



FAIRFAX COUNTY

2ED

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

Telephone: 703-324-3151

FAX: 703-324-3926

TTY: 703-324-3903

July 10, 2002

Elizabeth D. Baker, Land Use Coordinator
Walsh, Colucci, Stackhouse, Emrich and Lubeley, PC
2200 Clarendon Boulevard - 13th Floor
Arlington, Virginia 22201-3359

RE: Rezoning Application Number RZ 2000-HM-044
(Concurrent with PCA 80-C-028-6 and PCA 77-C-098-4)

Dear Ms. Baker:

Enclosed you will find a copy of an Ordinance adopted by the Board of Supervisors at a regular meeting held on June 17, 2002, granting Rezoning Application Number RZ 2000-HM-044 in the name of TST Woodland L.L.C. to rezone certain property in the Hunter Mill District from the I-4 District to the PDC District, located in the southwest quadrant of the intersection of the Dulles Airport Access and Toll Roads (DAAR) and Monroe Street, (Tax Map 16-3 ((11)) 6A1 pt.; 16-4 ((1)) 35 - 39), subject to the executed proffers dated May 23, 2002, consisting of approximately 39.30 acres.

The Conceptual Development Plan was approved; the Planning Commission having previously approved Final Development Plan FDP 2000-HM-044 on May 9, 200, subject to the Board's approval of RZ 2000-HM-044.

The Board also:

- **Modified the use limitation for a PDC District to permit the gross floor area of the residential development to exceed 50 percent of the principal uses to permit 600,000 square feet of residential uses.**
- **Modified the transitional screening requirements along Sunrise Valley Drive and between the uses and modify the loading space requirement for multi-family dwelling units as shown on the Conceptual Development Plan.**

RZ 2000-HM-044

July 10, 2002

- 2 -

- **Waived the barrier requirement, 600-foot length for the private streets and 75-foot setback and service drive along the Dulles Toll Road.**

Sincerely,



Nancy Vehrs
Clerk to the Board of Supervisors

NV/ns

cc: Chairman Katherine K. Hanley
Supervisor Hudgins, Hunter Mill 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
Angela K. Rodeheaver, Section Chief, Trnsprt'n. Planning Div.,
Charles Strunk, Project Planning Section, Dept. of Transportation
Michelle Brickner, Deputy Director, DPWES
Kenny King, Proffer Administrator, Plans & Document Control, OSDS, DPWES
Frank Edwards, Department of Highways - VDOT
Land Acqu. & Planning Div., Park Authority
District Planning Commissioner
James Patteson, Director, Facilities Mgmt. Div., DPWES
Barbara J. Lippa, Executive Director, Planning Commission