



# FAIRFAX COUNTY

<sup>ZED</sup>  
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

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February 13, 2002

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

RE: Rezoning Application Number RZ 2001-SU-015  
(Concurrent with PCA 95-Y-016-2, RZ 2001-SU-016, and SEA 95-Y-024)

Dear Ms. Baker:

Enclosed you will find a copy of an Ordinance adopted by the Board of Supervisors at a regular meeting held on January 7, 2002, granting Rezoning Application Number RZ 2001-SU-015 in the name of Starwood Ceruzzi II, L.L.C. to rezone certain property in the Sully District from the I-3, 1-5 Districts and Water Supply Protection Overlay District to the C-8 District and Water Supply Protection Overlay District, to permit shopping center development with an overall Floor Area Ratio (FAR) of 0.70, waiver of the open space requirement and an increase in permitted FAR from 0.50 to 0.70, located on the north side of Penrose Place, approximately 900 feet east of its intersection with Lee Road, Tax Map 34-3 ((1)) 27 - 29, subject to the proffers dated December 20, 2001, consisting of approximately 2.26 acres.

Sincerely,

Nancy Vehrs  
Clerk to the Board of Supervisors

NV/ns

RZ 2001-SU-015  
February 13, 2002

- 2 -

cc: Chairman Katherine K. Hanley  
Supervisor Sully 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

RECEIVED  
OFFICE OF COMPREHENSIVE PLANNING  
FEB 15 2002  
ZONING EVALUATION DIVISION

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 7th day of January, 2002, the following ordinance was adopted:

**AN ORDINANCE AMENDING THE ZONING ORDINANCE  
PROPOSAL NUMBER RZ 2001-SU-015  
(CONCURRENT WITH PCA 95-Y-016-2, RZ 2001-SU-016 AND SEA 95-Y-024)**

WHEREAS, Starwood Ceruzzi II, L.L.C. filed in the proper form an application requesting the zoning of a certain parcel of land herein after described, from the I-3, I-5 Districts and Water Supply Protection Overlay District to the C-8 District and Water Supply Protection Overlay 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

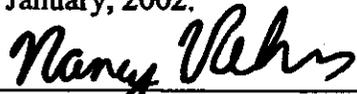
WHEREAS, this Board has today held a duly called public hearing and after due consideration of the reports, recommendation, testimony and facts pertinent to the proposed amendment, the Board is of the opinion that the Ordinance should be amended,

NOW, THEREFORE, BE IT ORDAINED, that that certain parcel of land situated in the Sully District, and more particularly described as follows (see attached legal description):

Be, and hereby is, zoned to the C-8 District and Water Supply Protection Overlay District, and said property is subject to the use regulations of said C-8 District and Water Supply Protection Overlay 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 7<sup>th</sup> day of January, 2002.

  
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Nancy Veirs  
Clerk to the Board of Supervisors



Tax Map 34-3 ((01))  
Parcels 27, 28 & 29

NOVEMBER 7, 2001

**DESCRIPTION OF  
ALL OF THE PROPERTY OF  
CHANTILLY 50-28 ASSOCIATES, L.P.  
DEED BOOK 9304 AT PAGE 1591  
AND A PORTION OF THE PROPERTY OF  
WOODROW W. AND CAROL D. HERRING  
DEED BOOK 5538 AT PAGE 953  
SULLY DISTRICT  
FAIRFAX COUNTY, VIRGINIA**

Being all of the property of Chantilly 50-28 Associates, L.P. as recorded in Deed Book 9304 at Page 1591 and a portion of the property of Woodrow W. and Carol D. Herring as recorded in Deed Book 5538 at Page 953, all among the land records of Fairfax County, Virginia and being more particularly described as follows:

Beginning for the same at a point on the northern right-of-way line of Penrose Place - Route #911 (Deed Book 5687 Page 1143, width varies) said point also being on the line of Chantilly 50-28 Associates, L.P. (Deed Book 8849, Page 420); thence departing the property line of Chantilly 50-28 Associates, L.P. and running with the northern right-of-way line of Penrose Place - Route 911

1. South 75°06'19" West, 241.64 feet to a point; thence departing the northern right of way line and running with the southern property line of Chantilly 50-28 Associates, L.P. the following three (3) courses and distances
2. North 26°07'23" East, 530.33 feet to an iron pipe found (held); thence
3. North 78°54'38" East, 228.98 feet to an iron pipe found (held); thence
4. South 26°07'38" West, 510.22 feet to the point of beginning containing 94,865 square feet or 2.17780 acres of land.

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**RECEIVED**  
DEPARTMENT OF PLANNING AND ZONING

NOV 15 2001

ZONING EVALUATION DIVISION