



County of Fairfax, Virginia

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

April 22, 2015

Francis A. McDermott
1751 Pinnacle Drive, Suite 1700
McLean, Virginia 22102

Re: Appeal Application A 2012-HM-020
RN Golf Management, LLC

Dear Mr. McDermott:

At its April 15, 2015 meeting, on the above-referenced appeal application, the Board of Zoning Appeals took action to **OVERTURN-IN-PART** and **UPHOLD-IN-PART** the Zoning Administrator's June 20, 2012 determination.

The Board overturned the Zoning Administrator's determination that a Comprehensive Plan Amendment is a prerequisite for the filing of a development application on the subject property.

The Board also overturned the Zoning Administrator's determination that a Development Plan Amendment would always be required, without prejudice to a later determination on that issue under 16-202, at such time as a specific application is filed.

The Board upheld the Zoning Administrator's determination that a PRC Plan application is required.

The Board took no action with respect to modification or invalidation of the recorded deeds or plats.

The Board further found that the March 30, 1993 letter from Melinda Artman was a determination that the property was "in the PRC district within an area designated as Residential Uses on an approved preliminary site plan," to confirm the golf course was a permitted use.

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Department of Planning and Zoning
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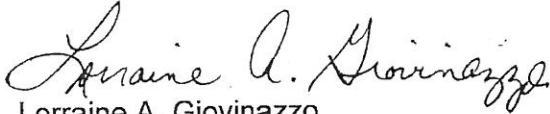
EXHIBIT 1

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The Board's findings of fact and conclusions of law were stated on the record at the April 15, 2015 meeting. If you have questions, please refer to the recording of the meeting, on the Fairfax County website.

Sincerely,



Lorraine A. Giovinazzo
Clerk to the Board of Zoning Appeals

cc: Catherine M. Hudgins, Supervisor
Hunter Mill District

Leslie Johnson, Zoning Administrator and
Director, Zoning Administration Division

✓ Mavis Stanfield, Deputy Zoning Administrator for Appeals
Zoning Administration Division

Cathy Belgin, Staff Coordinator
Zoning Administration Division

Diane Johnson-Quinn, Deputy Zoning Administrator
Zoning Permit Review Branch

Barbara Berlin
Director, Zoning Evaluation Division

Brent Krasner, Chief, Special Permit and Variance Branch
Zoning Evaluation Division