County of Fairfax, Virginia

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

Via Email to mlooney@cooley.com and Regular Mail

June 20, 2012

Mark C. Looney
Cooley LLP
One Freedom Square, Reston Town Center
11951 Freedom Drive
Reston, Virginia 20190-5656

Re: Reston National Golf Course
11875 Sunrise Valley Drive, 2018 Soapstone Drive, and unassigned (3 parcels total)
Reston Section 42, Block 4A; Reston Section 52, Block 4; and Reston Section 44, Block 8
Tax Map Ref: 17-4 ((11)) 4A, 26-2 ((5)) 4, 26-2 ((2)) 8
Zoning District: PRC

Dear Mr. Looney:

This is in response to your letter of April 20, 2012 to Eileen McLane requesting certain zoning information regarding the referenced property. Our files contain the following information:

The referenced property is zoned PRC, Planned Residential Community District, and is subject to development plans approved in conjunction with three rezoning applications: RZ C-135, which was approved by the Board of Supervisors on February 17, 1971; RZ C-203, which was approved by the Board of Supervisors on February 17, 1971; and RZ C-281, which was approved by the Board of Supervisors on September 29, 1971. There are no proffered conditions, special exception, special permit, or variance approvals for the referenced property. Copies of the PRC District regulations, the zoning approval letters for the above applications, and a copy of the Tax Map showing the zoning of surrounding properties are enclosed.

The property is developed with a golf course, the development of which preceded the rezoning of the property to the PRC (then RPC) District. Our records indicate that As Built Site Plan #1591 entitled "South Golf Course Club House," was approved on November 3, 1970 for the addition of a golf course clubhouse. Additional minor site plans and site plan waivers were subsequently approved for other structures and modifications to the golf course. According to our records; it appears that the referenced property was developed in accordance with all applicable County and Zoning Ordinance regulations in effect at the time of construction.

According to our records, there are no pending rezoning, special exception, special permit, or variance applications with regard to the referenced property. In addition, there are no outstanding zoning violations or zoning enforcement actions against the referenced property.

Department of Planning and Zoni
Zoning Administration Divis
Ordinance Administration Brai
12055 Government Center Parkway, Suite 8
Fairfax, Virginia 22035-5
Phone 703-324-1314 FAX 703-803-6
www.fairfaxcounty.gov/d

You have also inquired about the potential for redevelopment of the property to uses other than a golf course. At the time of the filing of the referenced rezoning applications, the use of the property as a golf course had previously been established. Each of the three rezoning applications included a portion of the golf course property within a larger rezoning area and included "golf course" as a proposed and ultimately approved use. Although complete copies of the approved development plans have not been located, it is clear from the existing documentation obtained from both the Department of Planning and Zoning and the Clerk to the Board, including discussions in the staff reports, statements of justification for the rezoning applications and the public hearing notices published in the Herndon-Reston Globe in February 1971, that a golf course was the intended use of the referenced property. Also included in our files was a note to the file in 1995 from the then Zoning Administrator, Jane Gwinn, stating that the Board of Supervisors approved development plans for rezoning applications RZ C-203 and RZ C-281 did include the golf course on the development plans.

The Reston Master Plan is incorporated into the Fairfax County Comprehensive Plan by reference in the Reston Community Planning Sector of the Upper Potomac Planning District in Area III. In Figure 39, entitled "Reston Master Plan, Land Use Plan", the referenced property is shown as "open space". Properties which are planned for low, medium, or high density residential uses are so illustrated on this plan. Additionally, in Figure 40, entitled "Reston Master Plan, Community Facilities Plan", the property is shown as a resource in the category of "Major open space, parks, golf courses, nature center". Any alternative development of the property that cannot be construed as open space, parks, golf course, or nature center would require an amendment to the Fairfax County Comprehensive Plan.

