



COMMONWEALTH OF VIRGINIA
COUNTY OF FAIRFAX

4100 CHAIN BRIDGE ROAD
FAIRFAX, VIRGINIA 22030

February 2, 1990



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do
Smith*

Martin D. Walsh, Esquire
Walsh, Colucci, Stackhouse, Emrich and Lubeley, P.C.
2200 Clarendon Boulevard - 13th Floor
Arlington, Virginia 22201

Re: Proffered Condition Amendment
Number PCA 80-P-039-2

Dear Mr. Walsh:

Enclosed you will find a copy of an Ordinance adopted by the Board of Supervisors at a regular meeting held on January 8, 1990, approving Proffered Condition Amendment PCA 80-P-039-2 in the name of HMCE Associates Limited Partnership, subject to the revised proffers dated December 21, 1989 and proposed development conditions dated January 8, 1990 as modified; on subject parcels 48-4 ((1)) 1E, 1G, and Pt. 1H consisting of approximately 51.90 acres in Providence District.

The Board also: 1) modified the transitional screening along the eastern lot line; and 2) waived the barrier requirement along the southern and eastern lot lines in deference to that shown on the Conceptual Development Plan/Final Development Plan.

The Planning Commission previously approved Final Development Plan Amendment Application FDPA 80-P-039-2 on December 14, 1989.

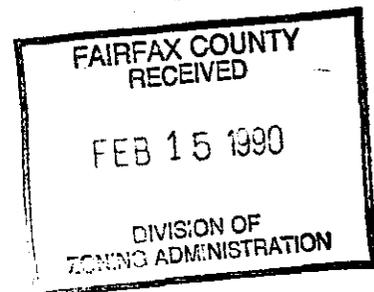
Sincerely,

Theodore Austell III
Theodore Austell, III

Clerk to the Board of Supervisors (Acting)

TAIII:ns

- cc: Joseph T. Hix
Real Estate Division, Assessments
- Jane W. Gwinn
Zoning Administrator
- Barbara A. Byron, Director
Zoning Evaluation Division
- Robert Moore, Transportation Planning Division,
Office of Transportation
- Kathy Ichter, Transportation Road Bond Division,
Office of Transportation
- John F. Donnelly, DEM
- A. V. Bailey, Resident Engineer
Virginia Department of Transportation
- Richard Jones, Manager, Land Acquisition & Planning Division
Fairfax County Park Authority



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 8th day of January, 1990, the following ordinance was adopted:

AN ORDINANCE AMENDING THE ZONING ORDINANCE
PROFFERED CONDITION AMENDMENT PCA 80-P-039-2

WHEREAS, HMCE Associates Limited Partnership, filed in the proper form, an application requesting amendment to the plan of a certain parcel of land, hereinafter described, by amending conditions proffered and accepted pursuant to Virginia Code Ann. § 15.1-491(a), 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

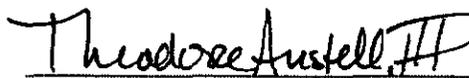
WHEREAS, this Board has today held a duly called public hearing and after due consideration of the reports, recommendation, testimony and facts pertinent to the proposed amendment, the Board is of the opinion that the Ordinance should be amended,

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

Be, and hereby is further restricted by the amended conditions proffered and accepted pursuant to Virginia 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 8th day of January, 1990.



Theodore Austell, III
Theodore Austell, III
Clerk to the Board of Supervisors (Acting)

The Planning Commission previously approved Final Development Plan Amendment Application FDPA 80-P-039-2 on December 14, 1989.