



County of Fairfax, Virginia

To protect and enrich the quality of life for the people, neighborhoods and diverse communities of Fairfax County

November 2, 2011

Keith C. Martin
Tramonte, Yeonas, Roberts &
Associates, PLLC
8221 Old Courthouse Road #300
Vienna, VA 22182

RE: Rezoning Application RZ 2011-LE-020

Dear Mr. Martin:

Enclosed you will find a copy of an Ordinance adopted by the Board of Supervisors at a regular meeting held on November 1, 2011, granting Rezoning Application RZ 2011-LE-020 in the name of Bell Group General Partnership. The Board's action rezones certain property in the Lee District from the I-I District to the I-4 District and permits industrial development with an overall Floor Area Ratio (FAR) of 0.07. The subject property is located on the N. side of Oakwood Road and S. of Capital Beltway (I-95) on approximately 1.22 acres of land [Tax Map 81-2 ((3)) 26A and 28], and is subject to the proffers dated September 13, 2011.

Sincerely,

Nancy Vehrs
Clerk to the Board of Supervisors
NV/ph
Enclosure

Office of the Clerk to the Board of Supervisors
12000 Government Center Parkway, Suite 533
Fairfax, Virginia 22035

Phone: 703-324-3151 ♦ Fax: 703-324-3926 ♦ TTY: 703-324-3903
Email: clerktothebos@fairfaxcounty.gov
<http://www.fairfaxcounty.gov/bosclerk>

Cc: Chairman Sharon Bulova
Supervisor Jeffrey McKay, Lee District
Janet Coldsmith, Director, Real Estate Division, Dept. of Tax Administration
Barbara Berlin, Director, Zoning Evaluation Division, DPZ
Diane Johnson-Quinn, Deputy Zoning Administrator, Dept. of Planning and Zoning
Thomas Conry, Dept. Manager – GIS - Mapping/Overlay
Angela K. Rodeheaver, Section Chief, Transportation Planning Division
Ken Williams, Plans & Document Control, ESRD, DPWES
Department of Highways-VDOT
Sandy Stallman, Park Planning Branch Manager, FCPA
District Planning Commissioner
Denise James, Office of Capital Facilities/Fairfax County Public Schools
Karyn Moreland, Chief Capital Projects Sections, Dept. of Transportation

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 1st day of November, 2011, the following ordinance was adopted:

**AN ORDINANCE AMENDING THE ZONING ORDINANCE
PROPOSAL NUMBER RZ 2011-LE-020**

WHEREAS, Bell Group Partnership, filed in the proper form an application requesting the zoning of a certain parcel of land herein after described, from the I-I District 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

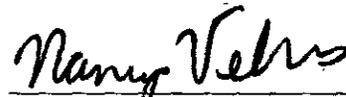
WHEREAS, this Board has today held a duly called public hearing and after due consideration of the reports, recommendation, testimony and facts pertinent to the proposed amendment, the Board is of the opinion that the Ordinance should be amended,

NOW, THEREFORE, BE IT ORDAINED, that that certain parcel of land situated in the Lee 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 1st day of November, 2011.



Nancy Veirs
Clerk to the Board of Supervisors



PROFFERS

Bell Group General Partnership RZ 2011-LE-020

September 13, 2011

Pursuant to Section 15.2-2303(a) of the Code of Virginia, 1950, as amended, the property owners and Applicant in this Rezoning proffer that the development of the parcels under consideration and shown on the Fairfax County Tax Maps as Tax Map Reference No. 81-2((3))26A and Tax Map Reference No. 81-2((3)) 28 (hereinafter referred to as the "Property") will be in accordance with the following conditions if, and only if, said rezoning request for the I-4 District are granted by the Board of Supervisors of Fairfax County, Virginia (the "Board"). In the event said application requests are denied or the Board's approval is overturned by a court of competent jurisdiction, these proffers shall be null and void. The Owners and the Applicant ("Applicant"), for themselves, their successors and assigns, agree that these proffers shall be binding on the future development of the Property unless modified, waived or rescinded in the future by the Board, in accordance with applicable County and State statutory procedures.

