



FAIRFAX COUNTY

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OFFICE OF THE CLERK BOARD OF SUPERVISORS

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V I R G I N I A

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November 4, 2004

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

RE: Proffered Condition Amendment Number PCA 2000-HM-044
(Concurrent with RZ 2003-HM-046, PCA 80-C-028-07, and PCA 77-C-098-05)

Dear Ms. Baker:

Enclosed you will find a copy of an Ordinance adopted by the Board of Supervisors at a regular meeting held on October 18, 2004, approving Proffered Condition Amendment PCA 2000 HM-044 in the name of TST Woodland L.L.C., to amend the proffers and final development plan for RZ 2000-HM-044 approved for mixed use development to permit building and site modifications concurrent with RZ 2003-HM-046 with an overall Floor Area Ratio (FAR) of 0.7, located in the southwest quadrant of the Dulles Airport Access and Toll Roads and Monroe Street on approximately 26.39 acres of land zoned PDC [Tax Map 16-4 ((1) 42 Pt., 44 Pt., 45 Pt. and 46 Pt.)], in the Hunter Mill District.

The Conceptual Development Plan was approved; the Planning Commission having previously approved Final Development Plan Application FDPA 2003-HM-046 and Final Development Plan Amendment Application FDPA 2000 HM-044 on September 9, 2004, subject to the Final Development Plan Conditions dated August 25, 2004, and subject to the Board's approval of RZ 2003-HM-046.

The Board also:

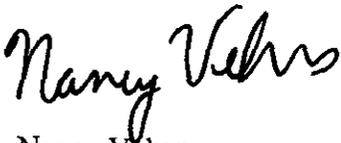
- Modified the transitional screening requirements and waived the barrier requirements (along Sunrise Valley Drive and) between the uses on-site in accordance with the landscaping depicted on the Conceptual Development Plan/Final Development Plan CDP/FDP for the area associated with PCA/FDPA 2000-HM-044.

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- Waived the 75-foot minimum setback requirement and the service drive requirement along the Dulles Airport Access Road.
- Modified the use limitation for the PDC District to permit the gross floor area of residential use to exceed fifty percent of the principal uses to allow 599,976 square feet of residential use associated with RZ 2000-HM-044.

Sincerely,



Nancy Vehrs
Clerk to the Board of Supervisors
NV/det/ns

cc: Chairman Gerald E. Connolly
Supervisor Catherine Hudgins, Hunter Mill District
Janet Coldsmith, Director, Real Estate Div., Dept. of Tax Administration
Barbara A. Byron, Director, Zoning Evaluation Div., DPZ
Michael R. Congleton, Deputy Zoning Enforcement Branch
Leslie B. Johnson, Deputy Zoning Administrator for Zoning Permit Review Branch
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
Deloris Harris, Environment & Facilities Review Division, DPWES
Department of Highways - VDOT
Land Acqu. & Planning Div., Park Authority
District Planning Commissioner
James Patteson, Director, Facilities Mgmt. Div., DPWES
Barbara J. Lippa, Director Planning Commission
Gary Chevalier, Office of Capital Facilities, Fairfax County Public Schools