



FAIRFAX COUNTY

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12000 Government Center Parkway, Suite 533
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V I R G I N I A

www.fairfaxcounty.gov/gov/bos/clerkhomepage.htm
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October 8, 2003

Gregory A. Riegle, Esquire
McGuire, Woods, LLC
1750 Tysons Boulevard, Suite 1800
McLean, Virginia 22102-4215

RE: Proffered Condition Amendment Number PCA 2002-PR-008
(Concurrent with RZ 2003-PR-014)

Dear Mr. Riegle:

Enclosed you will find a copy of an Ordinance adopted by the Board of Supervisors at a regular meeting held on September 15, 2003, approving Proffered Condition Amendment PCA 2002-PR-008 in the name of Briarwood Trace Associates, L.L.C., to amend proffers for RZ 2002-PR-008 previously approved for residential development at a density of 4.48 dwelling units per acre (du/ac) to subject land area of RZ 2003-PR-014 to the proffers and to permit minor site modifications, located on the east side of Nutley Street, south of I-66, north and south sides of Hideaway Road (Tax Maps 48-2 ((7)) (33) 1, 2, 3, 7A, 9A, 10; 48-2 ((7)) (34) A, B, 1, 3, 5, 9, 11, 14, 16; 48-2 ((7)) (35) 2, 3, 4, and 48-2 ((7)) (36) 1), subject to the proffers dated August 19, 2003, consisting of approximately 13.83 acres located in Providence District.

The Conceptual Development Plan Amendment was approved; the Planning Commission having previously approved Final Development Plan FDPA 2002-PR-008 on July 24, 2003, subject to the Board's approval of PCA 2002-PR-008.

The Board also:

- **Modified the open space requirement for 31 percent to 23 percent for the PDH-5 District, per Paragraph 8 of Section 16-401 of the Zoning Ordinance.**

PCA 2002-PR-008

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- **Waived the 600-foot maximum length requirement for a private street.**

Sincerely,



Patti M. Hicks

Deputy Clerk to the Board of Supervisors

PMH/ns

cc: Chairman Katherine K. Hanley
Supervisor Connolly, Providence District
Janet Coldsmith, Director, Real Estate Div., Dept. of Tax Administration
Michael R. Congleton, Deputy Zoning Enforcement Branch
Barbara A. Byron, Director, Zoning Evaluation Div., DPZ
Thomas Conry, Dept. Mgr. – GIS - Mapping/Overlay
Angela K. Rodeheaver, Section Chief, Tnsp't'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
Department of Highways - VDOT
Joyce Evans, 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