GENERAL

1. Substantial Conformance. Subject to the proffers and the provisions of Article 18 of the Zoning Ordinance, under which minor modifications to an approved development plan are permitted, development of the Property shall be in substantial conformance with the Generalized Development Plan ("GDP"); prepared by Smith Engineering, and dated June 28, 2011 as revised through September 12, 2011.
2. Permitted Uses. Permitted Uses pursuant to Section 5-402 of the Zoning Ordinance shall be limited to: Contractor's Offices and Shops.

TRANSPORTATION

3. Dedication for Oakwood Road. Prior to the issuance of the first Non-Residential Use Permit (Non-RUP), the Applicant shall dedicate and convey in fee simple to the Board the right-of-way as generally shown on the GDP.

STORMWATER MANAGEMENT

4. Stormwater Management ("SWM") and Best Management Practices (BMP") Facilities. SWM and BMP facilities shall be provided on-site in accordance with the Public Facilities Manual unless waived. If waived, a rain barrel shall be strategically placed under all down spouts to capture the maximum amount of roof stormwater runoff at each building located on the Property.

5. Successors and Assigns. These proffers shall bind and inure to the benefit of the Applicant and its successors and assigns. Each reference to "Applicant" in these proffers shall include and be binding upon the Applicant's successor(s) in interest and/or developer(s) of any portion of the Property.

6. Counterparts. These proffers may be executed in one or more counterparts, each of which when so executed shall be deemed an original document and all when taken together shall constitute but one and the same instrument.

Bell Group General Partnership
Applicant/Title Owner of TM 81-2((3)) 28

By: 
Steven C. Bell, General Partner

TITLE OWNERS/TM 81-2((3)) 26A

Chao Qiu Wu

Chao Qiu Wu

Cui May Nie

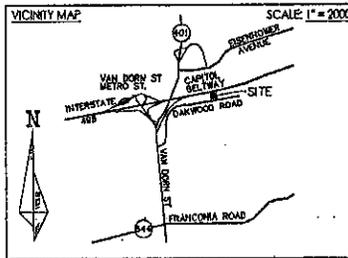
Cui May Nie

GENERAL DEVELOPMENT PLAN FOR 5512 & 5516 OAKWOOD ROAD LEE DISTRICT FAIRFAX COUNTY, VIRGINIA

GENERAL NOTES

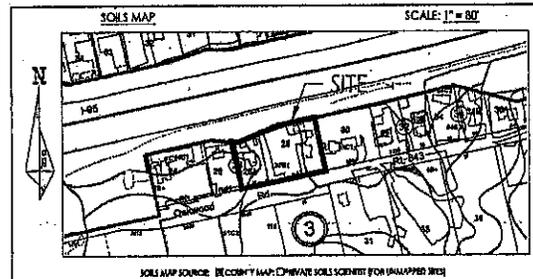
1. THIS SITE CONSISTS OF THE FOLLOWING PARCELS:

