



# County of Fairfax, Virginia

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

September 21, 2016

Peter L. Rinek  
BC Consultants, Inc.  
12600 Fair Lakes Circle  
Suite 100  
Fairfax, VA 22033

RECEIVED  
Department of Planning & Zoning

OCT 11 2016

Zoning Evaluation Division

RE: Rezoning Application RZ 2016-MV-008

Dear Mr. Rinek:

Enclosed you will find a copy of an Ordinance adopted by the Board of Supervisors at a regular meeting held on September 20, 2016, granting Rezoning Application RZ 2016-MV-008 in the name of JR Land, LLC. The Board's action rezones certain property in the Mount Vernon District from the R-1 District to the I-6 District with an overall Floor Area Ratio (FAR) of 0.5. There are no proffers associated with adoption of this Ordinance. The subject property is located on the N. side of Mims Street, approximately 800 feet N.W. of its intersection with Richmond Highway, on approximately 15,238 square feet of land, [Tax Map 113-2 ((1)) 18 (part)].

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: [clerktothebos@fairfaxcounty.gov](mailto:clerktothebos@fairfaxcounty.gov)  
<http://www.fairfaxcounty.gov/bosclerk>

Cc: Chairman Sharon Bulova  
Supervisor Daniel Storck, Mount Vernon District  
Howard Goodie, Director, Real Estate Division, Dept. of Tax Administration  
Barbara Berlin, Director, Zoning Evaluation Division, DPZ  
Diane Johnson-Quinn, Deputy Zoning Administrator, Dept. of Planning and Zoning  
Thomas Conry, Dept. Manager – GIS - Mapping/Overlay  
Michael Davis, Section Chief, Transportation Planning Division  
Donald Stephens, Transportation Planning Division  
Sandy Stallman, Park Planning Branch Manager, FCPA  
Abdi Hamud, Development Officer, DHCD/Design Development Division  
Jill Cooper, Executive Director, Planning Commission  
Greg Bokan, 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 20th day of September, 2016, the following ordinance was adopted:

**AN ORDINANCE AMENDING THE ZONING ORDINANCE  
PROPOSAL NUMBER RZ 2016-MV-008**

**WHEREAS**, JR Land, LLC, filed in the proper form an application requesting the zoning of a certain parcel of land herein after described, from the R-1 District to the I-6 District

**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

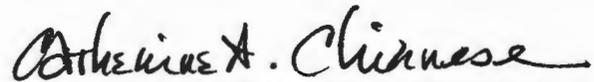
**WHEREAS**, this Board has today held a duly called public hearing and after due consideration of the reports, recommendation, testimony and facts pertinent to the proposed amendment, the Board is of the opinion that the Ordinance should be amended,

**NOW, THEREFORE, BE IT ORDAINED**, that that certain parcel of land situated in the Mount Vernon District, and more particularly described as follows (see attached legal description):

Be, and hereby is, zoned to the I-6 District, and said property is subject to the use regulations of said I-6 District, 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 parcel.

GIVEN under my hand this 20th day of September, 2016.



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/application

APPLICATION #: RZ 2016-MV-008  
 (Staff will assign)

**ZONING APPLICATION**

RECEIVED  
 Department of Planning & Zoning  
 FEB 22 2016  
 Zoning Evaluation Division

APPLICATION TYPE(S): RZ  PCA  FDP  CDPA  FDPA  DPA  CP   
 CPA  PRC  PRCA  CSP  CSPA  AA  AF  AR

TO: THE BOARD OF SUPERVISORS OF FAIRFAX COUNTY, VIRGINIA

I (We), JR Land, LLC the applicant(s) petition you to adopt an ordinance amending the Zoning Map of Fairfax County, Virginia, by reclassifying the below noted property from the R-1 District to the I-6 District.

