



# FAIRFAX COUNTY

LED

OFFICE OF THE CLERK  
BOARD OF SUPERVISORS  
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V I R G I N I A  
October 13, 2004

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

RE: Proffered Condition Amendment Number PCA 80-P-039-08

Dear Ms. Baker:

Enclosed you will find a copy of an Ordinance adopted by the Board of Supervisors at a regular meeting held on September 27, 2004, approving Proffered Condition Amendment PCA 80-P-039-08 in the name of Beazer Homes Corporation, to amend the proffers for RZ 80-P-039 to permit conversion to residential development at a Floor Area Ratio (FAR) of 0.70 on property located on the west side of Nutley Street approximately 400 feet north of Lee Highway, Tax Map 48-4 ((1)) 58., subject to the proffers dated September 27, 2004, consisting of approximately 10.00 acres located in Providence District.

The Conceptual Development Plan Amendment was approved; the Planning Commission previously recommended approval of Final Development Plan FDPA 80-P-039-8 on July 29, 2004, subject to the Board's approval of PCA 80-P-039-08.

The Board also:

- Modified the loading space requirement from four to two loading spaces.
- Modified the requirements of Paragraph 5 of Section 6-206 in order to allow dwellings as a secondary use to exceed 50 percent of the gross floor area of all principal uses to a total of approximately 75 percent.

Sincerely,

Nancy Vehrs  
Clerk to the Board of Supervisors  
NV/ns

cc: Chairman Gerald E. Connolly  
Supervisor Smyth, Providence District  
Janet Coldsmith, Director, Real Estate Div., Dept. of Tax Administration  
Barbara A. Byron, Director, Zoning Evaluation Div., DPZ  
Michael R. Congleton, Deputy Zoning Enforcement Branch  
Leslie B. Johnson, Deputy Zoning Administrator for Zoning Permit Review Branch  
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  
Deloris Harris, Environment & Facilities Review Division, DPWES  
Department of Highways - VDOT  
Land Acqu. & Planning Div., Park Authority  
District Planning Commissioner  
James Patteson, Director, Facilities Mgmt. Div., DPWES  
Barbara J. Lippa, Director Planning Commission  
Gary Chevalier, Office of Capital Facilities, Fairfax County Public Schools

RECEIVED  
Department of Planning & Zoning  
OCT 18 2004  
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 27th day of September, 2004, the following ordinance was adopted:

**AN ORDINANCE AMENDING THE ZONING ORDINANCE  
PROFFERED CONDITION AMENDMENT PCA 80-P-039-08**

WHEREAS, Beazer Homes Corporation filed in the proper form an application to amend the proffers for PCA 80-P-039 hereinafter described, by amending conditions proffered and accepted pursuant to Virginia Code Ann. § 15.2-2303(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

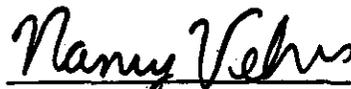
WHEREAS, this Board has today held a duly called public hearing and after due consideration of the reports, recommendation, testimony and facts pertinent to the proposed amendment, the Board is of the opinion that the Ordinance should be amended,

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., § 15.2-2303(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 27<sup>th</sup> day of September, 2004.



Nancy Veirs  
Clerk to the Board of Supervisors

