



# FAIRFAX COUNTY

**OFFICE OF THE CLERK  
BOARD OF SUPERVISORS**  
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Fairfax, Virginia 22035-0072

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February 15, 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-016  
(Concurrent with RZ 2001-SU-015, PCA 95-Y-016-2 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-016 in the name of Starwood Ceruzzi II, L.L.C. to rezone certain property in the Sully District from the C-8 District and Water Supply Protection Overlay District to the I-5 District and Water Supply Protection Overlay District, to permit industrial development with an overall Floor Area Ratio (FAR) of 0.09, located on the south side of Penrose Place at its east terminus, Tax Map 34-3 ((1)) 33 pt. and 33A pt., subject to the proffers dated December 20, 2001, consisting of approximately 1.38 acres.

The Board also waived the transitional screening requirement and modified the barrier requirement to the east in favor of the treatment shown on the Generalized Development Plan.

Sincerely,

Nancy Vehrs  
Clerk to the Board of Supervisors

NV/ns

RZ 2001-SU-016  
February 15, 2002

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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 Acq. & 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



Tax Map 34-3 ((01))  
Part of Parcel 33

**RECEIVED**

DEPARTMENT OF PLANNING AND ZONING

**APR 18 2001**

ZONING EVALUATION DIVISION

**FEBRUARY 23, 2001  
REVISED APRIL 18, 2001  
DESCRIPTION OF  
A PORTION OF  
THE PROPERTY OF  
CHANTILLY 50-28  
ASSOCIATES, L.P.  
DEED BOOK 8849 AT PAGE 420  
SULLY DISTRICT  
FAIRFAX COUNTY, VIRGINIA**

Being a portion of the property of Chantilly 50-28 Associates, L.P. recorded in Deed Book 8849 at Page 420 among the land records of Fairfax County, Virginia and being more particularly described as follows:

Beginning for the same at a point on the southwest right-of-way corner of the abandoned Penrose Place, Route #911 as shown on a plat entitled "Plat Showing Abandonment of a Portion of Penrose Place, Route 911" prepared by Dewberry and Davis, dated April 1995 and being part of the abandonment document recorded at Deed Book 10243 at Page 729 among the land records of Fairfax County, Virginia, said point marking the northeasterly corner of Southern States Co-Op, Inc. (Deed Book 5891 at Page 25); thence leaving Southern States and running with the southern portion of abandoned Penrose Place, Route #911 the following

1. North 75°06'23" East, 194.16 feet to a point; thence leaving the southern portion of abandoned Penrose Place, Route #911 and running so as to cross and include a portion of the property of Chantilly 50-28 Associates, L.P. the following six (6) courses and distances
2. 32.31 feet along the arc of a curve to the right having a radius of 25.00 feet and a chord bearing and distance of South 67°52'28" East, 30.10 feet to a point of reverse curvature; thence
3. 76.66 feet along the arc of a curve to the left having a radius of 55.00 feet and a chord bearing and distance of South 70°42'37" East, 70.60 feet to a point; thence
4. South 21°01'25" West, 144.69 feet to a point; thence
5. South 26°34'25" West, 98.05 feet to a point; thence

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-016  
(CONCURRENT WITH RZ 2001-SU-015, PCA 95-Y-016-2 and SEA 95-Y-024)

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



Nancy Vears  
Clerk to the Board of Supervisors