



APPLICATION ACCEPTED: February 27, 2015
PLANNING COMMISSION: June 24, 2015
BOARD OF SUPERVISORS: Not Yet Scheduled

County of Fairfax, Virginia

June 10, 2015

STAFF REPORT

APPLICATION PCA 85-P-037

PROVIDENCE DISTRICT

APPLICANT: International Place at Tysons, LLC

ZONING: C-8, HC and SC

PARCEL(S): 39-1 ((6)) 38 and 39-2 ((2)) 39

ACREAGE: 5.40 acres

PLAN MAP: Residential Mixed Use and Park/Open Space

PROPOSAL: Amend the proffers associated with RZ 85-P-037 for a vehicle sales and rental establishment to permit other retail uses.

STAFF RECOMMENDATIONS:

Staff recommends approval of PCA 85-P-037, subject to the execution of proffers consistent with those contained in Appendix 1 of the staff report.

It should be noted that it is not the intent of staff to recommend that the Board, in adopting any conditions proffered by the owner, relieve the applicant/owner from compliance with the provisions of any applicable ordinances, regulations, or adopted standards.

It should be noted that it is not the intent of the staff to recommend that the Board, in adopting any conditions, relieve the applicants/owners from compliance with the provisions of any applicable ordinances, regulations, or adopted standards; and that, should this application be approved, such approval does not interfere with, abrogate or

Bob Katai

Department of Planning and Zoning
Zoning Evaluation Division
12055 Government Center Parkway, Suite 801
Fairfax, Virginia 22035-5509
Phone 703-324-1290 FAX 703-324-3924
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annul any easements, covenants, or other agreements between parties, as they may apply to the property subject to this application.

It should be further noted that the content of this report reflects the analysis and recommendation of staff; it does not reflect the position of the Board of Supervisors.

For information, contact the Zoning Evaluation Division, Department of Planning and Zoning, 12055 Government Center Parkway, Suite 801, Fairfax, Virginia 22035-5505, (703) 324-1290.

N:\BKATAI\Tysons Ford\Staff Report and Conditions\00 - Consolidated Staff Report PCA 85-P-037.doc



Americans with Disabilities Act (ADA): Reasonable accommodation is available upon 7 days advance notice. For additional information on ADA call (703) 324-1334 or TTY 711 (Virginia Relay Center).

Proffered Condition Amendment

PCA 85-P-037

Applicant:

INTERNATIONAL PLACE AT TYSONS LLC

Accepted:

02/27/2015

Proposed:

AMEND PROFFERS/CONDITIONS ASSOCIATED WITH RZ 85-P-037

Area:

5.4 AC OF LAND; DISTRICT - PROVIDENCE

Zoning Dist Sect:

SOUTH OF LEESBURG PIKE, NORTH OF BOONE BOULEVARD, WEST OF GALLOW'S ROAD

Located:

Zoning:

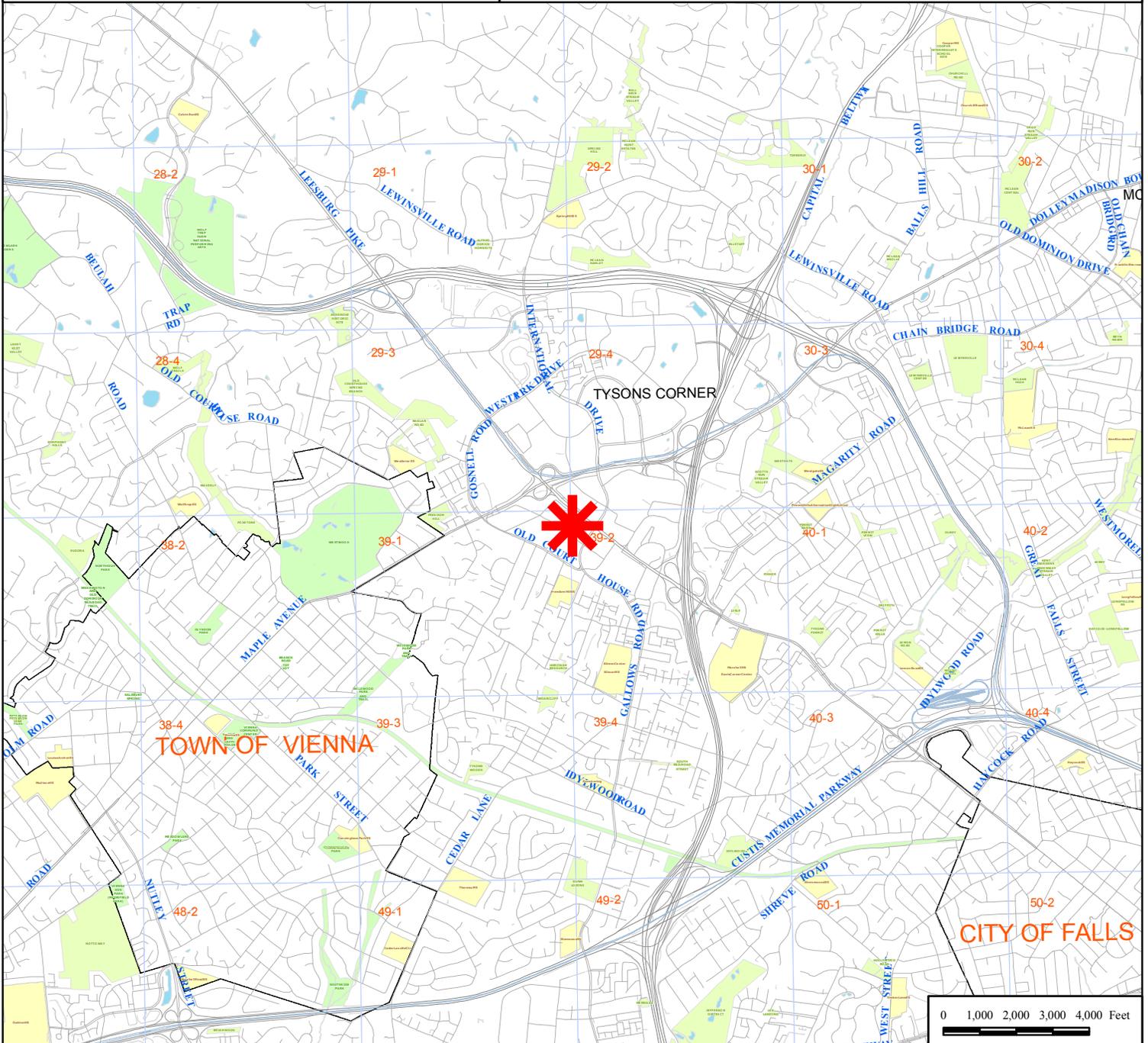
C-8

Overlay Dist:

SC HC

Map Ref Num:

039-1- /06/ /0038 039-2- /02/ /0039



Proffered Condition Amendment

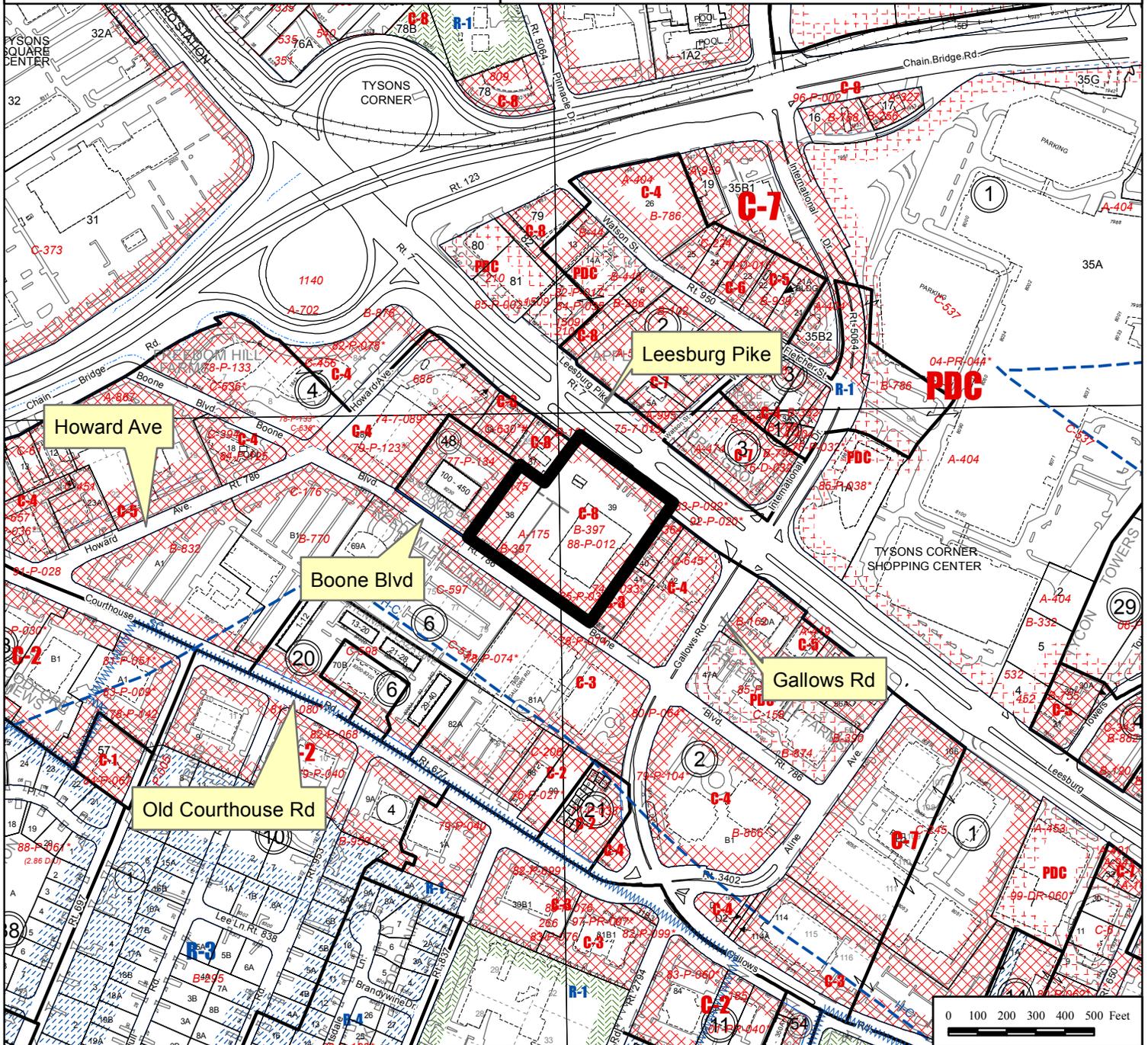
PCA 85-P-037



Applicant: INTERNATIONAL PLACE AT TYSONS LLC
Accepted: 02/27/2015
Proposed: AMEND PROFFERS/CONDITIONS ASSOCIATED WITH RZ 85-P-037

Area: 5.4 AC OF LAND; DISTRICT - PROVIDENCE
Zoning Dist Sect: SOUTH OF LEESBURG PIKE, NORTH OF BOONE BOULEVARD, WEST OF GALLOWS ROAD
Located:

Zoning: C-8
Overlay Dist: SC HC
Map Ref Num: 039-1- /06/ /0038 039-2- /02/ /0039



DESCRIPTION OF THE APPLICATION

The applicant, International Place at Tysons, LLC, is requesting to amend the proffers associated with RZ 85-P-037, which permitted a vehicle sales establishment, to permit a furniture store. Specifically, the existing proffers state that upon a change of use from a vehicle sale, rental and ancillary service establishment, the applicant must seek a Proffered Condition Amendment (PCA). The vehicle sales establishment is no longer in operation; the 5.40-acre site has been vacant since October 2014. The applicant notes that use of the subject site by a furniture store would be an interim use as a rezoning application to the PTC zone for the subject property and adjoining properties has been submitted. The proposed proffer amendment, statement of justification, and affidavit are contained in Appendices 1-3, respectively.

