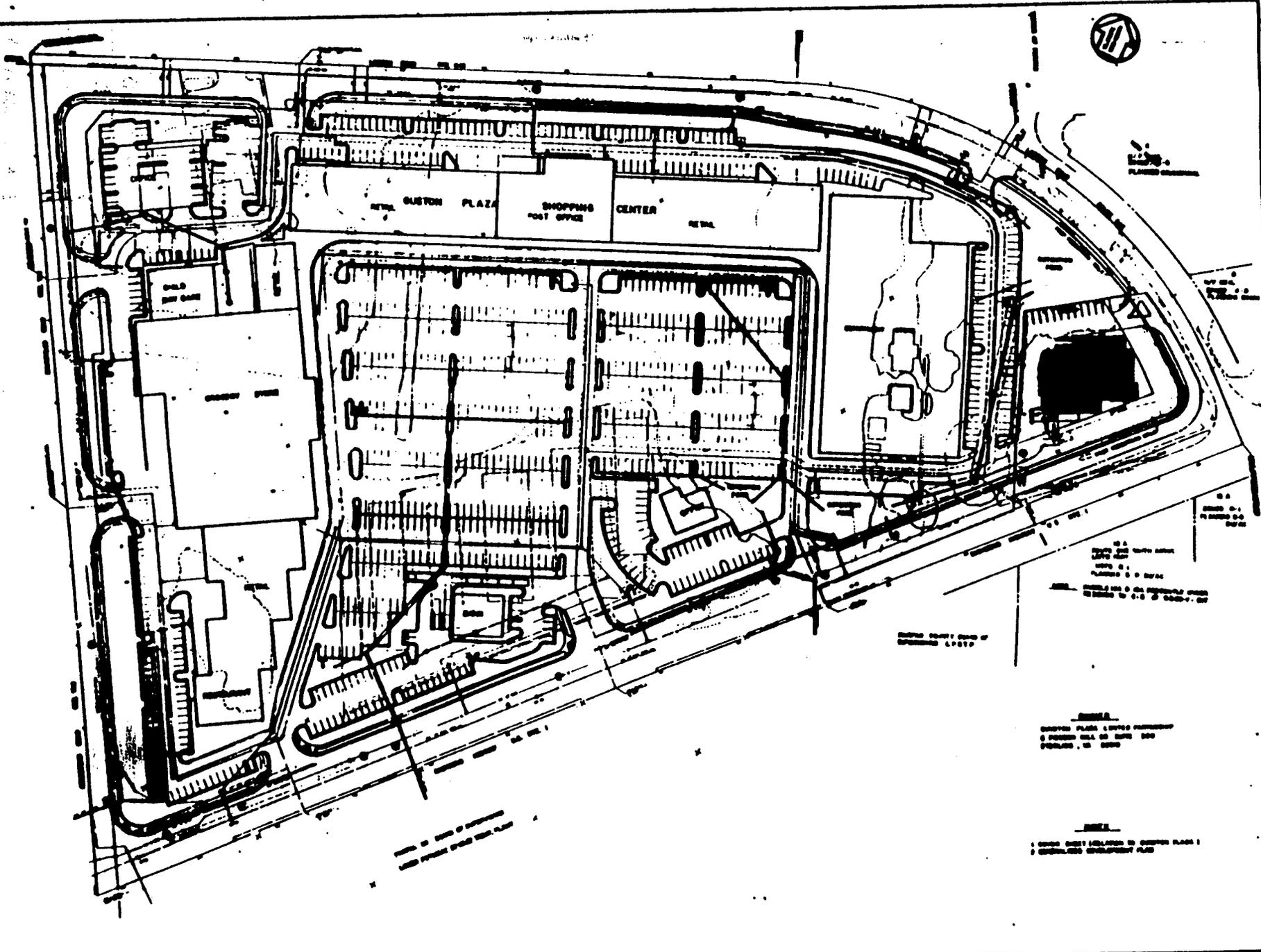
*Delmar Van Buren*

BY: *Marilyn S. DeLuca*  
Marilyn S. DeLuca  
General Partner

DATE: *June 21, 1989*







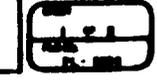
GUNSTON PLAZA SHOPPING CENTER  
RETAIL POST OFFICE RESTAURANT

Architect: [Illegible]  
 Scale: 1/4" = 1'-0"  
 Date: [Illegible]



**GUNSTON MANOR**  
 SHOPPING PLAZA  
 DEVELOPMENT PLAN

1	RETAIL
2	POST OFFICE
3	RESTAURANT
4	STALLS
5	WALKWAY
6	DRIVEWAY
7	PARKING
8	LANDSCAPING
9	UTILITIES
10	STRUCTURE



1. ALL STALLS TO BE 10' X 10'  
 2. ALL STALLS TO BE 10' X 10'  
 3. ALL STALLS TO BE 10' X 10'

SEE PLAN FOR LOCATION OF  
 STRUCTURE L-1010

1. SEE PLAN FOR LOCATION OF  
 STRUCTURE L-1010  
 2. SEE PLAN FOR LOCATION OF  
 STRUCTURE L-1010

1. SEE PLAN FOR LOCATION OF  
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