Further, Par. 9 of Sect. 16-202 states, "*Once a development plan has been approved, all subsequent approvals, uses and structures shall be in substantial conformance with the approved development plan and any development conditions associated with such approval. Should there be cause for amendment of the development plan or any portion thereof, such amendment shall be processed as a new submission. A development plan amendment application may be filed on a portion of the property subject to an approved development plan, upon a determination by the Zoning Administrator that the amendment (a) would not adversely affect the use of the property subject to the development plan and conditions but not incorporated into the amendment application, (b) would not inhibit, adversely affect, or preclude in any manner the fulfillment of the development plan and conditions applicable to the area not incorporated into the amendment application, and (c) would not increase the overall approved density/intensity for the development. The portion of the development plan and previously approved conditions which are not subject to the amendment request shall remain in full force and effect.*" As such, because the property was specifically approved for a golf course, any redevelopment of the property to a use other than a golf course would require approval of a development plan amendment (DPA). This determination is consistent with previous determinations made under similar circumstances. Additionally, in accordance with Sect. 16-203, a PRC Plan approval will also be required for a change in use of the property.

EXHIBIT 10

You have submitted a copy of a zoning compliance letter dated March 30, 1993, from Melinda Artman, the then Deputy Zoning Administrator for Permit, Plan Review, which references the PRC District regulations and notes that "…..[a] commercial golf course is a permitted use in the PRC District within an area designated as Residential Uses on an approved preliminary site plan." Contrary to the conclusion drawn in your letter, this statement does not expressly grant nor imply the category of "Residential Uses" within the PRC District to the referenced property. This statement merely indicates that a golf course could be located within an area designated for residential uses. No determination was made regarding whether conversion of the existing golf course to residential uses would be permitted on the property.

In summary, it is clear based on the previous approvals that redevelopment of the property from a golf course to residential uses would first require an amendment to the Reston Master Plan which is part of the Fairfax County Comprehensive Plan, as well as subsequently obtaining both a DPA approval and PRC Plan approval from the Board of Supervisors. Please contact the Planning Division at 703-324-1380 for information regarding requesting amendments to the Reston Master Plan, and the Zoning Evaluation Division at 703-324-1290 for information about filing DPA and PRC Plan applications. This determination has been reviewed and approved by the Zoning Administrator.

Enclosed for your records is Receipt #2012-0536 for the zoning compliance letter fee. I trust this satisfactorily responds to your request. Should you have any additional questions, please feel free to contact me at 703-324-1314.

Sincerely,

Cathy S. Belgin, AICP
Senior Assistant to the Zoning Administrator

CSB

Attachments: A/S

cc: Catherine M. Hudgins, Supervisor, Hunter Mill District
Fred Selden, Director, Department of Planning and Zoning
Eileen M. McLane, Zoning Administrator
Barbara Berlin, Director, Zoning Evaluation Division
Marianne Gardner, Director, Planning Division
Lorrie Kirst, Deputy Zoning Administrator for Ordinance Administration Branch
Diane Johnson-Quinn, Deputy Zoning Administrator
for Zoning Permit Review Branch

O:\cbelgt\Compliance and Determination Reston Golf.doc

PART 3 6-300 PRC PLANNED RESIDENTIAL COMMUNITY DISTRICT

6-301 Purpose and Intent

The PRC District is established to permit the development of planned communities on a minimum of 750 contiguous acres of land, which at the time of the initial rezoning to establish a PRC District is owned and/or controlled by a single individual or entity. Such planned communities shall be permitted only in accordance with a comprehensive plan, which plan, when approved, shall constitute a part of the adopted comprehensive plan of the County and shall be subject to review and revision from time to time.

The PRC District regulations are designed to permit a greater amount of flexibility to a developer of a planned community by removing many of the restrictions of conventional zoning. This flexibility is intended to provide an opportunity and incentive to the developer to achieve excellence in physical, social and economic planning. To be granted this zoning district, the developer must demonstrate the achievement of the following specific objectives throughout all of his planning, design and development.

1. A variety of housing types, employment opportunities and commercial services to achieve a balanced community for families of all ages, sizes and levels of income.

2. An orderly and creative arrangement of all land uses with respect to each other and to the entire community.

3. A planned and integrated comprehensive transportation system providing for a separation of pedestrian and vehicular traffic, to include facilities such as mass transportation, roadways, bicycle or equestrian paths and pedestrian walkways.