LOCATION AND CHARACTER

The 5.40-acre site, formerly occupied by Kip Killmon's Used Cars (previously Tysons Ford), is located between Leesburg Pike and Boone Boulevard, to the west of Gallows Road. The site is accessed from a service drive off of Leesburg Pike. The site is fairly flat, with a large single-story building near its center, surrounded by a large surface parking lot and with five trailers set up at various locations of the lot. A 55-foot wide strip of vegetation separates the surface parking lot from Boone Boulevard along the southern edge of the site.

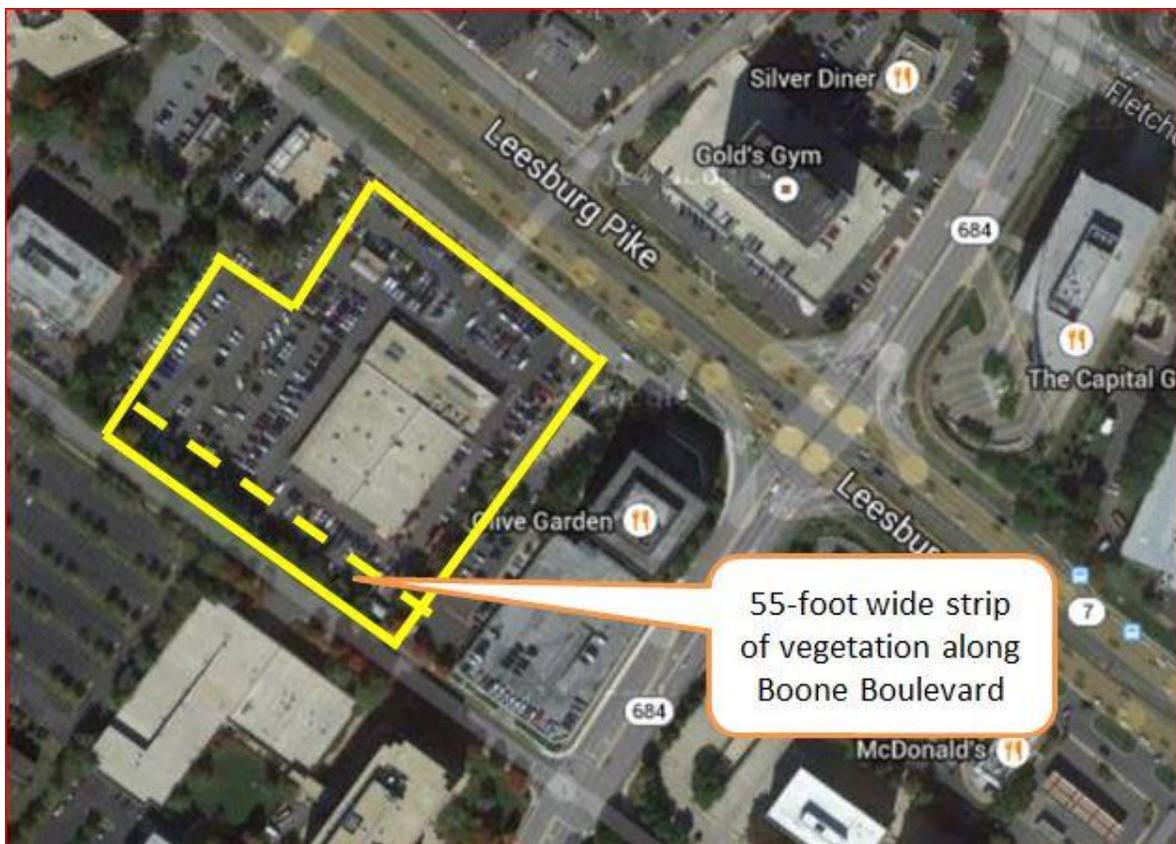


Exhibit 1: Subject Property

SURROUNDING AREA DESCRIPTION			
Direction	Use	Zoning	Plan
North	Retail, Office, Gym	C-7, HC, SC	Residential Mixed Use
East	Retail, Office (parking facilities)	C-3, C-4, HC, SC	Residential Mixed Use
South	Office (Virginia Department of Motor Vehicles)	C-3, HC, SC	Residential Mixed Use and Park/Open Space
West	Office, Service Station	C-3, C-8, HC, SC	Residential Mixed Use

BACKGROUND

In 1966, the subject property was split-zoned. The northern portion of the property, approximately 4.7 acres, was zoned C-G (General Commercial) and a southern 0.69 acre strip along Boone Boulevard was zoned C-N (Neighborhood Commercial). This strip of C-N was so designated to protect the then-existing residences across Boone Boulevard. On August 2, 1966, the Board of Zoning Appeals approved Special Permit S-403-66 to permit a vehicle sales and rental establishment on the C-G portion of the subject property. In 1976, with the revision of the County's Zoning Ordinance, the C-G area was reclassified as C-8 and the C-N area was reclassified as C-5.

On October 28, 1985, the Board of Supervisors approved Rezoning Application RZ 85-P-037, which rezoned the 0.69-acre strip to C-8 so that the area could eventually be incorporated into the auto dealership use. The rezoning was subject to proffers. Concurrent with the rezoning, the Board approved Special Exception Application SE 85-P-046, which permitted expansion of the existing auto dealership building and expanded the vehicle sales, rental, and ancillary service establishment use to both portions of the subject property. The special exception also bound all areas of the subject property to the proffers of RZ 85-P-037.

On April 17, 2015, the Rezoning Application RZ 2015-PR-006, was accepted for review. This application seeks to rezone the subject property, as part of a larger rezoning, to PTC (Planned Tysons Corner Urban District). This rezoning, if approved, would replace any existing proffers with proffers tailored for the new project. However, the existing proffers are in place until such an event occurs.

COMPREHENSIVE PLAN PROVISIONS (Appendix 7)

Plan Area: Area II
 Planning District: Tysons Corner Urban Center,
 Tysons Corner Urban Center District: Old Courthouse District
 (Northwest Old Courthouse Subdistrict)
 Plan Map: Residential Mixed Use and Park/Open Space
 Plan Text:

Subarea 1

This area is comprised of almost 20 acres and is located between Route 7 and Boone Boulevard.

Base Plan

This subarea is planned for and developed with office use with support retail and services uses up to 1.2 FAR, except for Tax Map 39-2((2))39, 40 and 41 and Tax Map 39-1((6))33, 35, 37 and 38, which are planned for and developed with auto sales and retail uses.

DESCRIPTION OF THE DEVELOPMENT PROPOSAL

The application seeks to amend the existing proffers. Because no physical change is proposed to the site, the Generalized Development Plan (GDP) requirement was waived by the Zoning Administrator. However, a reduced copy of the previously approved GDP/Special Exception (SE Plat) is contained in the front of this report.

Proffer 8 of RZ 85-P-037 states:

Upon a change of the use of the subject property from a vehicle sale, rental and ancillary service establishment, the applicant must seek a proffered condition amendment.

As noted earlier, the former vehicle sales establishment is no longer in operation. The applicant would like the ability to lease out the site to a furniture store or another vehicle sale, rental and ancillary service establishment. Therefore, the applicant seeks to modify the above proffer accordingly, as represented in the draft proffers provided in Appendix 1.

The executed proffers for RZ 85-P-037, provided in Appendix 4, also include commitments to several road improvements, including:

- *Construction of deceleration lane in the existing Leesburg Pike (Route 7) median to provide for turns into the subject site from westbound Leesburg Pike.*

- *Closure of the median break between Leesburg Pike (Route 7) and the service road in front of the subject site.*
- *Dedication of a strip of land, approximately thirty-two (32) feet wide, parallel to Leesburg Pike (Route 7) containing the existing service road to Fairfax County upon rezoning or change of use.*
- *Dedication of a strip of land, 30 feet from center line of Boone Boulevard, to Fairfax County upon request by the County or VDH&T [this agency is now called the Virginia Department of Transportation (VDOT)].*
- *Improvement of the Boone Boulevard frontage with curb, gutter, and sidewalk upon rezoning or change of use.*
- *Provision of interior landscaped parking and the exterior landscaping upon rezoning or change of use.*

The PCA requests the deletion of these proffer provisions.

Lastly, the PCA commits to the removal of two of the site's five existing trailers. The three trailers located in the front portion of the property were utilized as sales offices that provided sale associates with easy access to customers. The use of the other two trailers, one the east side of the property and the other in the southeast corner of the property, off of Boone Boulevard, is unknown. The draft proffers provide for the removal of the latter two trailers within 180 days of approval the PCA.

ANALYSIS

Land Use Analysis

Except for the removal of the two trailers, no changes are being proposed for the site. Instead, the applicant is seeking to only permit the addition of the single retail use, a furniture store. Except for sign and occupancy permits, the applicant does not anticipate needing to obtain additional County permits to facilitate occupancy of the existing building by a new tenant. The anticipated furniture store, a retail use, is supported under the Base Plan of the Comprehensive Plan. As previously mentioned, the anticipated retail use is viewed as an interim one, as the applicant has applied for a rezoning under the Plan's redevelopment option for the site.

Given the anticipated interim nature of the use, staff is supportive of postponing compliance with landscaping requirements, as well as frontage improvements. Under the submitted PTC application, staff foresees that the subject property may be redeveloped in the future with an urban development that will be landscaped in

conformance with the park and streetscape recommendations in the Comprehensive Plan for Tysons. However, if the applicant were to seek a change of use (other than a vehicle sales, rental, or ancillary service establishment) prior to obtaining the PTC rezoning or prior to effectuating the PTC rezoning plan, a second PCA will be required. At that time, staff will reconsider the timing of the interior parking lot landscaping and streetscape improvements. Staff notes that it encourages the applicant to further improve the visual impacts of the site, even for the interim use, with the removal of additional trailers and installation of additional landscaping.

