



COMMONWEALTH OF VIRGINIA
COUNTY OF FAIRFAX

4100 CHAIN BRIDGE ROAD
FAIRFAX, VIRGINIA 22030



September 27, 1984

Mr. Joseph Chopp
1300 Chain Bridge Road
McLean, Virginia 22101

Re: Rezoning Application
Number RZ 84-D-029
(Concurrent with
SE 84-D-065)

Dear Mr. Chopp:

Enclosed you will find a copy of an Ordinance adopted by the Board of Supervisors at a regular meeting held on September 17, 1984, granting, as proffered, Rezoning Application RZ 84-D-029 in the name of Dolley Madison Partnership, to rezone certain property in the Dranesville District from the R-3 and C-2 Districts to the C-3 District on subject parcels 30-2 ((6)) 8, 9, 10, 11 and Part 7A consisting of approximately 1.08 acres.

In addition, the Board of Supervisors approved the modification of the transitional screening and barrier requirements of the Zoning Ordinance as shown on the Generalized Development Plan.

Very truly yours,

Ethel Wilcox Register
Ethel Wilcox Register, CMC
Clerk to the Board of Supervisors

EWR:mg

cc: Samuel A. Patteson, Jr.
Supervisor of Assessments
Gilbert R. Knowlton, Deputy
Zoning Administrator
Peter T. Johnson, Division Director
Zoning Evaluation Division
Fred R. Beales, Supervisor
Base Property Mapping/Overlay
Ted Austell, III
Executive Assistant to the County Executive

As a result of the investigation, the following information was obtained from the interview of the subject, [Name], on [Date] at [Location].

[Name] advised that he had been employed by [Company] from [Date] to [Date]. During this period, he was responsible for [Duties].

[Name] further stated that he had access to [Information] and that he had provided this information to [Person] on [Date].

[Name] also mentioned that he had been in contact with [Person] on [Date] and that they had discussed [Topic].

[Name] stated that he had been advised by [Person] that [Information] was to be kept confidential and that he should not discuss it with anyone else.

[Name] further advised that he had been instructed by [Person] to provide the information to [Person] and that he had done so.

[Name] stated that he had been provided with [Information] by [Person] and that he had provided this information to [Person] on [Date].

[Name] also mentioned that he had been in contact with [Person] on [Date] and that they had discussed [Topic].

[Name] stated that he had been provided with [Information] by [Person] and that he had provided this information to [Person] on [Date].

[Signature]
[Name]
[Title]

This document is the property of the [Agency] and is to be kept confidential. It is to be destroyed when it is no longer needed.

At a regular meeting of the Board of Supervisors of Fairfax County, Virginia, held in the Board Room in the Massey Building at Fairfax, Virginia, on the 17th day of September, 1984, the following ordinance was adopted:

AN ORDINANCE AMENDING THE ZONING ORDINANCE
PROPOSAL NO. RZ 84-D-029
(CONCURRENT WITH SE 84-D-065)

WHEREAS, Dolley Madison Partnership, filed in the proper form, an application requesting the zoning of a certain parcel of land hereinafter described, from the R-3 and C-2 Districts to the C-3 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 Dranesville District, and more particularly described as follows (see attached legal description):

Be, and hereby is, zoned to the C-3 District, and said property is subject to the use regulations of said C-3 District, and further restricted by the conditions proffered and accepted pursuant to Va. Code Ann., §15.1-491(a), which conditions are incorporated into the Zoning Ordinance as it affects 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 parcels.

GIVEN under my hand this 17th day of September, 1984.

Ethel Wilcox Register
Ethel Wilcox Register, CMG
Clerk to the Board of Supervisors

1. The purpose of this document is to provide a clear and concise summary of the project's objectives and scope.

2. The project will be managed in accordance with the principles of Total Quality Management (TQM) and the ISO 9000 standard. The project manager will be responsible for ensuring that the project is completed on time, within budget, and to the satisfaction of the customer.

3. The project will be managed in accordance with the principles of Total Quality Management (TQM) and the ISO 9000 standard. The project manager will be responsible for ensuring that the project is completed on time, within budget, and to the satisfaction of the customer.

4. The project will be managed in accordance with the principles of Total Quality Management (TQM) and the ISO 9000 standard. The project manager will be responsible for ensuring that the project is completed on time, within budget, and to the satisfaction of the customer.

5. The project will be managed in accordance with the principles of Total Quality Management (TQM) and the ISO 9000 standard. The project manager will be responsible for ensuring that the project is completed on time, within budget, and to the satisfaction of the customer.

6. The project will be managed in accordance with the principles of Total Quality Management (TQM) and the ISO 9000 standard. The project manager will be responsible for ensuring that the project is completed on time, within budget, and to the satisfaction of the customer.

7. The project will be managed in accordance with the principles of Total Quality Management (TQM) and the ISO 9000 standard. The project manager will be responsible for ensuring that the project is completed on time, within budget, and to the satisfaction of the customer.