TAX MAP #	AREA (SQ. FT.)	OR	PO	ADDRESS
081-2-113-20A	14,547 / 0.32866	21454	279	5516 OAKWOOD ROAD
081-2-113-20	34,785 / 0.80442	18497	923	5512 OAKWOOD ROAD
2. THIS SITE IS LOCATED IN THE LEE DISTRICT AND IS CURRENTLY ZONED H1 (INDUSTRIAL - INSTITUTIONAL). THE PROPOSED ZONING IS H-14 (MEDIAL DENSITY INDUSTRIAL DISTRICT). NO ADDITIONAL DISTURBANCE IS PROPOSED WITH THIS GENERAL DEVELOPMENT PLAN.
3. BOUNDARY AND FIELD BURN TOPOGRAPHIC SURVEY COMPLETED BY JEFF WALKER LAND SURVEYING, INC. APRIL 15, 2011.
4. THIS TOPOGRAPHY SHOWN IS AT A TWO-FOOT CONTOUR INTERVAL.
5. EXISTING USE: CONTRACTOR'S OFFICE AND SHOP
6. PROPOSED USE: CONTRACTOR'S OFFICE AND SHOP
7. NEAREST SCHOOL: BUSH HILL ELEMENTARY SCHOOL
8. THE SITE IS SERVED BY PUBLIC WATER AND SANITARY SEWER.
9. THERE ARE NO KNOWN WELLS ON THIS SITE.
10. UPON SITE INSPECTION, THERE ARE NO BURIAL STRUCTURES OR GRAVE SITES SHOWN TO EXIST ON SITE.
11. THE PROPERTY IS NOT IMPACTED BY A FEMA 100-YEAR FLOODPLAIN. THE SITE IS SITUATED WITHIN ZONE X, ACCORDING TO FEMA FLOOD INSURANCE RATE MAP 51055C0279E, EFFECTIVE SEPTEMBER 17, 2015.
12. THE EXISTING STRUCTURES ARE TO REMAIN.
13. THIS DEVELOPMENT SHALL CONFORM TO THE PROVISIONS OF APPLICABLE ORDINANCES, REGULATIONS, AND ADOPTED STANDARDS UNLESS WAIVED OR EXCEEDED.
14. SIGNS SHALL COMPLY WITH PERTINENT FAIRFAX COUNTY SIGN REGULATIONS.
15. THERE ARE NO KNOWN EASEMENTS 25 FEET OR MORE IN WIDTH ON THE PROPERTY.
16. PARKING SHALL BE PROVIDED IN ACCORDANCE WITH PROVISIONS OF ARTICLE 11 OF THE ZONING ORDINANCE.
17. THERE ARE NO KNOWN WETLANDS OR RESOURCE PROTECTION AREAS ON THE PROPERTY.



1-4 ZONING REQUIREMENTS

	REQUIRED	LOT 26A PROVIDED	LOT 28 PROVIDED
MINIMUM LOT AREA	20,000 SQ. FT.	12,551 SQ. FT.	34,785 SQ. FT.
MINIMUM LOT WIDTH	100'	100.00'	200.00'
MINIMUM BUILDING HEIGHT	7'0"	8'0"	10'0"
MINIMUM FLOOR AREA RATIO	100 PER CENT	277 PER CENT	206 PER CENT
MIN. REQUIRED OPEN SPACE	15%	15%	49%



SOILS MAP SOURCE: (B) COUNTY MAP; (C) PRIVATE SOILS SCIENTIST FOR (UNAPPROVED) DATA

Soil No.	Soil Name	Problem	Foundation	Drainage	Settle.	Utilization	Problem	Other	Remarks
0	Unconsolidated	II	Fak-B, W	Marg-W	Poor-W	Poor-W	Seal	-	-
04	Unconsolidated	II	Fak-W	Marg-W	Poor-W	Poor-W	Seal	-	-
04	Settlements	II	Marg-U, B, C, P	Marg-C, P	Poor-U, O, P	U, O, P	Seal	15'	-

***BULK REGULATIONS**

FRONT YARDS: CONTROLLED BY A 45° ANGLE OF BULK PLANE, BUT NOT LESS THAN 40'.
 SIDE YARDS: NO REQUIREMENT.
 REAR YARD: NO REQUIREMENT.