4. The provision of cultural, educational, medical, and recreational facilities for all segments of the community.

5. The location of structures to take maximum advantage of the natural and manmade environment.

6. The provision of adequate and well-designed open space for the use of all residents.

7. The staging of development in a manner which can be accommodated by the timely provision of public utilities, facilities and services.

To these ends, rezoning to and development under this district will be permitted only in accordance with a comprehensive plan and development plan prepared and approved in accordance with the provisions of Article 16.

6-302 Permitted Uses

Subject to the use limitations set forth in Sect. 305 below and the exceptions permitted by Sections 303 and 304 below, the following and similar uses as may be approved shall be permitted only in those locations respectively designated Residential, Neighborhood Convenience Center, Village Center, Town Center and Convention/Conference Center on an

approved development plan and PRC plan, if applicable, prepared in accordance with the provisions of Article 16.

A. The following uses are permitted in those areas approved for Residential Uses:

(1) Accessory uses, accessory service uses and home occupations as permitted by Article 10 to include garden plots which are not connected with, incidental to, or on the same lot with a principal use.

(2) Affordable dwelling unit developments.

(3) Automated teller machines, located within a multiple family dwelling.

(4) Commercial and industrial uses of special impact (Category 5), limited to:

(a) Baseball hitting and archery ranges, outdoor

(b) Golf courses, country clubs

(c) Golf driving ranges

(d) Kennels, animal shelters

(e) Marina, docks and boating facilities, commercial

(f) Veterinary hospitals, but only ancillary to kennels

(5) Community uses (Group 4).

(6) Dwellings, single family detached.

(7) Dwellings, single family attached.

(8) Dwellings, multiple family.

(9) Dwellings, mixture of those types set forth above.

(10) Institutional uses (Group 3).

(11) Interment uses (Group 2).

(12) Light public utility uses (Category 1).

(13) Outdoor recreation uses (Group 6), limited to:

(a) Camp or recreation grounds

(b) Riding and boarding stables

(c) Veterinary hospitals, but only ancillary to riding or boarding stables

(14) Public uses.

(15) Quasi-public uses (Category 3).

(16) Transportation facilities (Category 4).

B. The following uses are permitted in those locations approved for a Neighborhood Convenience Center, which should be neighborhood-oriented in scope and location. A neighborhood convenience center should be oriented to both pedestrian and vehicular access.

(1) Accessory uses, accessory service uses and home occupations as permitted by Article 10.

(2) Commercial and industrial uses of special impact (Category 5), limited to:

(a) Automobile-oriented uses

(b) Car washes

(c) Drive-in financial institutions

(d) Drive-through pharmacies

(e) Fast food restaurants

(f) Golf courses, country clubs

(g) Quick-service food stores

(h) Service stations

(i) Service station/mini-marts

(3) Community uses (Group 4).

(4) Dwellings, as set forth in Par. A above.

(5) Eating establishments.

(6) Financial institutions.

(7) Garment cleaning establishments.

(8) Institutional uses (Group 3), limited to:

(a) Churches, chapels, temples, synagogues and other such places of worship

(b) Churches, chapels, temples, synagogues and other such places of worship with a child care center, nursery school or private school of general or special education

(c) Convents, monasteries, seminaries and nunneries

(d) Home child care facilities

(9) Light public utility uses (Category 1).

(10) Offices.

(11) Personal service establishments.

(12) Public uses.

(13) Quasi-public uses (Category 3).

(14) Retail sales establishments.

(15) Taxi stands.

(16) Transportation facilities (Category 4), limited to:

(a) Electrically-powered regional rail transit facilities

(b) Regional non-rail transit facilities

C. The following uses are permitted in those locations approved for a Village Center which should be a central location for activity of retail, community and leisure uses on a scale serving a number of neighborhoods. A village center should be easily accessible to both vehicles and pedestrians. Within such a center, the primary emphasis should be on the pedestrian circulation system. A village center should contain uses such as professional offices, a supermarket, a hardware store, specialty shops and other uses as listed below.