(PCA) This application proposes to amend the proffers approved pursuant to \_\_\_\_\_ (case) in order to permit \_\_\_\_\_

Is this a partial PCA? \_\_\_\_\_ (Y/N) If Yes, please identify affected acreage: \_\_\_\_\_

**TAX MAP PARCEL(S):**

113-2-((1)), Part of Parcel 18

TOTAL ACREAGE: 0.35 Ac. / 15,238 sq ft <sup>slp 4/8/16</sup> CURRENT ZONING DISTRICT: R-1

LEGAL DESCRIPTION: Deed Book: 24044 Page No.: 1508

**POSTAL ADDRESS OF PROPERTY (INCLUDING ZIP CODE):**

8050 Mims Street, Lorton, VA 22079

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

On the north side of Mims Street approx. 800 feet northwest of its intersection with Richmond Highway, Rt. 1

EXISTING USE:	Vacant	PROPOSED USE:	None
MAGISTERIAL DISTRICT:	Mount Vernon	OVERLAY DISTRICT(S):	None

Waiver/Modification of Submission Requirements Requested:

The name(s) and address(es) of owner(s) of record shall be 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.

<b>Applicant Contact Name:</b>			<b>Agent Name:</b>		
Jon Redman			Peter Rinek, BC Consultants, Inc.		
<b>Address:</b>			<b>Address:</b>		
Street: 7300 Telegraph Square Drive			Street: 12600 Fairfax Lakes Circle, Suite 100		
City: Lorton	State: VA	Zip: 22079	City: Fairfax	State: VA	Zip: 22033
<b>Phone Number:</b>			<b>Phone Number:</b>		
(W): 703-550-0080		(C):	(W): 703-449-8100		(C):
<b>E-mail:</b>			<b>E-mail:</b>		
jredman45@aol.com			prinek@bccon.com		

Signature: [Signature] Date: 2/19/16

DO NOT WRITE IN THIS SPACE

Deborah [Signature] RZ 2016-0018

npc  
4/2/16

Date Application Accepted: April 8, 2016 Application Fee Paid: \$ waived

# **BC Consultants**

*Planners · Engineers · Surveyors · Landscape Architects  
Fairfax · Winchester*

January 15, 2016  
Mims Property  
BC Project No. 15503.01-19  
Page 1 of 1

## **DESCRIPTION OF PROPOSED I-6 ZONE BEING A PORTION OF THE PROPERTY OF JR LAND, LLC MOUNT VERNON DISTRICT FAIRFAX COUNTY, VIRGINIA**

Being a portion of the property now in the name of JR Land, LLC as recorded in Deed Book 24044 at Page 1508, said property also known as Parcel B as recorded in Deed Book 4613 at Page 732 all among the land records of Fairfax County, Virginia and being more particularly described as follows:

Beginning for the same at a point being the northeasterly corner of Mims Street, LLC as recorded in Deed Book 9301 at Page 1914 and also known as Parcel A as recorded in Deed Book 4613 at Page 732, said point also lying on the southerly line of Gunston Cove Business Center, A Condominium as recorded in Deed Book 18574 at Page 1920 among the aforesaid land records, thence leaving said Mims Street, LLC and running with a portion of the southerly line of said Gunston Cove Business Center, A Condominium ;

- 1) South 85° 48' 12" East, 215.00 feet to a point, thence leaving the southerly line of said Gunston Cove Business Center, A Condominium and running in, through, over, and across the aforementioned property of JR Land, LLC also known as Parcel B the following two (2) courses and distances;
- 2) South 04° 11' 48" West, 70.00 feet to a point, thence;
- 3) North 85° 48' 12" West, 220.38 feet to a point on the easterly line of the aforementioned Parcel A, thence binding and running with said easterly line.
- 4) North 08° 35' 41" East, 70.21 feet to the point of beginning containing 15,238 square feet or 0.34983 acres of land.

This description is based on compilation of deeds of record and adjacent information and is not based on a field survey of the property described herein. This document was prepared without the benefit of a title report which may reveal or discover easements and/or rights-of-way not described herein.