REQUESTED WAIVERS

1. DRAINAGE SURFACE WAIVER PER FFM SECTION 7-253A.
2. BEST MANAGEMENT PRACTICES WAIVER PER FFM SECTION 6-040D.

PARKING TABULATION

EXISTING PROPOSED LOT 26A	
Number of Employees	0
Parking Required per Employee	1
Number of Vehicles	0
Parking Required per Vehicle	1
Total Required Parking	0
Existing Parking Spaces	26
EXISTING PROPOSED LOT 28	
Number of Employees	17
Parking Required per Employee	1
Number of Vehicles	17
Parking Required per Vehicle	1
Total Required Parking	17
Existing Parking Spaces	26

OWNER - LOT 26A
 CHAO QIU WU & CUI MAY NIE
 5516 OAKWOOD ROAD
 ALEXANDRIA VA 22310

OWNER - LOT 28
 BELL GROUP GENERAL PARTNERSHIP
 5512 OAKWOOD ROAD
 ALEXANDRIA VA 22310

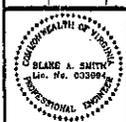
ENGINEER
SMITH
 ENGINEERING
 14901 BOGLE DRIVE SUITE 101
 CHANTILLY, VIRGINIA 20151
 (703) 956-6204

SHEET INDEX

1. COVER SHEET
2. LAYOUT PLAN
3. EXISTING VEGETATION MAP

SMITH ENGINEERING

COVER SHEET
 5512 & 5516 OAKWOOD ROAD
 GENERAL DEVELOPMENT PLAN
 LEE DISTRICT FAIRFAX COUNTY, VIRGINIA

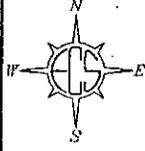


SMITH ENGINEERING
 PROJECT: 072-01
 BLAKE SMITH, P.E.
 105-086-0206
 blake@smith-engineering.com

14901 BOGLE DRIVE
 SUITE 101
 CHANTILLY, VA 20151

PLAN STATUS
 5-11 ISSUED TO ARCHITECT
 5-11 ISSUED TO ARCHITECT

SCALE: N/A
 DATE: MAY 13, 2011
 SHEET 1 OF 3



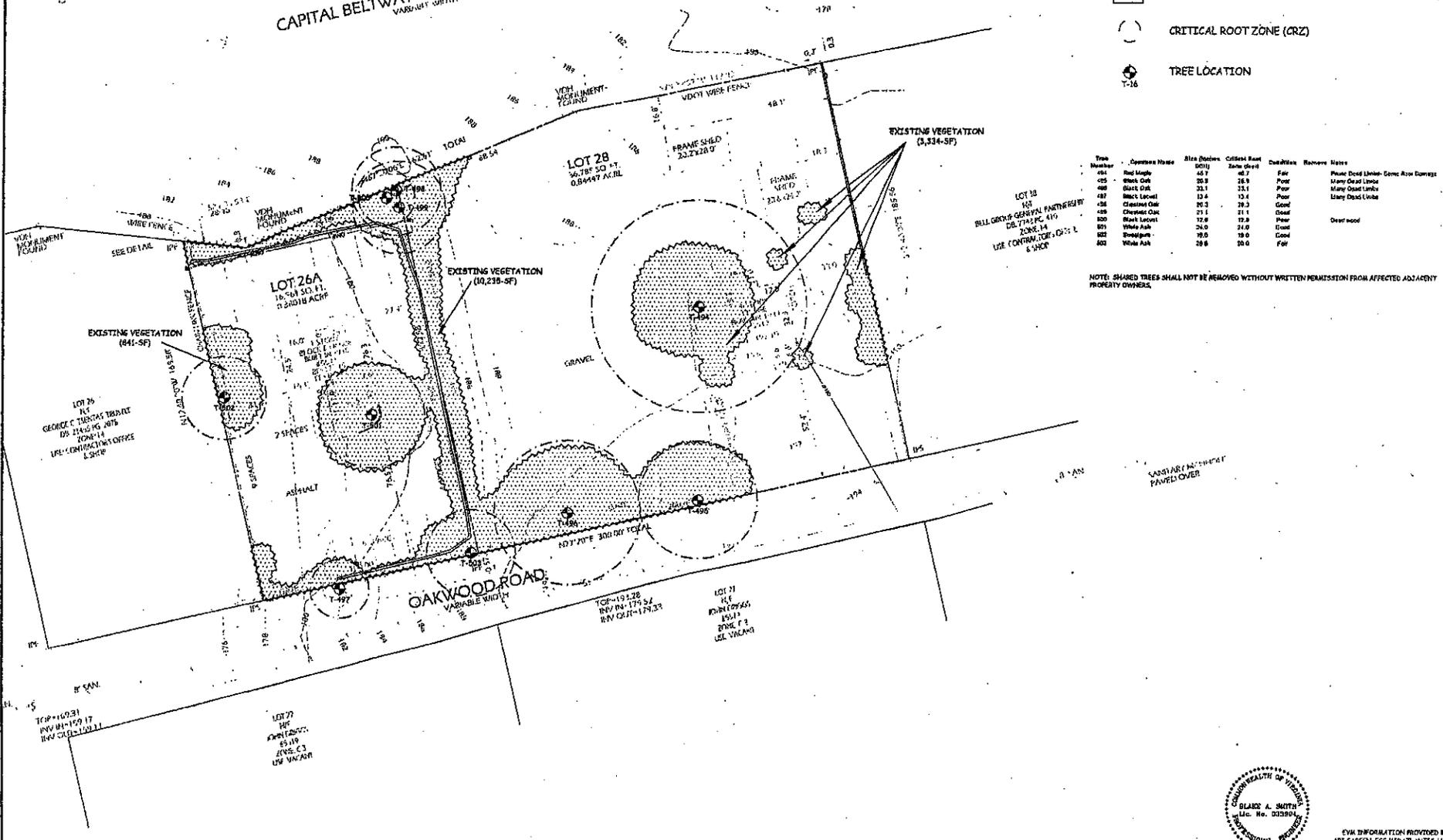
CAPITAL BELTWAY - INTERSTATE 495
VARIABLE WIDTH

