



# County of Fairfax, Virginia

*To protect and enrich the quality of life for the people, neighborhoods and diverse communities of Fairfax County*

RECEIVED  
Department of Planning & Zoning

AUG 13 2015

Zoning Evaluation Division

July 29, 2015

Ben I. Wales  
Cooley LLP  
One Freedom Drive  
Reston Town Center  
11951 Freedom drive, Suite 1500  
Reston, VA 20190

RE: Proffered Condition Amendment Application PCA 85-P-037

Dear Mr. Wales:

Enclosed you will find a copy of an Ordinance adopted by the Board of Supervisors at a regular meeting held on July 28, 2015, approving Proffered Condition Amendment Application PCA 85-P-037 in the name of International Place at Tysons LLC. The Board's action amends the proffers for Rezoning Application RZ 85-P-037 previously approved for vehicle sale, rental, and ancillary service establishments to permit retail sales establishment and associated modifications to proffers and site design with an overall Floor Area Ratio (FAR) of 0.15. The subject property is located S. of Leesburg Pike, N. of Boone Boulevard, and W. of Gallows Road, on approximately 5.40 acres of land zoned C-8, SC and HC [Tax Maps 39-1 ((6)) 38 and 39-2 ((2)) 39], in the Providence District and is subject to the proffers dated June 5, 2015.

Sincerely,

Catherine A. Chianese  
Clerk to the Board of Supervisors

Office of the Clerk to the Board of Supervisors  
12000 Government Center Parkway, Suite 533  
Fairfax, Virginia 22035

Phone: 703-324-3151 ♦ Fax: 703-324-3926 ♦ TTY: 703-324-3903

Email: [clerktothecob@fairfaxcounty.gov](mailto:clerktothecob@fairfaxcounty.gov)

PCA 85-P-037  
July 29, 2015

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Cc: Chairman Sharon Bulova  
Supervisor Linda Smyth, Providence District  
Tim Shirocky, Acting Director, Real Estate Division, Dept. of Tax Administration  
Barbara C. Berlin, Director, Zoning Evaluation Division, DPZ  
Diane Johnson-Quinn, Deputy Zoning Administrator, Dept. of Planning and Zoning  
Michael Davis, Section Chief, Transportation Planning Division  
Thomas Conry, Dept. Manager – GIS - Mapping/Overlay  
Donald Stephens, Transportation Planning Division  
Ken Williams, Plans & Document Control, ESRD, DPWES  
Department of Highways-VDOT  
Sandy Stallman, Park Planning Branch Manager, FCPA  
Charlene Fuhrman-Schulz, Development Officer, DHCD/Design Development Division  
Jill Cooper, Executive Director, Planning Commission  
Ajay Rawat, Coordinator, Facilities Planning/Fairfax County Public Schools  
Karyn Moreland, Chief Capital Projects Sections, Dept. of Transportation

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 28th day of July 2015, the following ordinance was adopted.

**AN ORDINANCE AMENDING THE ZONING ORDINANCE  
PROFFERED CONDITION AMENDMENT APPLICATION PCA 85-P-037**

**WHEREAS**, International Place at Tysons LLC, filed in the proper form an application to amend the proffers for RZ 85-P-037, previously 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 28th day of July 2015.

  
Catherine A. Chianese  
Clerk to the Board of Supervisors



**COUNTY OF FAIRFAX**  
**Department of Planning and Zoning**  
**Zoning Evaluation Division**  
 12055 Government Center Parkway, Suite 801  
 Fairfax, VA 22035 703-324-1290, TTY 711  
 www.fairfaxcounty.gov/dpz/zoning/applications

**APPLICATION No:** PCA 85-P-037  
 (Assigned by staff)

RECEIVED  
 Department of Planning & Zoning  
 FEB 13 2015  
 Zoning Evaluation Division

**APPLICATION FOR A REZONING**  
 (PLEASE TYPE or PRINT IN BLACK INK)

**PETITION**

**TO: THE BOARD OF SUPERVISORS OF FAIRFAX COUNTY, VIRGINIA**

I (We), International Place at Tysons LLC, the applicant (s) petition you to adopt an ordinance amending the Zoning Map of Fairfax County, Virginia, by reclassifying from the C-8 District to the C-8 District the property described below and outlined in red on the Zoning Section Sheet(s) accompanying and made part of this application.