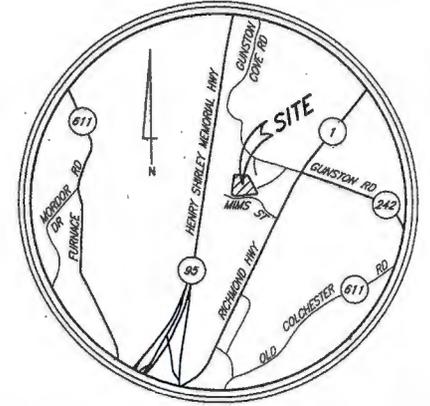
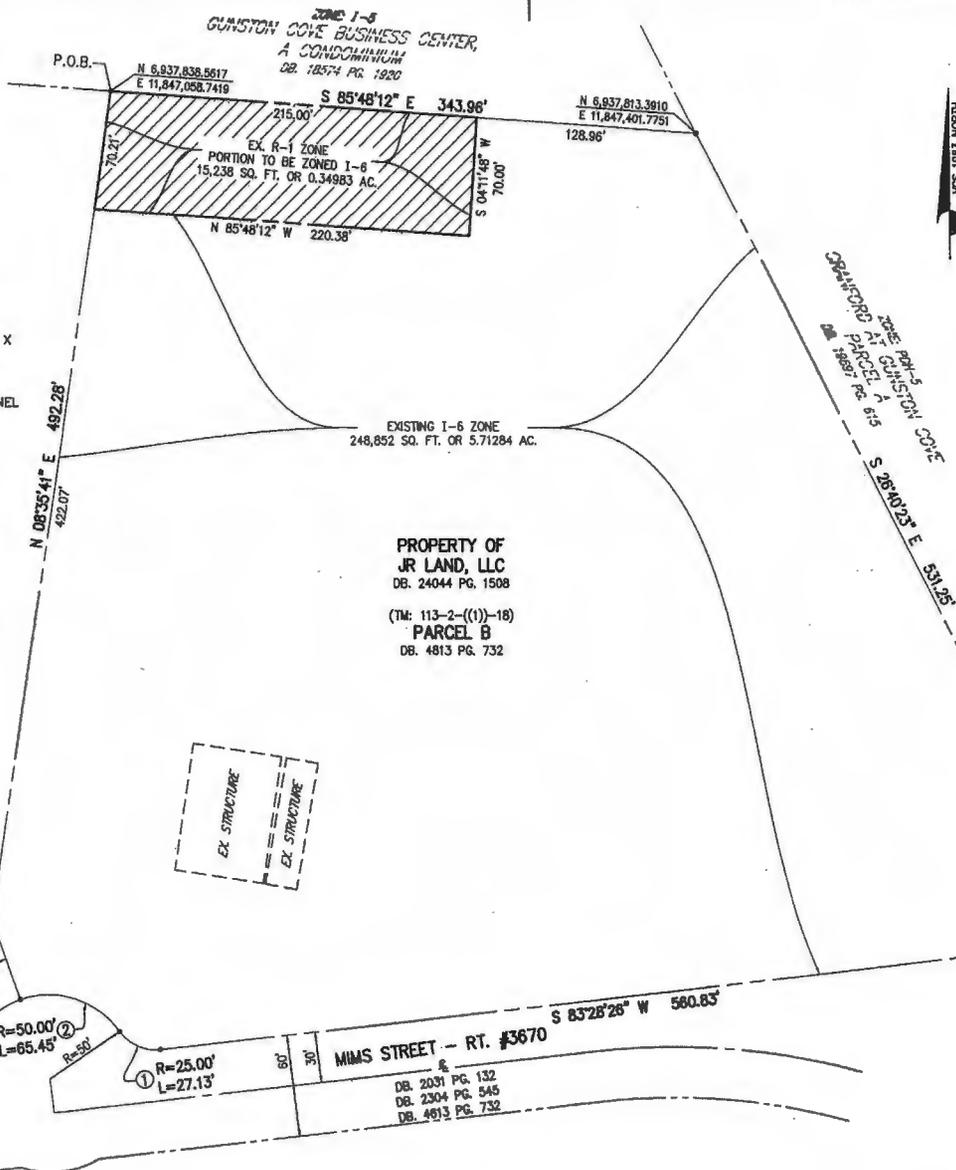
V:\project\\_2015\15503\Surv\Documents\15503-MBD-RZ.doc