Transportation Analysis (Appendix 5)

Initially, the applicant had proposed to eliminate the proffer that limited use of the site to vehicle sales establishments; no new limits on the types of users was proposed. Staff was concerned that such a proffer would allow for an unplanned, unstudied increase in traffic since under the C-8 Zoning District, a number of high traffic generating uses are permitted by-right. These uses include; places of worship, colleges, community centers, eating establishments, fast food restaurants, health clubs, theatres, and retail sales establishments. Compared to a vehicle sales establishment, some of these uses generate a substantial number of trips per square foot of occupancy. If a mix of such uses were to occupy the site's existing building, the traffic increase would be substantial.

After much discussion regarding uses which would generate a low number of trips, the applicant chose to limit the proffered uses to a furniture store and a vehicle sales, rental, and ancillary service establishment use.

Additionally, staff reviewed the existing proffers and has no issue with the proposed deletion of the provisions addressing road improvements and dedications. Staff believes that the design of the adjoining roadways are best reviewed comprehensively as part of the PTC rezoning process.

Urban Forestry Analysis (Appendix 6)

As discussed earlier, because this proffered condition amendment did not involve any physical modifications to the site, the submittal requirement for a GDP was waived. It is anticipated that the use of the site by the proposed furniture store will be a short-term occupancy while the pending PTC rezoning application is reviewed. As such, staff is satisfied with allowing the site to exist in its present form. Staff notes that the recommendations in the Comprehensive Plan for Tysons redevelopment regarding tree preservation, site landscaping, and streetscape will be addressed as part of the rezoning review.

ZONING ORDINANCE PROVISIONS

C-8 Zoning

This PCA application does not propose construction of structures or any exterior site improvements. A new leasee will need to obtain an occupancy permit from the County prior to utilizing the existing building. As proposed, the proffers will restrict the use of the existing building to a retail sales establishment–furniture store use or a vehicle sales, rental, or ancillary sales establishment use, both permitted C-8 uses.

Sign Control Overlay District Standards (Sect. 7-600)

The entire subject property is located in a Sign Control Overlay District. The purpose of this overlay district, as stated in Sect. 12-101 of the Zoning Ordinance, is to restrict *“freestanding signs in the intensely developed commercial and industrial areas of the County where there is an increased need to reduce visual clutter, sight distance obstruction, and interference with traffic control signals and mechanisms and where the speed of traffic does not warrant the freestanding signs otherwise permitted by the provisions of Article 12”*. The subject property currently does not have any freestanding signs and the PCA does not propose any such signs. Therefore, the district’s standards are not applicable to this amendment request.

Highway Corridor Overlay District Standards (Sect. 7-600)

The entire subject property is located in a Highway Corridor Overlay District. The Zoning Ordinance provides additional regulations for drive-in financial institutions, fast food restaurants, quick-service food stores, service stations, and service station/mini-marts located in these overlay districts. The PCA does not seek to include such businesses; therefore, the district’s standards are not applicable to this amendment request.

CONCLUSIONS AND RECOMMENDATIONS

Staff Conclusions

Staff concludes that the subject application is in harmony with the Comprehensive Plan and in conformance with the applicable Zoning Ordinance provisions.

Recommendations

Staff recommends approval of PCA 85-P-037 subject to the execution of the draft proffers contained in Appendix 1 of this staff report.

It should be noted that it is not the intent of staff to recommend that the Board, in adopting any conditions proffered by the owner, relieve the applicant/owner from compliance with the provisions of any applicable ordinances, regulations, or adopted standards.

It should be further noted that the content of this report reflects the analysis and recommendations of staff; it does not reflect the position of the Board of Supervisors.

The approval of the proffers do not interfere with, abrogate, or annul any easement, covenants, or other agreements between parties, as they may apply to the property subject to this application.

APPENDICES

1. Draft Proffers
2. Statement of Justification
3. Affidavit
4. Executed Proffers for RZ 85-P-037
5. Transportation Analysis
6. Urban Forestry Analysis
7. Glossary

Tysons Ford

Proffered Condition Amendment 85-P-037

Proffers

June 5, 2015

Pursuant to 15.2-2303(A) of the *Code of Virginia* (1950), as amended, and Section 18-203 of the Fairfax County Zoning Ordinance (1978), as amended, and subject to approval by the Fairfax County Board of Supervisors (the “Board”) of Proffered Condition Amendment 85-P-037 (the “PCA”) for the property identified on the Fairfax County Tax Map as 39-2 ((2)) 39 and 39-1 ((6)) 38 (the “Property”), International Place at Tysons LLC (the “Applicant”), on behalf of itself and its successors and assigns, hereby proffers that use of the Property shall be in accordance with the following proffers (the “Proffers”), which shall replace and supersede any and all existing proffered conditions applicable to the Property.

1. Substantial Conformance. The development shall be in substantial conformance with the Special Exception Plat and Generalized Development Plan entitled “Special Exception Plat and Generalized Development Plan Pyles/Tysons Ford,” prepared by Dewberry & Davis and dated March 20, 1985, as revised through October 16, 1985 (the “Development Plan”).
2. Use. The Applicant may use the Property for a retail sales establishment-furniture store or vehicle sales, rental and ancillary service establishment.
3. Trailers. The Applicant shall remove the existing trailer along the eastern side of the Property and the existing trailer along Boone Boulevard within One Hundred and Eight (180) days of approval of this PCA.

INTERNATIONAL PLACE AT TYSONS LLC
a Virginia limited liability company

By: GARRETT MANAGEMENT SERVICES CORP.
a Virginia corporation, Manager

By: _____
Name: Andrew S. Garrett
Title: President

**Statement of Justification
Proffered Condition Amendment
PCA 85-P-037 _____**

February 13, 2015

RECEIVED
Department of Planning & Zoning

FEB 13 2015

Zoning Evaluation Division

I. INTRODUCTION

International Place at Tysons LLC, affiliates of The Garrett Companies (the “Applicant”), are the owners of the property located at 8133 Leesburg Pike in McLean, Virginia and identified on the Fairfax County Tax Map as 39-2 ((2)) 42 and 41 (the “Garrett Property”). The Applicant also recently acquired the adjacent property located at 8201 Leesburg Pike and identified on the Fairfax County Tax Map as 39-1 ((6)) 38 and 39-2 ((2)) 39 (the “Tysons Ford Property”) (the Garrett Property and the Tysons Ford Property collectively, the “International Place Property”). The Applicant is currently working on a proposal to rezone the International Place Property to the Planned Tysons Corner (“PTC”) urban zoning district and expects to submit an application in the first quarter of 2015. In the meantime though, the Tysons Ford Property is vacant, and the Applicant has been approached by a potential interim user of the dealership building with whom it would like to enter into a short-term lease. As it stands, there is a proffered restriction on use of some or all of the Tysons Ford Property which needs to be removed prior to lease and delivery of the dealership building to the proposed interim user.¹ As a result, the Applicant respectfully requests the County’s approval of a proffered condition amendment (“PCA”) so that it can lease the dealership building on the Tysons Ford Property to an interim retailer while it pursues a PTC Rezoning of the International Place Property.

II. LOCATION AND EXISTING CONDITIONS

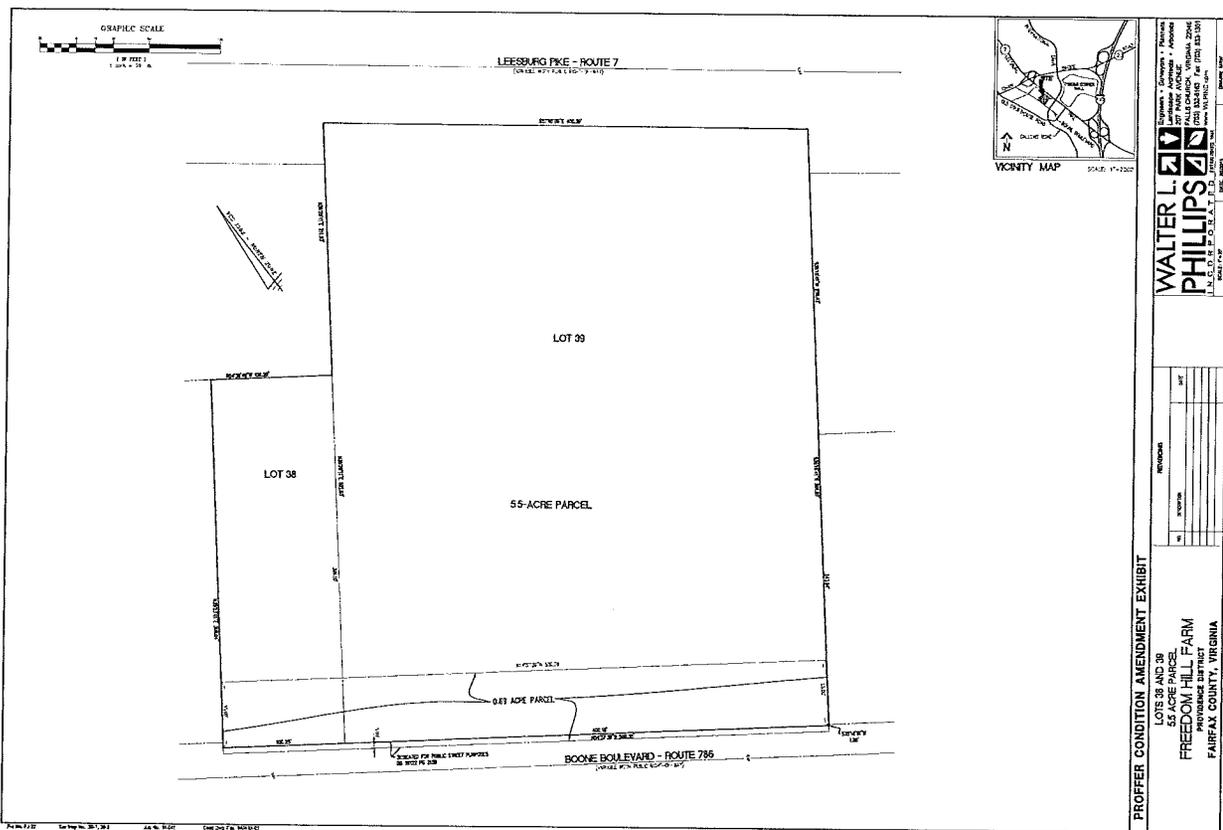
The Garrett Property is improved with an approximately 148,000 square-foot office building and adjacent, above-grade parking structure. The Tysons Ford Property is currently improved with an approximately 35,520 square-foot vehicle sales, rental and service establishment, which was constructed in 1968 but has been vacant since the end of October, 2014. Since that time, the Applicant has addressed issues pertaining to unauthorized use of the Tysons Ford Property as off-site parking for surrounding businesses and for disposal of their accumulated snowfall, freezing pipes from lack of use in frigid temperatures, and the negative perception and therefore impact of an abandoned building on the adjacent office tenants.