<b>APPLICATION TYPE(S):</b>	PCA <input checked="" type="checkbox"/>	CDP <input type="checkbox"/>	CSP <input type="checkbox"/>	FDP <input type="checkbox"/>	CDPA <input type="checkbox"/>	CSPA <input type="checkbox"/>	FDPA <input type="checkbox"/>
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**LEGAL DESCRIPTION:**

38		Freedom Hill Farm	23581	0628
		Freedom Hill Farm	23581	0628
<b>Lot(s)</b>	<b>Block(s)</b>	<b>Subdivision</b>	<b>Deed Book</b>	<b>Page No.</b>

**TAX MAP DESCRIPTION:**

39-1	06		38	0.71
39-2	02		39	4.69
				5.4
<b>Map No.</b>	<b>Double Circle No.</b>	<b>Single Circle No.</b>	<b>Parcel(s)/Lot(s) No.</b>	<b>Total Acreage</b>

**POSTAL ADDRESS OF PROPERTY:**

8226 Boone Boulevard and 8201 Leesburg Pike, Tysons VA 22182

**ADVERTISING DESCRIPTION:** (Example - North side of Lee Highway approx. 1000 feet west of its intersection with Newgate Blvd.)

South of Leesburg Pike, north of Boone Boulevard, and west of Gallows Road

**PRESENT USE:** Auto dealer **PROPOSED USE:** Retail

**MAGISTERIAL DISTRICT:** Providence **OVERLAY DISTRICT (S):** HC, SC

The name(s) and address(es) of owner(s) of record shall provided on the affidavit form attached and made part of this application. The undersigned has the power to authorize and does hereby authorize Fairfax County staff representative on official business to enter on the subject property as necessary to process the application.

Jill S. Parks  
 Type or Print Name

Jill S. Parks  
 Signature of Applicant or Agent

11951 Freedom Drive, Reston VA 20190  
 Address

(Work) 703-456-8067 (Mobile)  
 Telephone Number

Please provide name and telephone number of contact if different from above:

**DO NOT WRITE BELOW THIS SPACE**

Date application accepted: February 27, 2015

Fee Paid \$ 13,640.00

PCA 2015 - 0050  
Debra L. Johnston  
 n/r  
 2/27/15

Tysons Ford

Proffered Condition Amendment 85-P-037

Proffers

June 5, 2015

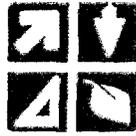
Pursuant to 15.2-2303(A) of the *Code of Virginia* (1950), as amended, and Section 18-203 of the Fairfax County Zoning Ordinance (1978), as amended, and subject to approval by the Fairfax County Board of Supervisors (the "Board") of Proffered Condition Amendment 85-P-037 (the "PCA") for the property 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



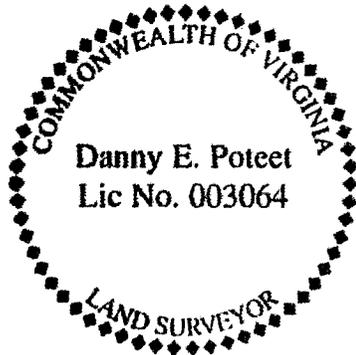
FEB 13 2015

Zoning Evaluation Division

ESTABLISHED 1945

All of those certain lots, pieces or parcels of land, lying and being situate in Fairfax County, Virginia, being Lot 38 and the 5.5 ac. Parcel, Freedom Hill Farm, as recorded in Deed Book P-9 at page 221 among the Land Records of Fairfax County, Virginia, and being more particularly described by metes and bounds, as follows:

Beginning at a point in the northerly right-of-way line of Boone Boulevard - Route 786, said point being the southeast corner of now-or-formerly 8230 Boone Boulevard Condominium Association; thence with the east line of now-or-formerly 8230 Boone Boulevard Condominium Association, N 35° 23' 01" E, 309.04 feet to a point in the south line of now-or-formerly Tysons Ventures, LLC; thence with the south line of now-or-formerly Tysons Ventures, LLC, S 54° 39' 49" E, 100.00 feet to a point; thence N 35° 20' 11" E, 211.93 feet to a point in the southerly right-of-way line of Leesburg Pike - Route 7; thence with the southerly right-of-way line of Leesburg Pike - Route 7, S 51° 46' 09" E, 400.39 feet to a point; thence continuing with the southerly right-of-way line of Leesburg Pike - Route 7, the same course continued with the west line of now-or-formerly Ghassabeh, Trustee and the west line of now-or-formerly 8133 Leesburg Pike, LLC, S 35° 18' 41" W, 501.07 feet to a point in the northerly right-of-way line of Boone Boulevard - Route 786; thence with the northerly right-of-way line of Boone Boulevard - Route 786, N 54° 37' 39" W, 500.35 feet to the point of beginning and containing an area of 235,361 square feet, or 5.4032 acres, more or less.



*Danny E. Poteet*  
Danny E. Poteet, L.S.

January 30, 2015

Note: The above-described property is comprised of the Fairfax County, Virginia, Tax Assessment Parcels 039-1-06-0038 and 039-2-02-0039, currently zoned C-8.