LEGEND

- TREELINE
- EXISTING CANOPY (2) UPLAND FOREST (14,410-SF)
- CRITICAL ROOT ZONE (CRZ)
- TREE LOCATION

Tree Number	Common Name	Area (SqFt)	Caliper (in)	Height (ft)	Condition	Remarks
484	Red Maple	45.7	4.7	48	Fair	Pruned Dead Limbs - Some Aerial Damage
485	Black Oak	20.8	2.9	28	Poor	Many Dead Limbs
486	Black Oak	23.1	3.1	31	Poor	Many Dead Limbs
487	Black Locust	12.4	1.4	14	Poor	Many Dead Limbs
488	Chinese Elm	26.3	2.6	26	Good	
489	Chinese Elm	21.1	2.1	21	Good	
500	Black Locust	12.8	1.3	13	Poor	Over wood
501	White Oak	24.0	2.4	24	Good	
502	Shagbark	19.0	1.9	19	Good	
503	White Oak	28.8	2.9	30	Fair	

NOTE: SHARED TREES SHALL NOT BE REMOVED WITHOUT WRITTEN PERMISSION FROM AFFECTED ADJACENT PROPERTY OWNERS.



CELEBRATING
100 YEARS
OF EXCELLENCE
IN THE
PROFESSION
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AND ENGINEERING

5512 & 5516 OAKWOOD RD.
ALEXANDRIA, VIRGINIA
FAIRFAX COUNTY

EXISTING VEGETATION
MAP
SMITH ENGINEERING

ENGINEER	AM5	DRAFTING	AEA
SCALE	1" = 20'		
PROTECTING	01-17923		
SHEET	3 OF 3		
DATE	02/16/16		



THIS INFORMATION PROVIDED BY
ARE GREEN, ECS DESIGN+TECH, LLC
IS A CERTIFIED ARBORIST #AA4727-1
JLW 2009