III. BACKGROUND

On August 2, 1966, the Board of Zoning Appeals approved Special Permit S-403-66 (the “SP”)

¹ There is some question as to whether the proffered restriction on use applies to a .69-acre strip of land along the southern boundary of both the Tysons Ford Parcels, or to the entire 6.2-acre collective. In an abundance of caution though, the Applicant is filing this PCA on the entire Tysons Ford Property so as to clarify the record and make certain that the proposed change in use is permitted under the governing zoning approvals. To that end and for the purpose of this PCA, the remainder of this Statement assumes that the proffer applies to the entire Tysons Ford Property.

to permit operation of a vehicle sales and rental establishment on the Tysons Ford Property (the "Tysons Ford Dealership"). At that time the Tysons Ford Property was split-zoned – the majority of the Tysons Ford Property, approximately 5.5 acres (the "5.5-Acre Parcel"), was zoned to the C-8 district (formerly the General Commercial or "C-G" district), while a 0.69-acre strip of land adjacent to Boone Boulevard that ran across the southern boundary of both the Tysons Ford Parcels (39-1 ((6)) 38 and 39-2 ((2)) 39 (the ".69-Acre Parcel"), was zoned to the C-5 district (it had formerly been zoned to the Neighborhood Commercial or "C-N" district in order to protect the residences across Boone Boulevard which were then in existence but later developed for office uses from the impact of the more intensive CG development on the 5.5-Acre Parcel). For ease of review, the 5.5-Acre Parcel and the .69-Acre Parcel are depicted here:



On October 28, 1985, the Board of Supervisors concurrently approved Rezoning 85-P-037 (the "C-8 Rezoning"), subject to proffers (the "Proffers") to rezone the .69-Acre Parcel from the C-5 to the C-8 district, and Special Exception SE 85-P-046 (the "Special Exception"), subject to development conditions, to permit enclosure of an existing 4,500 square foot area of the 5.5-Acre Parcel to more comfortably accommodate customers of the vehicle service establishment (while the 5.5-Acre Parcel was already being used as a vehicle sales, rental and ancillary service establishment pursuant to the SP, the expansion of such a use in the C-8 district required a special exception). However, the SE was never implemented by the then-owner and therefore expired.

The Proffers approved with the C-8 Rezoning included, among other things, a restriction on use of the Tysons Ford Property² – upon a change in use from a vehicle sales, rental and ancillary service establishment (“Proffer 8”), the Applicant is required to seek approval of a PCA.

IV. PROPOSAL

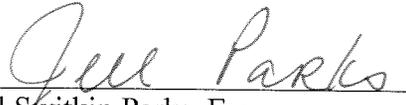
As noted above, the Applicant has been approached by a potential interim user of the dealership building with whom it would like to enter into a short-term lease. As the Tysons Ford Property is vacant and the vacancy is causing problems to the surrounds, the PTC Rezoning on the International Place Property has yet to be filed and will take time to process once accepted, the Applicant respectfully requests the County’s approval of a PCA so that it may lease the dealership building on the 5.5-Acre Parcel to an interim retailer.

The Applicant not only respects but shares the County’s long-term vision for a future Tysons that is of “greater density, a synergistic mix of uses, more pedestrian and transit-friendly, and sustainable in design and function” and is diligently working on the plans that will transform the Old Courthouse District into just such a “place.” Its plan to house an attractive retailer in the existing car dealership building is only temporary - a stop-gap until it can complete its broader design for the International Place Property, vet it with the County and then process the PTC Rezoning through to public hearing. As such, it’s willing to proffer a sunset on this PCA – the Applicant will lease the Tysons Ford Property to an interim user pursuant to this PCA for no more than three years following approval of the PTC Rezoning of International Place. If the PTC Rezoning is not approved, or if it is approved but the Applicant determines that the market or other considerations prohibit its implementation, the Applicant may continue to use the Tysons Ford Property for the uses and with the restrictions associated with the C-8 Rezoning.

V. CONCLUSION

The land use concept in the Comprehensive Plan for Tysons “promotes the redevelopment of uses such as car dealerships . . . into more efficient, higher intensity land uses.” The Applicant is working to replace one of these targeted car dealerships with an attractive interim use while it processes plans to reenergize, revitalize and redevelop the International Place Property for the long-term. To that end, it respectfully requests approval of this PCA such that it can take the first step to reactivating the Tysons Ford Property, the International Place Property and the entire neighborhood.

Respectfully submitted,



Jill Switkin Parks, Esq.

February 13, 2015

² See Note 1, above.



County of Fairfax, Virginia

MEMORANDUM

Office of the County Attorney
Suite 549, 12000 Government Center Parkway
Fairfax, Virginia 22035-0064
Phone: (703) 324-2421; Fax: (703) 324-2665
www.fairfaxcounty.gov

DATE: May 20, 2015

TO: Bob Katai, Staff Coordinator
Zoning Evaluation Division
Department of Planning and Zoning

FROM: Jo Ellen Groves, Paralegal 
Office of the County Attorney

SUBJECT: Affidavit
Application No.: PCA 85-P-037
Applicant: International Place At Tysons LLC
PC Hearing Date: 6/14/15
BOS Hearing Date: Not yet scheduled

REF.: 128665

Attached is an affidavit which has been approved by the Office of the County Attorney for the referenced case. Please include this affidavit dated 5/19/15, which bears my initials and is numbered 128665, when you prepare the staff report.

Thank you for your cooperation.

Attachment

cc: (w/attach) Domenic Scavuzzo, Planning Technician I (Sent via e-mail)
Zoning Evaluation Division
Department of Planning and Zoning

REZONING AFFIDAVIT

DATE: May 19, 2015
(enter date affidavit is notarized)

I, Jill S. Parks, do hereby state that I am an
(enter name of applicant or authorized agent)

(check one) applicant
 applicant's authorized agent listed in Par. 1(a) below

in Application No.(s): PCA 85-P-037
(enter County-assigned application number(s), e.g. RZ 88-V-001)

and that, to the best of my knowledge and belief, the following information is true:

1(a). The following constitutes a listing of the names and addresses of all **APPLICANTS, TITLE OWNERS, CONTRACT PURCHASERS, and LESSEES** of the land described in the application,* and, if any of the foregoing is a **TRUSTEE,**** each **BENEFICIARY** of such trust, and all **ATTORNEYS** and **REAL ESTATE BROKERS**, and all **AGENTS** who have acted on behalf of any of the foregoing with respect to the application:

(NOTE: All relationships to the application listed above in **BOLD** print must be disclosed. Multiple relationships may be listed together, e.g., **Attorney/Agent, Contract Purchaser/Lessee, Applicant/Title Owner**, etc. For a multiparcel application, list the Tax Map Number(s) of the parcel(s) for each owner(s) in the Relationship column.)

NAME (enter first name, middle initial, and last name)	ADDRESS (enter number, street, city, state, and zip code)	RELATIONSHIP(S) (enter applicable relationships listed in BOLD above)
International Place at Tysons LLC Agents: Michael P. Ziegler Andrew S. Garrett Mark E. Bowman	PO Box 2648 Stafford VA, 22555	Applicant and Title Owner of Tax Map 39-1 ((6)) 38 and 39-2 ((2)) 39
M.J. Wells & Associates, Inc. Agents: Robin L. Antonucci Kevin R. Fellin William F. Johnson Brian J. Horan Andrew C. Bunta Chun Kim Lam	1420 Spring Hill Road, Suite 610 Tysons, VA 22102	Traffic Engineer

(check if applicable) There are more relationships to be listed and Par. 1(a) is continued on a "Rezoning Attachment to Par. 1(a)" form.

* In the case of a condominium, the title owner, contract purchaser, or lessee of 10% or more of the units in the condominium.

** List as follows: Name of trustee, Trustee for (name of trust, if applicable), for the benefit of: (state name of each beneficiary).

Rezoning Attachment to Par. 1(a)

DATE: May 19, 2015
 (enter date affidavit is notarized)

for Application No. (s): PCA 85-P-037
 (enter County-assigned application number (s))

(NOTE): All relationships to the application are to be disclosed. Multiple relationships may be listed together, e.g., **Attorney/Agent, Contract Purchaser/Lessee, Applicant/Title Owner**, etc. For a multiparcel application, list the Tax Map Number(s) of the parcel(s) for each owner(s) in the Relationship column.

NAME (enter first name, middle initial, and last name)	ADDRESS (enter number, street, city, state, and zip code)	RELATIONSHIP(S) (enter applicable relationships listed in BOLD above)
Walter L. Phillips, Inc. Agents: Jeffrey J. Stuchel Monica R. Westgate William H. Prodo Aaron M. Vinson	207 Park Avenue Suite 104 Falls Church, VA 22046	Civil Engineer
Cooley LLP Agents: Antonio J. Calabrese Mark C. Looney Colleen P. Gillis Jill S. Parks Brian J. Winterhalter Jeffrey A. Nein Ben I. Wales Molly M. Novotny Katherine P. Humphrey	11951 Freedom Drive Reston, VA 20190	Attorney

(check if applicable) There are more relationships to be listed and Par. 1(a) is continued further on a "Rezoning Attachment to Par. 1(a)" form.

REZONING AFFIDAVIT

DATE: May 19, 2015
(enter date affidavit is notarized)

for Application No. (s): PCA 85-P-037
(enter County-assigned application number(s))

1(b). The following constitutes a listing*** of the SHAREHOLDERS of all corporations disclosed in this affidavit who own 10% or more of any class of stock issued by said corporation, and where such corporation has 10 or less shareholders, a listing of all of the shareholders, and if the corporation is an owner of the subject land, all of the OFFICERS and DIRECTORS of such corporation:

(NOTE: Include SOLE PROPRIETORSHIPS, LIMITED LIABILITY COMPANIES, and REAL ESTATE INVESTMENT TRUSTS herein.)

CORPORATION INFORMATION

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
International Place at Tysons LLC
PO Box 2648
Stafford VA, 22555

DESCRIPTION OF CORPORATION: (check one statement)

- [X] There are 10 or less shareholders, and all of the shareholders are listed below.
[] There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
[] There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF SHAREHOLDERS: (enter first name, middle initial, and last name)

Ox Investments, LLC
Andrew S. Garrett
Scott J. Thomas

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name & title, e.g. President, Vice President, Secretary, Treasurer, etc.)

Garrett Management Services Corp., Manager

(check if applicable) [X] There is more corporation information and Par. 1(b) is continued on a "Rezoning Attachment 1(b)" form.

*** All listings which include partnerships, corporations, or trusts, to include the names of beneficiaries, must be broken down successively until: (a) only individual persons are listed or (b) the listing for a corporation having more than 10 shareholders has no shareholder owning 10% or more of any class of stock. In the case of an APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land that is a partnership, corporation, or trust, such successive breakdown must include a listing and further breakdown of all of its partners, of its shareholders as required above, and of beneficiaries of any trusts. Such successive breakdown must also include breakdowns of any partnership, corporation, or trust owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land. Limited liability companies and real estate investment trusts and their equivalents are treated as corporations, with members being deemed the equivalent of shareholders; managing members shall also be listed. Use footnote numbers to designate partnerships or corporations, which have further listings on an attachment page, and reference the same footnote numbers on the attachment page.