(1) Accessory uses, accessory service uses and home occupations as permitted by Article 10.

(2) Business service and supply service establishments.

(3) Commercial and industrial uses of special impact (Category 5), limited to:

(a) Amusement arcades

(b) Automobile-oriented uses

(c) Car washes

(d) Drive-in financial institutions

(e) Drive-through pharmacies

(f) Fast food restaurants

(g) Golf courses, country clubs

(h) Marinas, docks and boating facilities, commercial

(i) Quick-service food stores

(j) Retail sales establishments-large, limited by the provisions of Sect. 9-533

(k) Service stations

(l) Service station/mini-marts

(4) Commercial recreation uses (Group 5), limited to:

(a) Billiard and pool halls

(b) Bowling alleys

(c) Commercial swimming pools, tennis courts and similar courts

(d) Dance halls

(e) Health clubs

(f) Miniature golf courses

(g) Skating facilities

(h) Any other similar commercial recreation use

(5) Community uses (Group 4).

(6) Dwellings, as set forth in Par. A above.

(7) Eating establishments.

(8) Financial institutions.

(9) Funeral chapels.

(10) Garment cleaning establishments.

(11) Institutional uses (Group 3).

(12) Kennels, limited by the provisions of Sect. 305 below.

(13) Light public utility uses (Category 1).

(14) Offices.

(15) Personal service establishments.

(16) Public uses.

(17) Quasi-public uses (Category 3).

(18) Repair service establishments.

(19) Retail sales establishments.

(20) Taxi stands.

(21) Theatres.

(22) Transportation facilities (Category 4), limited to:

(a) Bus or railroad stations

(b) Electrically-powered regional rail transit facilities

(c) Regional non-rail transit facilities

(23) Vehicle light service establishments.

(24) Veterinary hospitals, limited by the provisions of Sect. 305 below.

D. The following uses are permitted in those locations approved for a Town Center, which should be a central location for retail, community and leisure uses on a scale serving the planned community and the surrounding area. There should be no more than one town center in a new town, and it should contain a mixture of uses such as residential, community, office, retail, entertainment and specialty shops. The uses should be well integrated and contain unique design elements. The pedestrian and vehicular traffic within the center should be separated with major emphasis on the pedestrian circulation system.

(1) All uses set forth for Village Centers in Par. C above.

(2) Commercial recreation uses (Group 5).

(3) Funeral homes.

(4) Parking, commercial off-street, as a principal use.

(5) Transportation facilities (Category 4), limited to:

(a) Heliports

(b) Helistops

(6) Vehicle sale, rental and ancillary service establishments.

(7) Vehicle transportation service establishments.

E. The following uses are permitted in those locations approved for a Convention/Conference Center, which should have the facilities to accommodate conventions or large meetings and retail or commercial establishments necessary to serve the people using such facilities and any residents of the Center.

(1) Accessory uses, accessory service uses and home occupations as permitted by Article 10.

(2) Business service and supply service establishments.

(3) Commercial and industrial uses of special impact (Category 5), limited to:

(a) Automobile-oriented uses

(b) Car washes

(c) Drive-in financial institutions

(d) Drive-through pharmacies

(e) Fast food restaurants

(f) Quick-service food stores

(g) Retail sales establishments-large, limited by the provisions of Sect. 9-533

(h) Service stations

(i) Service station/mini-marts

(j) Vehicle sale, rental and ancillary service establishments, limited by the provisions of Sect. 9-518.

(4) Commercial recreation uses (Group 5).

(5) Cultural and civic centers and exhibition halls.

(6) Dwellings, multiple family.

(7) Eating establishments.

(8) Financial institutions.

(9) Garment cleaning establishments.

(10) Hotels/motels, including facilities to accommodate conventions.

(11) Institutional uses (Group 3), limited to:

(a) Churches, chapels, temples, synagogues and other such places of worship

(b) Churches, chapels, temples, synagogues and other such places of worship with a child care center, nursery school or private school of general or special education

(c) Home child care facilities

(12) Light public utility uses (Category 1).