8. The project will be managed in accordance with the principles of Total Quality Management (TQM) and the ISO 9000 standard. The project manager will be responsible for ensuring that the project is completed on time, within budget, and to the satisfaction of the customer.

9. The project will be managed in accordance with the principles of Total Quality Management (TQM) and the ISO 9000 standard. The project manager will be responsible for ensuring that the project is completed on time, within budget, and to the satisfaction of the customer.

10. The project will be managed in accordance with the principles of Total Quality Management (TQM) and the ISO 9000 standard. The project manager will be responsible for ensuring that the project is completed on time, within budget, and to the satisfaction of the customer.

TO THE BOARD OF SUPERVISORS OF FAIRFAX COUNTY
PROFFERED DEVELOPMENT CONDITIONS
MCLEAN SAVINGS & LOAN HEADQUARTERS

RZ 84-D-029

Pursuant to Section 15.1491.6 of the 1950 Code of Virginia, as amended, the undersigned hereby proffers that if the referenced rezoning is approved as requested, the property located at Tax Map #30-2-006-8, 9, 10, 11 and part of 2A (the "Property") will be developed in accordance with the Generalized Development Plan (submitted as part of this Rezoning Application) revision dated August 17, 1984 as prepared by Burton Associates (the "GDP") unless an amendment thereto is mutually agreed upon by the Board of Supervisors and the undersigned and, further, shall be in accordance with the following conditions:

1. The building height will be limited to 45 feet.
2. Applicant will provide parking places approximately as shown on the plan, including structured parking. In addition, parking on the deck level will be screened with a minimum 32"-36" wall. Parking on the lower level will be reasonably screened with a combination of a minimum 32"-36" wall plus landscaped screening. Landscaping will be in general accordance with the landscaping plan submitted as part of the GDP.
3. Parking on the lower level, during normal business hours, will have controlled access with with a cardkey or similar system. We agree not to issue more access cards than there are spaces for any given shift of workers. Further, it is stipulated that this proffer shall in no way restrict the right of the owner to use or permit the use of parking by third parties outside of normal business hours.
4. There will be a minimum of 30% landscaped open space, as generally shown on the GDP.
5. The Floor Area Ratio will be a maximum of 0.7.

- ✓ 6. Applicant will maintain a minimum 17' landscaped transition yard on the Dolley Madison side of the Property.
7. All sidewalks, curbs and gutters, street dedications and street paving on both Ingleside Avenue and Moyer Place will be completed approximately as shown on the GDP except as modifications may be required by VDH&T. This shall include a 30 foot dedication from the centerline on Ingleside Avenue and a 25 foot dedication from the centerline on Moyer Place.
8. The exterior veneer shall be generally brick and glass with other materials used for accent as determined by the Applicant.
9. The Applicant will pay the costs associated with the preliminary design and engineering of the proposed Pedestrian Bridge (across Route 123), as generally shown on the GDP and in accordance with the following terms and conditions:

The tasks to be performed and paid for under this proffer shall consist only of the following:

- a. The Architectural Design and Structural Engineering Design of the Pedestrian Bridge, with associated stairs, ramps and signage.
- b. Construction documents, including plans and specifications, will be prepared to adequately describe the Pedestrian Bridge and to comply with all applicable laws, regulations, and ordinances.
- c. The normal services for the design and preparation of construction documents shall be included. However, services related to bidding and services during the construction phase of the work are not included. The preparation and coordination by the Architect and Engineer of shop drawings and/or fabrication drawings of the Pedestrian Bridge are also not a part of this proffer.
- d. Fairfax County and Applicant approval of the preliminary design as presented will be required before construction documents are prepared.
- e. The construction documents will be issued to the Applicant for approval before issuance

for construction bids. The basis of this approval will be limited to a review for substantial compliance with originally approved design.

- f. Future scope changes in categories of landscaping design, site furniture, park amenities, metro facilities, etc. will be considered as work beyond the limits of this proffer.
 - g. Community input shall be solicited as part of the initial design process of the proposed Pedestrian Bridge.
 - h. This proffer shall be considered complete upon approval by the owner as provided in (e) above and the issuance of the construction documents satisfactory for bidding purposes. However, the completion of this proffer shall not be a condition of any permits or approvals issued by Fairfax County.
10. In addition to the Design and Engineering Services described above, the owner shall as a further contribution toward the actual construction of the Pedestrian Bridge pay the sum of \$25,000.00 within sixty (60) days after written notification by the Board of Supervisors that the above designed Pedestrian Bridge which is in substantial conformity with the construction documents as provided above, has been approved by the Board of Supervisors and is funded for construction by Fairfax County.

The Applicant hereby proffers that the development of the Property shall be in accordance with the conditions set forth herein, unless an amendment hereto is mutually agreed upon by the Board of Supervisors and the undersigned.

Respectfully submitted,

Applicant/Developer

DOLLEY MADISON PARTNERSHIP

BY: 