Rezoning Attachment to Par. 1(b)

DATE: May 19, 2015
(enter date affidavit is notarized)

for Application No. (s): PCA 85-P-037
(enter County-assigned application number (s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)

Ox Investments LLC
85 Mine Road, Suite 115
Stafford, VA 22554

DESCRIPTION OF CORPORATION: (check one statement)

- There are 10 or less shareholders, and all of the shareholders are listed below.
- There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDER: (enter first name, middle initial, and last name)

Forestwood Associates, LC
LAS Investment, LLC

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g. President, Vice-President, Secretary, Treasurer, etc.)

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)

Forestwood Associates, LC
85 Mine Road, Suite 115
Stafford, VA 22554

DESCRIPTION OF CORPORATION: (check one statement)

- There are 10 or less shareholders, and all of the shareholders are listed below.
- There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)

Andrew S. Garrett
Andrew S. Garrett, Inc.

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g. President, Vice-President, Secretary, Treasurer, etc.)

(check if applicable) There is more corporation information and Par. 1(b) is continued further on a "Rezoning Attachment to Par. 1(b)" form.

Rezoning Attachment to Par. 1(b)

DATE: May 19, 2015
(enter date affidavit is notarized)

for Application No. (s): PCA 85-P-037
(enter County-assigned application number (s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)

Andrew S. Garrett Inc.
85 Mine Road, Suite 115
Stafford, VA 22554

DESCRIPTION OF CORPORATION: (check one statement)

- There are 10 or less shareholders, and all of the shareholders are listed below.
- There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDER: (enter first name, middle initial, and last name)

Andrew S. Garrett

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g. President, Vice-President, Secretary, Treasurer, etc.)

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)

LAS Investment, LLC
3110 Fairview Park Drive, Suite 1400
Falls Church, VA 22042

DESCRIPTION OF CORPORATION: (check one statement)

- There are 10 or less shareholders, and all of the shareholders are listed below.
- There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)

Lowell S. Smith

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g. President, Vice-President, Secretary, Treasurer, etc.)

(check if applicable) There is more corporation information and Par. 1(b) is continued further on a "Rezoning Attachment to Par. 1(b)" form.

Rezoning Attachment to Par. 1(b)

DATE: May 19, 2015
(enter date affidavit is notarized)

for Application No. (s): PCA 85-P-037
(enter County-assigned application number (s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)

\ M.J. Wells & Associates, Inc.
1420 Spring Hill Road, Suite 610
Tysons, VA 22102

DESCRIPTION OF CORPORATION: (check one statement)

- There are 10 or less shareholders, and all of the shareholders are listed below.
- There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDER: (enter first name, middle initial, and last name)

\ M.J. Wells & Associates, Inc. Employee Stock Ownership Trust. All employees are eligible plan participants; however, no one employee owns 10% or more of any class of stock.

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g. President, Vice-President, Secretary, Treasurer, etc.)

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)

\ Walter L. Phillips, Inc.
207 Park Avenue, Suite 104
Falls Church, VA 22046

DESCRIPTION OF CORPORATION: (check one statement)

- There are 10 or less shareholders, and all of the shareholders are listed below.
- There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)

Jeffrey J. Stuchel
Brian B. Baillargeon
Aaron M. Vinson
Karen L. S. White

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g. President, Vice-President, Secretary, Treasurer, etc.)

(check if applicable) There is more corporation information and Par. 1(b) is continued further on a "Rezoning Attachment to Par. 1(b)" form.

Rezoning Attachment to Par. 1(b)

DATE: May 19, 2015
(enter date affidavit is notarized)

for Application No. (s): PCA 85-P-037
(enter County-assigned application number (s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)

Garrett Management Services Corp.
85 Mine Road, Suite 115
Stafford, VA 22554

DESCRIPTION OF CORPORATION: (check one statement)

- There are 10 or less shareholders, and all of the shareholders are listed below.
- There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDER: (enter first name, middle initial, and last name)

Andrew S. Garrett

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g. President, Vice-President, Secretary, Treasurer, etc.)

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)

DESCRIPTION OF CORPORATION: (check one statement)

- There are 10 or less shareholders, and all of the shareholders are listed below.
- There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g. President, Vice-President, Secretary, Treasurer, etc.)

(check if applicable) There is more corporation information and Par. 1(b) is continued further on a "Rezoning Attachment to Par. 1(b)" form.

REZONING AFFIDAVIT

DATE: May 19, 2015
(enter date affidavit is notarized)

for Application No. (s): PCA 85-P-037
(enter County-assigned application number(s))

1(c). The following constitutes a listing*** of all of the PARTNERS, both GENERAL and LIMITED, in any partnership disclosed in this affidavit:

PARTNERSHIP INFORMATION

PARTNERSHIP NAME & ADDRESS: (enter complete name, number, street, city, state and zip code)

Cooley LLP
11951 Freedom Drive
Reston, VA 20190

(check if applicable) [X] The above-listed partnership has no limited partners.

NAMES AND TITLE OF THE PARTNERS (enter first name, middle initial, last name, and title, e.g. General Partner, Limited Partner, or General and Limited Partner)

- Gian-Michele a Marca
Jane K. Adams
Maureen P. Alger
DeAnna D. Allen
Mazda K. Antia
Orion (nmi) Armon
Gordon C. Atkinson
Michael A. Attanasio
Jonathan P. Bach
Charles J. Bair
Celia Goldwag Barenholtz
Frederick D. Baron
Matthew S. Bartus
Michael D. Basile
Keith J. Berets
Ann (nmi) Bevitt
Laura Grossfield Birger
Thomas A. Blinka

(check if applicable) [X] There is more partnership information and Par. 1(c) is continued on a "Rezoning Attachment to Par. 1(c)" form.

*** All listings which include partnerships, corporations, or trusts, to include the names of beneficiaries, must be broken down successively until: (a) only individual persons are listed or (b) the listing for a corporation having more than 10 shareholders has no shareholder owning 10% or more of any class of stock. In the case of an APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land that is a partnership, corporation, or trust, such successive breakdown must include a listing and further breakdown of all of its partners, of its shareholders as required above, and of beneficiaries of any trusts. Such successive breakdown must also include breakdowns of any partnership, corporation, or trust owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER or LESSEE* of the land. Limited liability companies and real estate investment trusts and their equivalents are treated as corporations, with members being deemed the equivalent of shareholders; managing members shall also be listed. Use footnote numbers to designate partnerships or corporations, which have further listings on an attachment page, and reference the same footnote numbers on the attachment page.

Rezoning Attachment to Par. 1(c)DATE: May 19, 2015
(enter date affidavit is notarized)for Application No. (s): PCA 85-P-037
(enter County-assigned application number (s))**PARTNERSHIP NAME & ADDRESS:** (enter complete name & number, street, city, state & zip code)Cooley LLP (continued)
11951 Freedom Drive
Reston, VA 20190(check if applicable) The above-listed partnership has no limited partners.**NAMES AND TITLES OF THE PARTNERS:** (enter first name, middle initial, last name, and title, e.g.,
General Partner, Limited Partner, or General and Limited Partner)

Nicholas (nmi) Bolter	John A. Dado	William S. Galliani
Barbara L. Borden	Scott D. Dailard	W. Andrew H. Gantt III
Jodie M. Bourdet	Benjamin G. Damstedt	Jon E. Gavenman
Wendy J. Brenner	Craig E. Dauchy	Colleen P. Gillis
David (nmi) Bresnick	Mark (nmi) Deem	Jonathan C. Glass
Matthew J. Brigham	Renee R. Deming	Michael B. Goldstein
James P. Brogan	Darren K. DeStefano	Wendy C. Goldstein
Nicole C. Brookshire	Eric W. Doherty	Kathleen A. Goodhart
Matthew D. Brown	William P. Donovan, Jr.	Lawrence C. Gottlieb
Alfred L. Browne III	Michelle C. Doolin	Shane L. Goudey
Matthew T. Browne	Joseph M. Drayton	William E. Grauer (Former)
Peter F. Burns	Matthew P. Dubofsky	Jonathan G. Graves
Blain B. Butner	Christopher (nmi) Durbin	Jacqueline I. Grise
John T. Byrnes	John C. Dwyer	Kenneth L. Guernsey
Robert T. Cahill	Shannon (nmi) Eagan	Patrick P. Gunn
Antonio J. Calabrese	Eric (nmi) Edwards	Divakar (nmi) Gupta
Christopher C. Campbell	Ivor R. Elrifi	Sarah J. Guske
William Lesse Castleberry	Heidi A. Erlacher	Jeffrey M. Gutkin
Lynda K. Chandler	Gordon H. Empey	John B. Hale
Reuben H. Chen	Sonya F. Erickson	Danish (nmi) Hamid
Dennis (nmi) Childs	Heidi (nmi) Erlacher (Former)	Laurence (nmi) Harris
William T. Christiansen, II	Mark (nmi) Everiss	Ray (nmi) Hartman
Sean M. Clayton	Michael R. Faber	Bernard L. Hatcher
John A. Clendenin	Lester J. Fagen	Matthew B. Hemington
Samuel S. Coates (Former)	Jesse D. Farmer	Cathy Rae Hershcopf
Jeffrey L. Cohen	Brent D. Fassett	Gordon (nmi) Ho
Thomas A. Coll	John R. Feore, Jr.	Nick (nmi) Hobson
Joseph W. Conroy	Chris (nmi) Finney	Lila W. Hope
Christopher (nmi) Coulter	M. Wainwright Fishburn, Jr.	C. Thomas Hopkins
James (nmi) Crabtree	Jennifer Fonner Fitchen (Former)	Richard (nmi) Hopley
Carolyn L. Craig	Thomas J. Friel, Jr.	Mark M. Hrenya
John W. Crittenden	Francis (nmi) Fryscak	Brendan J. Hughes
Janet L. Cullum	Koji F. Fukumura	Christopher R. Hutter
Nathan K. Cummings	James F. Fulton, Jr.	Jay R. Indyke

(check if applicable) There is more partnership information and Par. 1(c) is continued further on a
"Rezoning Attachment to Par. 1(c)" form.

