October 30, 2019

Francis A. McDermott
Hunton Andrews Kurth LLP (15)
8405 Greensboro Drive, Suite 140
Tysons, Virginia 22102

RE: Proffered Condition Amendment and Conceptual Development Plan Amendment Applications PCA 82-P-069-23, CDPA 82-P-069-10, PCA 82-P-069-22, PCA 82-P-069-17-01 and PCA 82-P-069-18-01 - Fair Lakes North & South L.C. - Springfield District

Dear Mr. McDermott:

Enclosed you will find a copy of an Ordinance adopted by the Board of Supervisors at a regular meeting held on October 29, 2019. The Board approved Proffered Condition Amendment Application PCA 82-P-069-23 and its associated Conceptual Development Plan Amendment CDPA 82-P-069-10, subject to the executed Proffers dated October 14, 2019.

The Board also:

• Waived Par. 2 of Section 11-302 of the Zoning Ordinance to permit the maximum length of a private street to exceed 600 feet

• Modified Par. 2 of Sect. 6-207 of the Zoning Ordinance to modify the minimum 200 square foot privacy yard for single family attached dwelling units as shown on the CDPA/FDPA

• Modified Par. 5 of Sect. 6-206 of the Zoning Ordinance to permit the gross floor area of dwellings as a secondary use to exceed 50-percent of the gross floor area of the principal uses in Fair Lakes as shown on the CDPA/FDPA

• Modified Sect. 13-303 of the Zoning Ordinance regarding transitional screening requirements between residential and continuing care facility or residential and independent living facility, in favor of the landscape plantings and site design as shown on the CDPA/FDPA

• Waived Sect. 13-304 of the Zoning Ordinance regarding barrier requirements between residential and continuing care facility or residential and independent living facility

Department of Clerk Services
Clerk to the Board of Supervisors
12000 Government Center Parkway, Suite 552
Fairfax, Virginia 22035
Phone: 703-324-3151 • Fax: 703-324-3926 • TTY: 711
Email: clerktothebos@fairfaxcounty.gov
http://www.fairfaxcounty.gov/bosclerk
The Board also approved Proffered Condition Amendment Application PCA 82-P-069-22, subject to the executed Proffers dated July 18, 2019.

The Board also approved Proffered Condition Amendment Application PCA 82-P-069-17-01, subject to the executed Proffers dated September 26, 2019.

The Board also approved Proffered Condition Amendment Application PCA 82-P-069-18-01, subject to the executed Proffers dated July 18, 2019.

Please note that on October 17, 2019, the Planning Commission approved Final Development Plan Amendment Application FDPA 82-P-069-01-19 subject to the Development Conditions dated October 15, 2019.

Please note that on October 17, 2019, the Planning Commission approved Final Development Plan Amendment Application FDPA 82-P-069-09-10, subject to the Development Conditions dated October 3, 2019.

Supporting documentation for this case can be found on the following link: https://www.fairfaxcounty.gov/planning-development/sites/planning-development/files/assets/documents/boardfinalactions/cv-2019/bosfinalactions.pdf

Sincerely,

Jill G. Cooper
Clerk for the Board of Supervisors

Cc: Supervisor Pat Herrity, Springfield District
    Thomas Reed, Director, Real Estate Division, Dept. of Tax Administration
    Tracy D. Strunk, Director, Zoning Evaluation Division, Dept. of Planning and Development
    Mavis Stanfield, Deputy Zoning Administrator, Dept. of Planning and Development
    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, Program Administrator, DHCD/Design Development Division
    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 October 29, 2019 the following ordinance was adopted:

AN ORDINANCE AMENDING THE ZONING ORDINANCE
PROFFERED CONDITION AMENDMENT PCA 82-P-069-23/CDPA 82-P-069-10
(Concurrent with PCA 82-P-069-17-01, PCA 82-P-069-18-01
and PCA 82-P-069-22

WHEREAS, Fair Lakes North & South L.C. filed in the proper form an application requesting amendment to the plan of a certain parcel of land, 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 Springfield 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 29th day of October 2019.

Jill G. Cooper
Clerk for the Board of Supervisors
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 October 29, 2019 the following ordinance was adopted:

**AN ORDINANCE AMENDING THE ZONING ORDINANCE**
**PROFFERED CONDITION AMENDMENT PCA 82-P-069-17-01**
(Concurrent with PCA 82-P-069-23/CDPA 82-P-069-10, PCA 82-P-069-18-01 and PCA 82-P-069-22)

WHEREAS, Fair Lakes North & South L.C. filed in the proper form an application requesting amendment to the plan of a certain parcel of land, 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 Springfield 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 29th day of October 2019.

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Clerk for the Board of Supervisors
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AN ORDINANCE AMENDING THE ZONING ORDINANCE
PROFFERED CONDITION AMENDMENT PCA 82-P-069-18-01
(Concurrent with PCA 82-P-069-23/CDPA 82-P-069-10, PCA 82-P-069-17-01, and PCA 82-P-069-22)

WHEREAS, Fair Lakes North & South L.C. filed in the proper form an application requesting amendment to the plan of a certain parcel of land, 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 Springfield District, and more particularly described as follows (see attached legal description):

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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 29th day of October 2019.

Jill G. Cooper
Clerk for the Board of Supervisors
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 October 29, 2019 the following ordinance was adopted:

AN ORDINANCE AMENDING THE ZONING ORDINANCE
PROFFERED CONDITION AMENDMENT PCA 82-P-069-22
(Concurrent with PCA 82-P-069-23/CDPA 82-P-069-10, PCA 82-P-069-17-01, and PCA 82-P-069-18-01)

WHEREAS, Fair Lakes North & South L.C. filed in the proper form an application requesting amendment to the plan of a certain parcel of land, 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,

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BE IT FURTHER ENACTED, that the boundaries of the Zoning Map heretofofore 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 29th day of October 2019.

Jill G. Cooper
Clerk for the Board of Supervisors