(13) Offices.

(14) Personal service establishments.

(15) Public uses.

(16) Quasi-public uses (Category 3), limited to:

(a) Churches, chapels, temples, synagogues and other such places of worship with a child care center, nursery school or private school of general or special education

(b) Colleges, universities

(c) Child care centers and nursery schools

(d) Private clubs and public benefit associations

(e) Private schools of general education

(f) Private schools of special education

(17) Repair service establishments.

(18) Retail sales establishments.

(19) Theatres.

(20) Transportation facilities (Category 4), limited to:

(a) Bus or railroad stations

(b) Electrically-powered regional rail transit facility

(c) Regional non-rail transit facilities

(21) Vehicle transportation service establishments.

F. In those areas approved for industrial use on the adopted comprehensive plan of the planned community, upon application, such areas may be reclassified to the I-I, I-1, I-2, I-3, I-4 or I-5 District. Industrial areas shall not be included in the PRC District nor be subject to the requirements thereof.

6-303 Special Permit Uses

The following uses shall be permitted uses in those areas as qualified when they are specifically designated on an approved development plan; otherwise they may be allowed in such qualified areas only as a special permit use upon approval by the BZA.

1. Uses presented in Par. A, B, C, D and E in Sect. 302 above as a Group use.

2. Commercial recreation centers - Village and town centers.

3. Open air markets - Neighborhood convenience, village, town and convention/conference centers.

4. Open refreshment stands - Neighborhood convenience, village, town and convention/conference centers.

5. Group 8 - Temporary Uses.

6. Group 9 - Uses Requiring Special Regulation, limited to:

A. Home professional offices

B. Accessory dwelling units

6-304 Special Exception Uses

The following uses shall be permitted uses in those areas as qualified when they are specifically designated on an approved development plan; otherwise they may be allowed in such qualified areas only as a special exception use upon approval of the Board.

1. All uses presented in Par. A, B, C, D and E in Sect. 302 above as a Category use.

2. Heavy public utility uses (Category 2), limited to sewage treatment and disposal facilities - Residential.

3. Hotels, motels - Village and town centers.

4. Category 5 - Commercial and Industrial Uses of Special Impact, limited to:

   A. Bed and breakfasts

   B. Commercial off-street parking in Metro Station areas as a temporary use

6-305 Use Limitations

1. All development shall conform to the standards set forth in Part 1 of Article 16.

2. Uses in a PRC District shall be permitted only in those areas as designated on the approved development plan, or in those areas as may be approved under Sections 303 and 304 above.

3. When a use presented in Sect. 302 above as a Group or Category use is being considered for approval on a development plan, the standards set forth in Articles 8 and 9 shall be used as a guide.

   When a use presented in Sect. 302 above as a Group or Category use is being considered for approval as a special permit or special exception use, pursuant to Sections 303 and 304 above, the use shall be subject to the provisions of Article 8 or Article 9, respectively. Provided that such use is in substantial conformance with the approved development plan and any imposed development conditions or proffered conditions and is not specifically precluded by the approved development plan, no development plan amendment shall be required.

   In either of the above, all Group 3 medical care facility uses shall be subject to the review procedures presented in Part 3 of Article 9.

4. All uses permitted pursuant to an approved development plan shall be in substantial conformance with the approved development plan as provided in Sect. 16-202.

5. All uses shall comply with the performance standards set forth in Article 14.

6. In areas approved for low density residential uses, no multiple family dwellings shall be allowed, except if such dwellings are provided pursuant to Part 8 of Article 2 and are specifically shown on the approved development plan.

7. Where commercial and residential uses are located in the same building, there shall be separate exterior entrances for the two uses.

8. In all commercial centers, all business, service, storage and display of goods shall be conducted within a completely enclosed building, except those particular uses which by their nature must be conducted outside a building.

9. Off-street parking and loading facilities and private streets shall be provided in conformance with the provisions of Article 11.