Rezoning Attachment to Par. 1(c)DATE: May 19, 2015
(enter date affidavit is notarized)for Application No. (s): PCA 85-P-037
(enter County-assigned application number (s))**PARTNERSHIP NAME & ADDRESS:** (enter complete name & number, street, city, state & zip code)Cooley LLP (continued)
11951 Freedom Drive
Reston, VA 20190(check if applicable) The above-listed partnership has no limited partners.**NAMES AND TITLES OF THE PARTNERS:** (enter first name, middle initial, last name, and title, e.g.,
General Partner, Limited Partner, or General and Limited Partner)

Craig D. Jacoby	Stephanie (nmi) Levy	Danielle E. Naftulin
Eric C. Jensen	Elizabeth L. Lewis	Ryan E. Naftulin
Robert L. Jones	Michael R. Lincoln	Jeremy M. Naylor
Jeff (nmi) Kaban	James C. T. Linfield	Stephen C. Neal
Barclay J. Kamb	Samuel M. Livermore	Edward J. O'Connell
Richard S. Kanowitz	Douglas P. Lobel	Ian (nmi) O'Donnell
Kimberly J. Kaplan-Gross	J. Patrick Loofbourrow	Rama (nmi) Padmanabhan
Matthew A. Karlyn (Former)	Mark C. Looney	Kathleen (nmi) Pakenham
Jeffrey S. Karr	Robert B. Lovett	Timothy G. Patterson
Sally A. Kay	James (nmi) Lu	Sarah (nmi) Pearce
Heidi M. Keefe	Edward J. Lukins	Anne H. Peck
David R. Kendall	Andrew P. Lustig	D. Bradley Peck
Jason L. Kent	Thomas O. Mason	David G. Peinsipp
Mehdi (nmi) Khodadad	Jennifer (nmi) Massey	Nicole (nmi) Peppe
Charles S. Kim	Joshua O. Mates	Kevin (nmi) Perry
Kevin M. King	James (nmi) Maton	Robert W. Phillips
Benjamin (nmi) Kleine	Michael J. McGrail	Susan Cooper Philpot
Michael J. Klisch	Becket (nmi) McGrath	Frank V. Pietrantonio
Jason M. Korol	John T. McKenna	Mark B. Pitchford
Barbara A. Kosacz	Bonnie Weiss McLeod	Michael L. Platt
Kenneth J. Krisko	Mark A. Medearis	Christian E. Plaza
Carol Denise Laherty	Laura M. Medina	Aaron M. Pomeroy
Mark F. Lambert	Beatriz (nmi) Mejia	Marya A. Postner
Matthew E. Langer	Craig A. Menden	Steve M. Przesmicki
Samantha M. LaPine	Erik B. Milch	Seth A. Rafkin
John G. Lavoie	Chadwick L. Mills	Frank F. Rahmani
Pang (nmi) Lee	David E. Mills	Marc (nmi) Recht
Robin J. Lee	J. Kevin Mills	Michael G. Rhodes
Louis (nmi) Lehot	Patrick J. Mitchell	Michelle S. Rhyu
Jamie K. Leigh	Ali M.M. Mojdehi	Lyle (nmi) Roberts
Natasha (nmi) Leskovsek	Ann M. Mooney	John W. Robertson
Shira Nadich Levin	Timothy J. Moore	Ricardo (nmi) Rodriguez
Alan (nmi) Levine	Howard (nmi) Morse	Kenneth J. Rollins
Michael S. Levinson	Phillip (nmi) Morton	Kevin K. Rooney
	Frederick T. Muto	

(check if applicable) There is more partnership information and Par. 1(c) is continued further on a
"Rezoning Attachment to Par. 1(c)" form.

Rezoning Attachment to Par. 1(c)

DATE: May 19, 2015
(enter date affidavit is notarized)

for Application No. (s): PCA 85-P-037
(enter County-assigned application number (s))

PARTNERSHIP NAME & ADDRESS: (enter complete name & number, street, city, state & zip code)

Cooley LLP (continued)
11951 Freedom Drive
Reston, VA 20190

(check if applicable) The above-listed partnership has no limited partners.

NAMES AND TITLES OF THE PARTNERS: (enter first name, middle initial, last name, and title, e.g., **General Partner, Limited Partner, or General and Limited Partner**)

Adam J. Ruttenberg	Jay (nmi) Vaughn	Additional:
Akash (nmi) Sachdeva	Miguel J. Vega	Nicola K. Maguire
Thomas R. Salley III	Erich E. Veitenheimer III	John N. Wilkinson
Jessica Valenzuela Santamaria	Aaron J. Velli	
Glen Y. Sato	David A. Walsh	
Martin S. Schenker	Mark B. Weeks	
Joseph A. Scherer	Mark R. Weinstein	
Marc G. Schildkraut	Thomas S. Welk	
William J. Schwartz	Peter H. Werner	
Ellen A. Scordino	Scott (nmi) Weston	
Audrey K. Scott	Francis R. Wheeler	
John H. Sellers	Geoffrey T. Willard	
Ian R. Shapiro	Andrew S. "Drew" Williamson	
Michael N. Sheetz	Peter J. Willsey	
C. Christopher Shoff	Mark Windfeld-Hansen	
Jordan A. Silber	David J. Wittenstein	
Brent B. Siler	Nancy H. Wojtas	
Ian D. Smith	Amy M. Wood	
Stephen R. Smith	J. Peyton Worley	
Whitty (nmi) Somvichian	Nan (nmi) Wu	
Wayne O. Stacy	Babak (nmi) Yaghmaie	
Anthony M. Steigler	Jonathan (nmi) Yorke	
Justin M. Stock (Former)	David R. Young	
Steven M. Strauss	Christina (nmi) Zhang	
James N. Strawbridge (Former)	Kevin J. Zimmer	
M. Anne Swanson		
C. Scott Talbot		
Mark P. Tanoury		
Joseph (nmi) Teja, Jr.		
Gregory C. Tenhoff		
Michael E. Tenta		
Timothy S. Teter		
Michael (nmi) Tollini		
Michael S. Tuscan		

(check if applicable) There is more partnership information and Par. 1(c) is continued further on a "Rezoning Attachment to Par. 1(c)" form.

REZONING AFFIDAVIT

DATE: May 19, 2015
(enter date affidavit is notarized)

for Application No. (s): PCA 85-P-037
(enter County-assigned application number(s))

1(d). One of the following boxes **must** be checked:

In addition to the names listed in Paragraphs 1(a), 1(b), and 1(c) above, the following is a listing of any and all other individuals who own in the aggregate (directly and as a shareholder, partner, and beneficiary of a trust) 10% or more of the **APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE*** of the land:

Other than the names listed in Paragraphs 1(a), 1(b), and 1(c) above, no individual owns in the aggregate (directly and as a shareholder, partner, and beneficiary of a trust) 10% or more of the **APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE*** of the land.

2. That no member of the Fairfax County Board of Supervisors, Planning Commission, or any member of his or her immediate household owns or has any financial interest in the subject land either individually, by ownership of stock in a corporation owning such land, or through an interest in a partnership owning such land.

EXCEPT AS FOLLOWS: (**NOTE:** If answer is none, enter "NONE" on the line below.)

None

(check if applicable) There are more interests to be listed and Par. 2 is continued on a "Rezoning Attachment to Par. 2" form.

REZONING AFFIDAVIT

DATE: May 19, 2015
(enter date affidavit is notarized)

for Application No. (s): PCA 85-P-037
(enter County-assigned application number(s))

3. That within the twelve-month period prior to the public hearing of this application, no member of the Fairfax County Board of Supervisors, Planning Commission, or any member of his or her immediate household, either directly or by way of partnership in which any of them is a partner, employee, agent, or attorney, or through a partner of any of them, or through a corporation in which any of them is an officer, director, employee, agent, or attorney or holds 10% or more of the outstanding bonds or shares of stock of a particular class, has, or has had any business or financial relationship, other than any ordinary depositor or customer relationship with or by a retail establishment, public utility, or bank, including any gift or donation having a value of more than \$100, singularly or in the aggregate, with any of those listed in Par. 1 above.

EXCEPT AS FOLLOWS: (NOTE: If answer is none, enter "NONE" on line below.)
None

(NOTE: Business or financial relationships of the type described in this paragraph that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings. See Par. 4 below.)

(check if applicable) There are more disclosures to be listed and Par. 3 is continued on a "Rezoning Attachment to Par. 3" form.

4. That the information contained in this affidavit is complete, that all partnerships, corporations, and trusts owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land have been listed and broken down, and that prior to each and every public hearing on this matter, I will reexamine this affidavit and provide any changed or supplemental information, including business or financial relationships of the type described in Paragraph 3 above, that arise on or after the date of this application.

WITNESS the following signature:

(check one)

Applicant

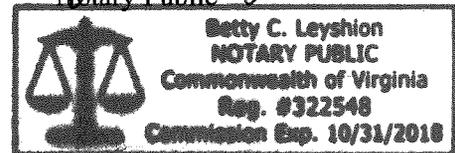
Applicant's Authorized Agent

Jill S. Parks, Esq.
(type or print first name, middle initial, last name, and title of signee)

Subscribed and sworn to before me this 19th day of May 2015, in the State/Comm. of Virginia, County/City of Fairfax.

Betty C. Leyshton
Notary Public

My commission expires: 10/31/2018



PROFFERS

FOR

RZ 85-P-037

BY

TYSONS FORD, INC.

DOING BUSINESS AS

PYLES TYSONS FORD

AND

DAVID PYLES

Pursuant to § 15.1-491(a) of the Code of Virginia (1950 as amended) and § 18-203 of the Zoning Ordinance of Fairfax County (1978) as amended), the property owner and the applicant in RZ 85-P-037 for themselves and their successors or assigns (hereinafter collectively referred to as the "applicant") proffer that the development of the parcels under consideration and shown on Fairfax County Tax Maps as Tax Map References 39-2((2)), parcel 39 and 39-1((6)) parcel 38, February 1985 (hereinafter referred to as the "Subject Property"), will be in accordance with the following conditions, if and only if, the property owner and the applicant's Zoning Map Amendment and Special Exception applications for the Subject Property and requests for waivers from open space requirements and deferral of compliance with interior parking lot landscaping requirements for the Subject Property are granted as applied for. In the event said applications and requests are denied or not granted as applied for, these proffers shall immediately be null and void and of no further force and effect. These proffered conditions supersede and are a substitute for the previous conditions on the Subject Property which were dated August 2, 1966 (BZA permit case 5-403-66). The proffered conditions are:

1. Subject to approval from the Virginia Department of Highways and Transportation (hereinafter "VDH&T"), the applicant shall construct a deceleration lane in the existing Leesburg Pike (Route 7) median to provide for turns into the Subject Property from westbound Route 7 lanes.

2. The development shall be in substantial conformance with the Special Exception Plat and Generalized Development Plan entitled "Special Exception Plat and Generalized Development Plan Pyles/Tyson's Ford" prepared by Dewberry & Davis and dated March 20, 1985, as revised on October 16, 1985 (hereinafter "the Special Exception Plat".)

3. Subject to approval by VDH&T, the applicant shall close the median break between Leesburg Pike (Route 7) and the service road in front of the Subject Property as shown on the Special Exception Plat.

4. At such time as the Subject Property is rezoned or is put to a use other than a vehicle sale, rental and ancillary service establishment, the applicant shall dedicate and convey to Fairfax County a strip of land, approximately thirty-two (32) feet wide and containing approximately 12,800 square feet, which parallels Route 7 and contains the existing service road and related curb and gutter. The property to be dedicated is more particularly described on the Special Exception Plat. This dedication is conditioned upon Fairfax County approval of density credit for the dedication, if such credit is then permitted under Fairfax County Ordinances.

5. At such time as Fairfax County or VDH&T request the dedication and conveyance to 30 feet from center line of Boone Boulevard, the applicant shall dedicate and convey to Fairfax County said strip of land. The property to be dedicated is more particularly described on the Special Exception Plat. This dedication is conditioned upon Fairfax County approval of density credit for the dedication, if such credit is then permitted under Fairfax County Ordinances.