**NOTES**

- 1.) THE PROPERTY DELINEATED ON THIS PLAT IS LOCATED ON ASSESSMENT MAP NO. 113-2-((1)), PARCEL 18, AND IS ZONED R-1 AND I-6.
- 2.) OWNER: JR LAND, LLC  
ADDRESS: 8050 MIMS STREET  
LORTON, VA 22079  
DB. 24044 PG. 1508
- 3.) THE PROPERTY DELINEATED HEREON IS BASED ON DEEDS OF RECORD AND ADJACENT INFORMATION AND IS NOT A FIELD SURVEY. MERIDIAN BASED ON ADJACENT VCS 83 DATUM AND HAS NOT BEEN VERIFIED.
- 4.) TOTAL AREA TO BE REZONED I-6: 15,238 SQ. FT. OR 0.34983 ACRES OF LAND
- 5.) THE EXISTING STRUCTURES SHOWN HEREON ARE APPROXIMATE LOCATIONS PER FAIRFAX COUNTY PROPERTY ZONING MAP NO. 113-2.
- 6.) THE PROPERTY DELINEATED HEREON IS LOCATED IN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS DELINEATED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S, FLOOD INSURANCE RATE MAP OF FAIRFAX COUNTY, VIRGINIA COMMUNITY-PANEL NUMBER 515525-0380-E, (MAP NUMBER 51059C0380E) EFFECTIVE DATE: SEPTEMBER 17, 2010.

ZONE I-6  
MIMS STREET, LLC  
DB. 8381 PG. 1814  
PARCEL A  
DB. 4613 PG. 732



**LEGEND:**

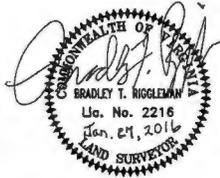
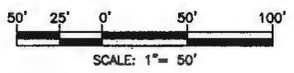
- AC. = ACRES
- DB. = DEED BOOK
- EX. = EXISTING
- INTX. = INTERSECTION
- PG. = PAGE
- SQ. FT. = SQUARE FOOT
- P.O.B. = POINT OF BEGINNING FOR WRITTEN LEGAL DESCRIPTION
- TM: = TAX ASSESSMENT MAP

**ZONING TABULATION**

EXISTING I-6 ZONE	248,852 SQ. FT. OR 5.71284 AC.
EXISTING R-1 ZONE TO BE ZONED I-6	15,238 SQ. FT. OR 0.34983 AC.
TOTAL PARCEL B (TM: 113-2-((1))-18)	*264,090 SQ. FT. OR 6.06267 AC.*

\*BASED ON MATHEMATICAL CLOSURE OF DEEDS OF RECORD

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	BEARING	CHORD	DELTA
1	25.00'	27.13'	15.08'	N 65°26'06" W	25.82'	62°10'55"
2	50.00'	65.45'	36.36'	N 71°50'31" W	60.87'	74°58'44"



PLAT SHOWING  
PROPOSED I-6 ZONE  
ON A PORTION OF THE PROPERTY OF  
**JR LAND, LLC**  
DEED BOOK 24044 PAGE 1508  
MOUNT VERNON DISTRICT  
FAIRFAX COUNTY, VIRGINIA  
SCALE: 1" = 50' DATE: JANUARY 15, 2016

**BC Consultants**  
Planners • Engineers • Surveyors • Landscape Architects  
12800 Fair Lakes Circle, Suite 100, Fairfax, VA 22033  
(703) 449-8100 (703) 449-8108 (Fax)  
www.bccoconsultants.com