10. Signs shall be permitted in accordance with the provisions of Article 12, and where there is an interpretation needed on the appropriate provisions that are applicable in a neighborhood convenience center, village center, town center or convention/conference center, such shall be made by the Zoning Administrator.

11. Kennels and veterinary hospitals in village and town centers shall be located within a completely enclosed building which is adequately soundproofed and constructed so that there will be no emission of odor or noise detrimental to other property in the area. In addition, the Health Department shall approve the construction and operation of all veterinary hospitals prior to issuance of any Building Permit or Non-Residential Use Permit.

12. Drive-through pharmacies shall be permitted only on a lot which is designed to minimize the potential for turning movement conflicts and to facilitate safe and efficient on-site circulation and parking. Adequate parking and stacking spaces for the use shall be provided and located in such a manner as to facilitate safe and convenient vehicle and pedestrian access to all uses on the lot. In addition, signs shall be required to be posted in the vicinity of the stacking area stating the limitations on the use of the window service and/or drive-through lane. Such signs shall not exceed two (2) square feet in area or be located closer than five (5) feet to any lot line.

13. Vehicle transportation service establishments shall be permitted in accordance with the following:

    A. The total number of company vehicles permitted on site at any given time shall not exceed five (5).

    B. There shall be no maintenance or refueling of vehicles on site.

    C. Notwithstanding the provisions of Par. 15 of the Transitional Screening and Barrier Matrix, the use shall be subject to the provisions of Par. 9 of the Matrix.

6-306 Lot Size Requirements

1. Minimum district size: 750 acres.

2. Minimum lot area: No requirement for each use or building, provided that a privacy yard, having a minimum area of 200 square feet, shall be provided on each single family attached dwelling unit lot, unless waived by the Board in conjunction with the approval of a development plan.

3. Minimum lot width: No requirement for each use or building.

6-307 **Bulk Regulations**

1. Maximum building height: No Regulation

2. Minimum yard requirements:

   A. The location and arrangement of structures shall not be detrimental to existing or prospective adjacent dwellings or to the existing or prospective development of the neighborhood.

   B. No single family detached dwelling shall be erected closer than sixteen (16) feet to any other single family dwelling unless a lesser distance is specifically identified on an approved development plan.

   C. No single family detached or attached dwelling or accessory structure shall be erected closer than fifteen (15) feet to any public street right-of-way line unless shown on an approved PRC plan.

3. Maximum floor area ratio: No Regulation

4. Maximum percentage of lot coverage: No Regulation

6-308 **Maximum Density**

1. The overall density for a PRC District shall not exceed thirteen (13) persons per acre of gross residential and associated commercial areas.

2. In computing density, a factor of 3.0 persons shall be used per single family detached dwelling; 2.7 persons per single family attached dwelling; and 2.1 persons per multiple family dwelling.

3. Residential densities in a PRC District shall be designated low, medium and high on the approved development plan.

   A. Low: The overall density within the entire area of a PRC District that is designated for low density shall not exceed 3.8 persons per acre of gross residential area. Further, the density in any one low density area shall not exceed five (5) dwelling units per acre.

   B. Medium: The overall density within the entire area of a PRC District that is designated for medium density shall not exceed 14 persons per acre of gross residential area. Further, the density in any one medium density area shall not exceed twenty (20) dwelling units per acre.

C. High: The overall density within the entire area of a PRC District that is designated for high density shall not exceed 60 persons per acre of gross residential area. Further, the density in any one high density area shall not exceed fifty (50) dwelling units per acre.

For the purposes of this district, density area shall mean a development unit within an area designated on the approved development plan for low, medium or high density.

4. In computing average density on any development plan, subsequent PRC plan or final plat of a part of a PRC District, any excess in land area over that required to support an average density of thirteen (13) persons per acre in any final plat previously recorded may be included. As each plan and subsequent final plat is submitted, the overall density of all areas shown on recorded final plats within the PRC District shall be recomputed so that the average density within the recorded plats of sections of the PRC District shall never at any time in the history of the development exceed a density of thirteen (13) persons.