6. At such time as the Subject Property is rezoned or is put to a use other than a vehicle sale, rental and ancillary service establishment, the applicant shall improve Boone Boulevard within the dedicated right-of-way with curb, gutter and sidewalk, if the improvements are not in place at that time.

7. The applicant shall provide the interior landscaped parking and the exterior landscaping as shown on the Special Exception Plat and shall provide landscaping in conformance with Fairfax County requirements by 1992, or earlier if the Subject Property is rezoned or is put to a use other than a vehicle sale, rental and ancillary service establishment.

8. Upon a change of the use of the Subject Property from a vehicle sale, rental and ancillary service establishment, the applicant must seek a proffered condition amendment.

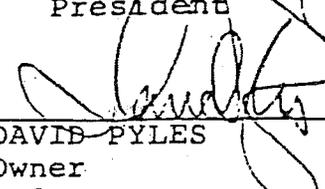
TYSONS FORD, INC..
doing business as
PYLES TYSONS FORD,
Applicant

DATE 10-21-85

By: 

DAVID PYLES
President

DATE 10-21-85



DAVID PYLES
Owner



County of Fairfax, Virginia

MEMORANDUM

DATE: June 4, 2015

TO: Barbara Berlin, Director
Zoning Evaluation Division, DPZ

FROM: Michael A. Davis, Acting Chief *JCH for MAD*
Site Analysis Section, DOT

SUBJECT: FCDOT Staff Report for PCA 85-P-037 International Place at Tysons LLC,
8226 Boone Boulevard and 8201 Leesburg Pike;
Tax Map # 39-1 ((6)) 38 and 39-2 ((2)) 39

The following memorandum is FCDOT staff's response to the Proffered Condition Amendment (PCA), accepted on February 27, 2015. The applicant wishes to enter into a short term lease with a potential occupant, and thus is seeking a PCA proposing an interim use on the existing Tysons Ford Property while they pursue a rezoning of the subject property.

The traffic implications associated with the proposed interim uses by the applicant have the ability to significantly impact movements throughout the surrounding network and beyond the subject property. FCDOT feels, based on the existing site size and building square footage that the proposed uses are also inaccurate or unobtainable uses, based on that of typical "super stores" (and others mentioned by the applicant). Additionally, the ITE Trip Generation Manual shows that trips associated with the proposed uses (outside of furniture sales) are in excess of those generated by the existing use and cannot be supported by FCDOT. As a result, FCDOT can only support an interim use of furniture sales (as specified in previous correspondence with the applicant).

Since this PCA will be an interim, limited use, FCDOT is in support of the elimination of the existing proffers attached to the site. Any improvements can be addressed at the time of rezoning or a subsequent PCA.

MAD/JCH

Cc: Bob Katai, DPZ



County of Fairfax, Virginia

APPENDIX 6

MEMORANDUM

DATE: April 9, 2015

TO: Bobby Katai, Staff Coordinator
Zoning Evaluation Division

FROM: Jay Banks, Urban Forester II
Forest Conservation Branch, DPWES

SUBJECT: Freedom Hill Farm, Lot 38, PCA 85-P-037

I have reviewed the above referenced Proffer Condition Amendment application and a Statement of Justification stamped "Received, Department of Planning and Zoning, February 13, 2015. A site visit was not conducted. The following comment and recommendation is based on this review.

1. **Comment:** It is unclear how the interim use may or may not meet several of the following, but not limited to, tree related ordinances and regulations.
 - a. Tree Conservation Ordinance
 - b. Transitional Screening and Barrier requirements
 - c. Interior and Peripheral Parking Lot Landscaping
 - d. 10-year Tree Canopy Coverage

Recommendation: The applicant should provide greater detail on the intended interim use as it applies to the tree conservation ordinance, transitional screening and barrier requirements, interior and peripheral parking lot landscaping, and 10-year tree canopy coverage.

If you have any questions, please feel free to contact me directly at 730-324-1770.

JSB/

UFMDID #: 199725

cc: DPZ File

Department of Public Works and Environmental Services
Urban Forest Management Division
12055 Government Center Parkway, Suite 518
Fairfax, Virginia 22035-5503
Phone 703-324-1770, TTY: 711, Fax: 703-653-9550
www.fairfaxcounty.gov/dpwes



GLOSSARY

This Glossary is provided to assist the public in understanding the staff evaluation and analysis of development proposals. It should not be construed as representing legal definitions. Refer to the Fairfax County Zoning Ordinance, Comprehensive Plan or Public Facilities Manual for additional information.

ABANDONMENT: Refers to road or street abandonment, an action taken by the Board of Supervisors, usually through the public hearing process, to abolish the public's right-of-passage over a road or road right-of way. Upon abandonment, the right-of-way automatically reverts to the underlying fee owners. If the fee to the owner is unknown, Virginia law presumes that fee to the roadbed rests with the adjacent property owners if there is no evidence to the contrary.

ACCESSORY DWELLING UNIT (OR APARTMENT): A secondary dwelling unit established in conjunction with and clearly subordinate to a single family detached dwelling unit. An accessory dwelling unit may be allowed if a special permit is granted by the Board of Zoning Appeals (BZA). Refer to Sect. 8-918 of the Zoning Ordinance.

AFFORDABLE DWELLING UNIT (ADU) DEVELOPMENT: Residential development to assist in the provision of affordable housing for persons of low and moderate income in accordance with the affordable dwelling unit program and in accordance with Zoning Ordinance regulations. Residential development which provides affordable dwelling units may result in a density bonus (see below) permitting the construction of additional housing units. See Part 8 of Article 2 of the Zoning Ordinance.

AGRICULTURAL AND FORESTAL DISTRICTS: A land use classification created under Chapter 114 or 115 of the Fairfax County Code for the purpose of qualifying landowners who wish to retain their property for agricultural or forestal use for use/value taxation pursuant to Chapter 58 of the Fairfax County Code.

BARRIER: A wall, fence, earthen berm, or plant materials which may be used to provide a physical separation between land uses. Refer to Article 13 of the Zoning Ordinance for specific barrier requirements.

BEST MANAGEMENT PRACTICES (BMPs): Stormwater management techniques or land use practices that are determined to be the most effective, practicable means of preventing and/or reducing the amount of pollution generated by nonpoint sources in order to improve water quality.

BUFFER: Graduated mix of land uses, building heights or intensities designed to mitigate potential conflicts between different types or intensities of land uses; may also provide for a transition between uses. A landscaped buffer may be an area of open, undeveloped land and may include a combination of fences, walls, berms, open space and/or landscape plantings. A buffer is not necessarily coincident with transitional screening.

CHESAPEAKE BAY PRESERVATION ORDINANCE: Regulations which the State has mandated must be adopted to protect the Chesapeake Bay and its tributaries. These regulations must be incorporated into the comprehensive plans, zoning ordinances and subdivision ordinances of the affected localities. Refer to Chesapeake Bay Preservation Act, Va. Code Section 10.1-2100 et seq and VR 173-02-01, Chesapeake Bay Preservation Area Designation and Management Regulations.

CLUSTER DEVELOPMENT: Residential development in which the lots are clustered on a portion of a site so that significant environmental/historical/cultural resources may be preserved or recreational amenities provided. While smaller lot sizes are permitted in a cluster subdivision to preserve open space, the overall density cannot exceed that permitted by the applicable zoning district. See Sect. 2-421 and Sect. 9-615 of the Zoning Ordinance.

COUNTY 2232 REVIEW PROCESS: A public hearing process pursuant to Sect. 15.2-2232 (Formerly Sect. 15.1-456) of the Virginia Code which is used to determine if a proposed public facility not shown on the adopted Comprehensive Plan is in substantial accord with the plan. Specifically, this process is used to determine if the general or approximate location, character and extent of a proposed facility is in substantial accord with the Plan.

dBA: The momentary magnitude of sound weighted to approximate the sensitivity of the human ear to certain frequencies; the dBA value describes a sound at a given instant, a maximum sound level or a steady state value. See also Ldn.

DENSITY: Number of dwelling units (du) divided by the gross acreage (ac) of a site being developed in residential use; or, the number of dwelling units per acre (du/ac) except in the PRC District when density refers to the number of persons per acre.

DENSITY BONUS: An increase in the density otherwise allowed in a given zoning district which may be granted under specific provisions of the Zoning Ordinance when a developer provides excess open space, recreation facilities, or affordable dwelling units (ADUs), etc.

DEVELOPMENT CONDITIONS: Terms or conditions imposed on a development by the Board of Supervisors (BOS) or the Board of Zoning Appeals (BZA) in connection with approval of a special exception, special permit or variance application or rezoning application in a "P" district. Conditions may be imposed to mitigate adverse impacts associated with a development as well as secure compliance with the Zoning Ordinance and/or conformance with the Comprehensive Plan. For example, development conditions may regulate hours of operation, number of employees, height of buildings, and intensity of development.

DEVELOPMENT PLAN: A graphic representation which depicts the nature and character of the development proposed for a specific land area: information such as topography, location and size of proposed structures, location of streets trails, utilities, and storm drainage are generally included on a development plan. A development plan is a submission requirement for rezoning to the PRC District. A **GENERALIZED DEVELOPMENT PLAN (GDP)** is a submission requirement for a rezoning application for all conventional zoning districts other than a P District. A development plan submitted in connection with a special exception (SE) or special permit (SP) is generally referred to as an SE or SP plat. A **CONCEPTUAL DEVELOPMENT PLAN (CDP)** is a submission requirement when filing a rezoning application for a P District other than the PRC District; a CDP characterizes in a general way the planned development of the site. A **FINAL DEVELOPMENT PLAN (FDP)** is a submission requirement following the approval of a conceptual development plan and rezoning application for a P District other than the PRC District; an FDP further details the planned development of the site. See Article 16 of the Zoning Ordinance.

EASEMENT: A right to or interest in property owned by another for a specific and limited purpose. Examples: access easement, utility easement, construction easement, etc. Easements may be for public or private purposes.

ENVIRONMENTAL QUALITY CORRIDORS (EQCs): An open space system designed to link and preserve natural resource areas, provide passive recreation and protect wildlife habitat. The system includes stream valleys, steep slopes and wetlands. For a complete definition of EQCs, refer to the Environmental section of the Policy Plan for Fairfax County contained in Vol. 1 of the Comprehensive Plan.

ERODIBLE SOILS: Soils that wash away easily, especially under conditions where stormwater runoff is inadequately controlled. Silt and sediment are washed into nearby streams, thereby degrading water quality.

FLOODPLAIN: Those land areas in and adjacent to streams and watercourses subject to periodic flooding; usually associated with environmental quality corridors. The 100 year floodplain drains 70 acres or more of land and has a one percent chance of flood occurrence in any given year.

FLOOR AREA RATIO (FAR): An expression of the amount of development intensity (typically, non-residential uses) on a specific parcel of land. FAR is determined by dividing the total square footage of gross floor area of buildings on a site by the total square footage of the site itself.

