

PROFFERS

REZONING APPLICATION NUMBER RZ 89-L-008

SCHOOL BOARD OF FAIRFAX COUNTY

May 16, 1989

Pursuant to Section 15.1-491(a) of the 1950 Code of Virginia, as amended, the undersigned, as the applicant in Rezoning Application Number RZ 89-L-008 (the "Application") and the owner of the property (the "Property") that is the subject of the Application (together the "Applicant"), hereby proffer that if the Property (Garfield Elementary School) is rezoned to the R-3 District, development of the Property will be subject to the following terms and conditions:

1. The applicant will dedicate, via a perpetual easement with the Virginia Department of Transportation, sufficient right of way to provide a width of 26 feet from centerline along the Spring Street frontage of the Property. All ancillary easements for future roadway construction will be granted by the School Board at no cost.

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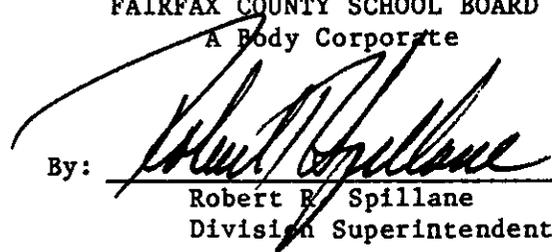
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ZONING EVALUATION DIVISION

2. The applicant agrees to limit future gross floor area expansion to 10,000 square feet (versus the 23,889 square feet of gross floor area which would be allowed by right in the R-3 zoning district). The maximum gross floor area allowed will be 73,776 square feet which translates to a maximum floor area ratio of approximately 0.21.

FAIRFAX COUNTY SCHOOL BOARD
A Body Corporate

By:



Robert R. Spillane
Division Superintendent