

BOARD OF SUPERVISORS ACTION

ON ZONING MAP AMENDMENT

APPLICATION NUMBER 81-P-116Applicant: *Board of Supervisors*Present Zoning: *R-1*Requested Zoning: *R-8*Proposed Use: *Single Family Townhouses*Subject Parcels: *48-1 ((1)) 98*Acreage: *1.659*

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 February 8, 1982, the following action was adopted on the subject application.

- Amended the zoning map as requested.
- Amended the zoning map as requested, and further restricted the use of the subject property by the conditions proffered and accepted pursuant to Virginia Code Ann., Section 15.1-491(a), which conditions are incorporated into the Zoning Ordinance as it affects said parcel. (See Attachment 1)
- Denied the requested _____ District.
- Amended the zoning map for the subject property to the _____ District.
- Amended the zoning map for the subject property to the _____ District, and further restricted the use of the subject property by the conditions proffered and accepted pursuant to Virginia Code Ann., Section 15.1-491(a), which conditions are incorporated into the Zoning Ordinance as it affects said parcel. (See Attachment 1)
- In addition to the action taken above, the applicant presented certain restrictive covenants for recordation governing the subject property (a copy of which is attached).
- In addition to the action taken above, the Board of Supervisors instructed that the site plan/subdivision plat be forwarded to the Planning Commission/Board of Supervisors for its review before approval.

Distribution:

District Supervisor

Clerk to the Board

Director, Office of Research and Statistics

VDH&T

Oscar Hendrickson, Chief, Site Review Branch, DEM

Coordinator JW

Application Number 81-P-116

Approved to the R-8 District

Total Number of Dwelling Units 13 Density 7.83 du/ac

building Floor Area _____ Floor Area Ratio (FAR) _____

The Generalized/~~Conceptual~~/Final Development Plan was/~~proffered~~ proffered.

The following conditions were proffered and accepted pursuant to Virginia Code, Ann., Section 15.1-491(a) and shall further restrict the use of the property subject to the above referenced application:

See Attached Proffers

PROFFERS

APPLICATION OF TRIFAM SYSTEMS, INC.
REZONING APPLICATION 81-P-116

Pursuant to Section 15.1-491(a) of the Code of Virginia (1950, as amended) and Section 18-204 of the Zoning Ordinance of Fairfax County (1978), the applicant and owner do hereby proffer the following conditions contingent upon a rezoning to R-8 district to allow twelve (12) townhouse units and one single family dwelling:

1. The property will be developed for residential townhouse use as shown on the submitted development plan entitled "Development Plan, Trifam Systems, Inc.," prepared by Charles J. Huntley Associates, Inc. and dated 9/4/81, hereinafter "the Development Plan". No new units will be constructed on those portions of the site which are within 120 feet of the property line adjacent to the I-66 right-of-way unless the ambient noise level estimates are 75 dBA Ldn or less except for those portions of units 11 and 12 as shown on the Development Plan. The existing structure that is within 120 feet of the said property line shall remain and shall be renovated as a part of the development subject to these proffers.

2. To address for noise attenuation from Interstate Route I-66 traffic the applicant shall:

(a) Construct privacy fences to seven (7) feet as shown on the Development Plan. Said fences shall be "acoustic barriers" as defined by the Federal Highway Administration in Noise Barrier Design Handbook (1976).

(b) All new units will be constructed with materials calculated to achieve a maximum interior noise level not to exceed 45 dBA Ldn based upon ambient noise levels of 70-75 dBA Ldn.

3. The density of this property shall not exceed thirteen (13) units, which is a density of 7.84 dwelling units per acre. The location of dwelling units within the property shall be generally as shown on the Development Plan, subject only to engineering refinement for subdivision and site plan submissions.

4. On Sutton Road dedication will be provided for right-of-way to 45 feet from center line and 80 feet from the opposite existing curb, with such to be aligned with the right-of-way dedication to the north. Road widening shall be constructed with face of curb set 35 feet from the center line, such construction to align with road improvements to the north.

5. The owner will cooperate with the owner of that area known as "Runnymede Drive," which is adjacent to the northern edge of this property, for the vacation thereof.

6. Either no basements will be provided for these units or a two-year express warranty of dry basements will be provided upon settlement.

7. The existing trees in the eastern section of the parcel shall be preserved as indicated on the Development Plan,

8. During renovation which will commence at preliminary site plan approval or during construction, the existing structure will be retrofit with storm windows, insulation will be added in the attic areas and insulation will be added where possible to exterior walls especially on side where direct exposure to high-way occurs.

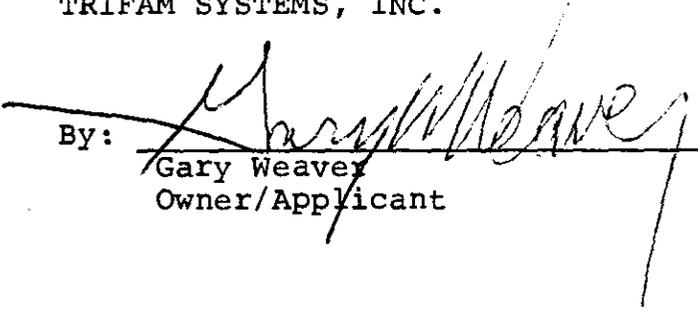
Proffers
Rezoning Application 81-P-116
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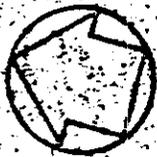
subject only to the provision of sanitary sewer or other
utilities through that area.

TRIFAM SYSTEMS, INC.

January 19, 1982

By:


Gary Weaver
Owner/Applicant



SUTTON ROAD
APPROXIMATE & LOCATED

OAK HILL FARMS
(JOHN BOBBY)

RUNNYMEADE DRIVE

OLIVER

ACOUSTICAL WALL
(WOOD or MASONRY)

WAIVER ON MAIN REAR
PLOT REQUIREMENT ON
LOTS 1 & 2 REQUESTED

ACOUSTICAL
WOOD or MASONRY

ENTRANCE TO ROW TO BE
APPROVED BY VDOT

EXISTING DRIVEWAY TO REMAIN
FOR ENTRANCE TO UNIT #3

850' VDH
MON

6 750' 23' 12" W.

INTERSTATE RTE. 66

EXISTING GRAVEL PAVING
AREA TO REMAIN IN THE ADJ.

WARREN

1500' 100' 600' S.

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