FUNCTIONAL CLASSIFICATION: A system for classifying roads in terms of the character of service that individual facilities are providing or are intended to provide, ranging from travel mobility to land access. Roadway system functional classification elements include Freeways or Expressways which are limited access highways, Other Principal (or Major) Arterials, Minor Arterials, Collector Streets, and Local Streets. Principal arterials are designed to accommodate travel; access to adjacent properties is discouraged. Minor arterials are designed to serve both through traffic and local trips. Collector roads and streets link local streets and properties with the arterial network. Local streets provide access to adjacent properties.

GEOTECHNICAL REVIEW: An engineering study of the geology and soils of a site which is submitted to determine the suitability of a site for development and recommends construction techniques designed to overcome development on problem soils, e.g., marine clay soils.

HYDROCARBON RUNOFF: Petroleum products, such as motor oil, gasoline or transmission fluid deposited by motor vehicles which are carried into the local storm sewer system with the stormwater runoff, and ultimately, into receiving streams; a major source of non-point source pollution. An oil-grit separator is a common hydrocarbon runoff reduction method.

IMPERVIOUS SURFACE: Any land area covered by buildings or paved with a hard surface such that water cannot seep through the surface into the ground.

INFILL: Development on vacant or underutilized sites within an area which is already mostly developed in an established development pattern or neighborhood.

INTENSITY: The magnitude of development usually measured in such terms as density, floor area ratio, building height, percentage of impervious surface, traffic generation, etc. Intensity is also based on a comparison of the development proposal against environmental constraints or other conditions which determine the carrying capacity of a specific land area to accommodate development without adverse impacts.

Ldn: Day night average sound level. It is the twenty-four hour average sound level expressed in A-weighted decibels; the measurement assigns a "penalty" to night time noise to account for night time sensitivity. Ldn represents the total noise environment which varies over time and correlates with the effects of noise on the public health, safety and welfare.

LEVEL OF SERVICE (LOS): An estimate of the effectiveness of a roadway to carry traffic, usually under anticipated peak traffic conditions. Level of Service efficiency is generally characterized by the letters A through F, with LOS-A describing free flow traffic conditions and LOS-F describing jammed or grid-lock conditions.

MARINE CLAY SOILS: Soils that occur in widespread areas of the County generally east of Interstate 95. Because of the abundance of shrink-swell clays in these soils, they tend to be highly unstable. Many areas of slope failure are evident on natural slopes. Construction on these soils may initiate or accelerate slope movement or slope failure. The shrink-swell soils can cause movement in structures, even in areas of flat topography, from dry to wet seasons resulting in cracked foundations, etc. Also known as slippage soils.

OPEN SPACE: That portion of a site which generally is not covered by buildings, streets, or parking areas. Open space is intended to provide light and air; open space may function as a buffer between land uses or for scenic, environmental, or recreational purposes.

OPEN SPACE EASEMENT: An easement usually granted to the Board of Supervisors which preserves a tract of land in open space for some public benefit in perpetuity or for a specified period of time. Open space easements may be accepted by the Board of Supervisors, upon request of the land owner, after evaluation under criteria established by the Board. See Open Space Land Act, Code of Virginia, Sections 10.1-1700, et seq.

P DISTRICT: A "P" district refers to land that is planned and/or developed as a Planned Development Housing (PDH) District, a Planned Development Commercial (PDC) District or a Planned Residential Community (PRC) District. The PDH, PDC and PRC Zoning Districts are established to encourage innovative and creative design for land development; to provide ample and efficient use of open space; to promote a balance in the mix of land uses, housing types, and intensity of development; and to allow maximum flexibility in order to achieve excellence in physical, social and economic planning and development of a site. Refer to Articles 6 and 16 of the Zoning Ordinance.

PROFFER: A written condition, which, when offered voluntarily by a property owner and accepted by the Board of Supervisors in a rezoning action, becomes a legally binding condition which is in addition to the zoning district regulations applicable to a specific property. Proffers are submitted and signed by an owner prior to the Board of Supervisors public hearing on a rezoning application and run with the land. Once accepted by the Board, proffers may be modified only by a proffered condition amendment (PCA) application or other zoning action of the Board and the hearing process required for a rezoning application applies. See Sect. 15.2-2303 (formerly 15.1-491) of the Code of Virginia.

PUBLIC FACILITIES MANUAL (PFM): A technical text approved by the Board of Supervisors containing guidelines and standards which govern the design and construction of site improvements incorporating applicable Federal, State and County Codes, specific standards of the Virginia Department of Transportation and the County's Department of Public Works and Environmental Services.

RESOURCE MANAGEMENT AREA (RMA): That component of the Chesapeake Bay Preservation Area comprised of lands that, if improperly used or developed, have a potential for causing significant water quality degradation or for diminishing the functional value of the Resource Protection Area. See Fairfax County Code, Ch. 118, Chesapeake Bay Preservation Ordinance.

RESOURCE PROTECTION AREA (RPA): That component of the Chesapeake Bay Preservation Area comprised of lands at or near the shoreline or water's edge that have an intrinsic water quality value due to the ecological and biological processes they perform or are sensitive to impacts which may result in significant degradation of the quality of state waters. In their natural condition, these lands provide for the removal, reduction or assimilation of sediments from runoff entering the Bay and its tributaries, and minimize the adverse effects of human activities on state waters and aquatic resources. New development is generally discouraged in an RPA. See Fairfax County Code, Ch. 118, Chesapeake Bay Preservation Ordinance.

SITE PLAN: A detailed engineering plan, to scale, depicting the development of a parcel of land and containing all information required by Article 17 of the Zoning Ordinance. Generally, submission of a site plan to DPWES for review and approval is required for all residential, commercial and industrial development except for development of single family detached dwellings. The site plan is required to assure that development complies with the Zoning Ordinance.

SPECIAL EXCEPTION (SE) / SPECIAL PERMIT (SP): Uses, which by their nature, can have an undue impact upon or can be incompatible with other land uses and therefore need a site specific review. After review, such uses may be allowed to locate within given designated zoning districts if appropriate and only under special controls, limitations, and regulations. A special exception is subject to public hearings by the Planning Commission and Board of Supervisors with approval by the Board of Supervisors; a special permit requires a public hearing and approval by the Board of Zoning Appeals. Unlike proffers which are voluntary, the Board of Supervisors or BZA may impose reasonable conditions to assure, for example, compatibility and safety. See Article 8, Special Permits and Article 9, Special Exceptions, of the Zoning Ordinance.

STORMWATER MANAGEMENT: Engineering practices that are incorporated into the design of a development in order to mitigate or abate adverse water quantity and water quality impacts resulting from development. Stormwater management systems are designed to slow down or retain runoff to re-create, as nearly as possible, the pre-development flow conditions.

SUBDIVISION PLAT: The engineering plan for a subdivision of land submitted to DPWES for review and approved pursuant to Chapter 101 of the County Code.

TRANSPORTATION DEMAND MANAGEMENT (TDM): Actions taken to reduce single occupant vehicle automobile trips or actions taken to manage or reduce overall transportation demand in a particular area.

TRANSPORTATION SYSTEM MANAGEMENT (TSM) PROGRAMS: This term is used to describe a full spectrum of actions that may be applied to improve the overall efficiency of the transportation network. TSM programs usually consist of low-cost alternatives to major capital expenditures, and may include parking management measures, ridesharing programs, flexible or staggered work hours, transit promotion or operational improvements to the existing roadway system. TSM includes Transportation Demand Management (TDM) measures as well as H.O.V. use and other strategies associated with the operation of the street and transit systems.

URBAN DESIGN: An aspect of urban or suburban planning that focuses on creating a desirable environment in which to live, work and play. A well-designed urban or suburban environment demonstrates the four generally accepted principles of design: clearly identifiable function for the area; easily understood order; distinctive identity; and visual appeal.

VACATION: Refers to vacation of street or road as an action taken by the Board of Supervisors in order to abolish the public's right-of-passage over a road or road right-of-way dedicated by a plat of subdivision. Upon vacation, title to the road right-of-way transfers by operation of law to the owner(s) of the adjacent properties within the subdivision from whence the road/road right-of-way originated.

VARIANCE: An application to the Board of Zoning Appeals which seeks relief from a specific zoning regulation such as lot width, building height, or minimum yard requirements, among others. A variance may only be granted by the Board of Zoning Appeals through the public hearing process and upon a finding by the BZA that the variance application meets the required Standards for a Variance set forth in Sect. 18-404 of the Zoning Ordinance.

WETLANDS: Land characterized by wetness for a portion of the growing season. Wetlands are generally delineated on the basis of physical characteristics such as soil properties indicative of wetness, the presence of vegetation with an affinity for water, and the presence or evidence of surface wetness or soil saturation. Wetland environments provide water quality improvement benefits and are ecologically valuable. Development activity in wetlands is subject to permitting processes administered by the U.S. Army Corps of Engineers

TIDAL WETLANDS: Vegetated and nonvegetated wetlands as defined in Chapter 116 Wetlands Ordinance of the Fairfax County Code: includes tidal shores and tidally influenced embayments, creeks, and tributaries to the Occoquan and Potomac Rivers. Development activity in tidal wetlands may require approval from the Fairfax County Wetlands Board.

Abbreviations Commonly Used in Staff Reports

A&F	Agricultural & Forestal District	PDH	Planned Development Housing
ADU	Affordable Dwelling Unit	PFM	Public Facilities Manual
ARB	Architectural Review Board	PRC	Planned Residential Community
BMP	Best Management Practices	RC	Residential-Conservation
BOS	Board of Supervisors	RE	Residential Estate
BZA	Board of Zoning Appeals	RMA	Resource Management Area
COG	Council of Governments	RPA	Resource Protection Area
CBC	Community Business Center	RUP	Residential Use Permit
CDP	Conceptual Development Plan	RZ	Rezoning
CRD	Commercial Revitalization District	SE	Special Exception
DOT	Department of Transportation	SEA	Special Exception Amendment
DP	Development Plan	SP	Special Permit
DPWES	Department of Public Works and Environmental Services	TDM	Transportation Demand Management
DPZ	Department of Planning and Zoning	TMA	Transportation Management Association
DU/AC	Dwelling Units Per Acre	TSA	Transit Station Area
EQC	Environmental Quality Corridor	TSM	Transportation System Management
FAR	Floor Area Ratio	UP & DD	Utilities Planning and Design Division, DPWES
FDP	Final Development Plan	VC	Variance
GDP	Generalized Development Plan	VDOT	Virginia Dept. of Transportation
GFA	Gross Floor Area	VPD	Vehicles Per Day
HC	Highway Corridor Overlay District	VPH	Vehicles per Hour
HCD	Housing and Community Development	WMATA	Washington Metropolitan Area Transit Authority
LOS	Level of Service	WS	Water Supply Protection Overlay District
Non-RUP	Non-Residential Use Permit	ZAD	Zoning Administration Division, DPZ
OSDS	Office of Site Development Services, DPWES	ZED	Zoning Evaluation Division, DPZ
PCA	Proffered Condition Amendment	ZPRB	Zoning Permit Review Branch
PD	Planning Division		
PDC	Planned Development Commercial		