



County of Fairfax, Virginia

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

March 20, 2019

David S. Houston
Bean, Kinney, and Korman, PC
2311 Wilson Blvd., Suite 500
Arlington, VA 22201

RE: Rezoning Application RZ 2018-SU-023
(Concurrent with Special Exception Amendment Application SEA 94-Y-023)

Dear Mr. Houston:

Enclosed you will find a copy of an Ordinance adopted by the Board of Supervisors at a regular meeting held on March 19, 2019, granting Rezoning Application RZ 2018-SU-023 in the name of Pohanka Virginia Properties, LLC. The Board's action rezones certain property in the Sully District from the C-8, HC, and WS Districts to the C-8, HC and WS Districts to permit a vehicle sale, rental, and ancillary service establishment with an overall Floor Area Ratio (FAR) of 0.11, located on the S. side of Lee Jackson Memorial Highway, fronting on this highway, Elmwood Street and Vernon Street between Elmwood Street and Walney Road, on approximately 7.29 acres of land, Tax Map 34-4 ((1)) 51 and 53, subject to the proffers dated January 29, 2019.

The Board also:

- Modified the transitional screening and barrier requirements per Sections 13-303 and 13-304 of the Zoning Ordinance (ZO) along the eastern and southern property boundaries.
- Modified Paragraph 2 of Section 17-201 of the ZO of the required Major Trail and Shared Bicycle Lane requirements along Walney Road and Lee Jackson Memorial Highway.
- Modified Paragraph 8 of Section 11-102 of the ZO of the required 10 -foot parking setback from a front property line, along Walney Road.
- Waived Paragraph 2 of Section 17-201 of the ZO of the required sidewalk along Vernon Street.

Office of the Clerk to the Board of Supervisors

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Sincerely,



Catherine A. Chianese
Clerk to the Board of Supervisors

Cc: Supervisor Kathy L. Smith, Sully District
Howard Goodie, Director, Real Estate Division, Dept. of Tax Administration
Tracy D. Strunk, Director, Zoning Evaluation Division, Department of Planning and Zoning
Mavis Stanfield, Deputy Zoning Administrator, Dept. of Planning and Zoning
Michael Liddle, Director, GIS Services, Department of Information Technology
Jeff Hermann, Section Chief, Transportation Planning Division
Andrea Dorlester, Park Planning Branch Manager, FCPA
Abdi Hamud, Development Officer, DHCD/Design Development Division
Jill Cooper, Executive Director, Planning Commission
Jessica Gillis, Coordinator, Facilities Planning, Fairfax County Public Schools
Michael Guarino, 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 March 19, 2019 the following ordinance was adopted:

**AN ORDINANCE AMENDING THE ZONING ORDINANCE
PROPOSAL NUMBER RZ 2018-SU-023
(Concurrent with Special Exception Amendment Application SEA 94-Y-023)**

WHEREAS, Pohanka Virginia Properties, LLC, filed in the proper form an application requesting the zoning of a certain parcel of land herein after described, from the C-8, HC and WS Districts to the C-8, HC and WS Districts

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 Sully District, and more particularly described as follows (see attached legal description):

Be and hereby is, zoned to the C-8, HC and WS Districts and said property is subject to the use regulations of said C-8, HC and WS Districts and further restricted by the conditions proffered and accepted pursuant to Virginia Code Ann., §15.2-2303(a), which conditions are in addition to the Zoning Ordinance regulations applicable to 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 parcel.

GIVEN under my hand this 19th day of March 2019



Catherine A. Chianese
Clerk to the Board of Supervisors