5. The provisions of Paragraphs 1, 3 and 4 above shall not apply to affordable and market rate dwelling units which comprise the increased density pursuant to Part 8 of Article 2 or to proffered bonus market rate units and/or bonus floor area, any of which is associated with the provision of workforce dwelling units, as applicable.

6-309 Open Space

All common open space lands shall be controlled by the provisions of Part 7 of Article 2.

6-310 Additional Regulations

1. Refer to Article 16 for the standards for all planned developments and development plan and PRC plan requirements.

2. Refer to Article 2, General Regulations, for provisions which may qualify or supplement the regulations presented above, including the shape factor limitations contained in Sect. 2-401.

February 18, 1971

Mr. [illegible] Pritchard
[illegible] Chain Bridge Road
Fairfax, Virginia [illegible]

Dear Mr. Pritchard:

I enclose herewith copy of ordinance adopted by the Board of Supervisors, at its meeting on February 17, 1971, granting the application of Gulf Reston, Inc. (No. [illegible]) to rezone certain land in Centreville District from [illegible] District to [illegible] District.

Very truly yours,

Anna A. Bickeler
Clerk of said Board

Attest:

Encl.

cc: Gulf Reston, Inc., Exec. Office, Reston, Va. [illegible]
cc: Mr. John F. Ferguson
cc: Mr. Robert [illegible] Jentsch
cc: Captain [illegible]
cc: Mr. Don Smith
cc: Mr. [illegible]
cc: Mr. [illegible]

February 16, 1971

Mr. [illegible] Reichard
[illegible] Chain Bridge Road
Fairfax, Virginia [illegible]

Dear Mr. Reichard:

I enclose herewith copy of ordinance adopted by the Board of Supervisors, at its meeting on February 17, 1971, granting the application of Gulf Reston, Inc. (No. C-[illegible]) to rezone certain land in Centreville District from RC-2 District to RPC District.

Very truly yours,

Edna A. Bickaler
Clerk of said Board

EAB:Ks

Encl.

cc: Gulf Reston, Inc., Executive Building, Reston, Va.
cc: Mr. John Ferguson
cc: Mr. Robert Jentsch
cc: Captain Krise
cc: Mr. Don Smith
cc: Mr. James Pammel
cc: Mr. Fred Beales

September 30, 1971

Mr. E. J. Pritchard
3970 Chain Bridge Road
Fairfax, Virginia 22030

Dear Mr. Pritchard:

I enclose herewith copy of ordinance adopted by the Board of Supervisors, at its meeting on September 28, 1971, granting the application of Gulf Reston, Inc. (No. C-281) to rezone certain land in Centreville District from RE-2 District to RPC District.

Very truly yours,

Helen C. Hansen
Clerk of said Board

HCH:ks

cc: Gulf Reston, Inc., 11440 Isaac Newton Square, N., Reston, Va.
cc: Mr. Ferguson
cc: Mr. Jentsch
cc: Mr. Smith
cc: Mr. Pammel
cc: Mr. Beales
cc: Capt. Kriss

PRC
I-4
I-5
RESTON GOLF COURSE
SOUTH LAKES DRIVE PARK
HUNTERS WOODS ELEMENTARY SCHOOL
SEMINARY ELEMENTARY SCHOOL

DEPARTMENT OF PLANNING & ZONING

ZONING ADMINISTRATION DIVISION

FEE TRANSMITTAL FORM

PREPARED BY: Amy Muir

DATE: June 20, 2012

Receipt No.	Index Code	Subobject Code	Amount
2012-0536	351106	0489	320.00

APPLICATION/RECEIPT NO. 2012-0536

APPLICANT: Mark Looney

Check From:

CASH ONLY IF ALL *CheckLock*™ SECURITY FEATURES LISTED ON BACK INDICATE NO TAMPERING OR COPYING

Cooley LLP
ATTORNEYS AT LAW 04-99
11951 FREEDOM DRIVE
RESTON, VA 20190-5656
(703) 456-8000

BANK OF AMERICA, NA
68-001/510

3226

6/20/2012

PAY TO THE ORDER OF County Of Fairfax $ **320.00

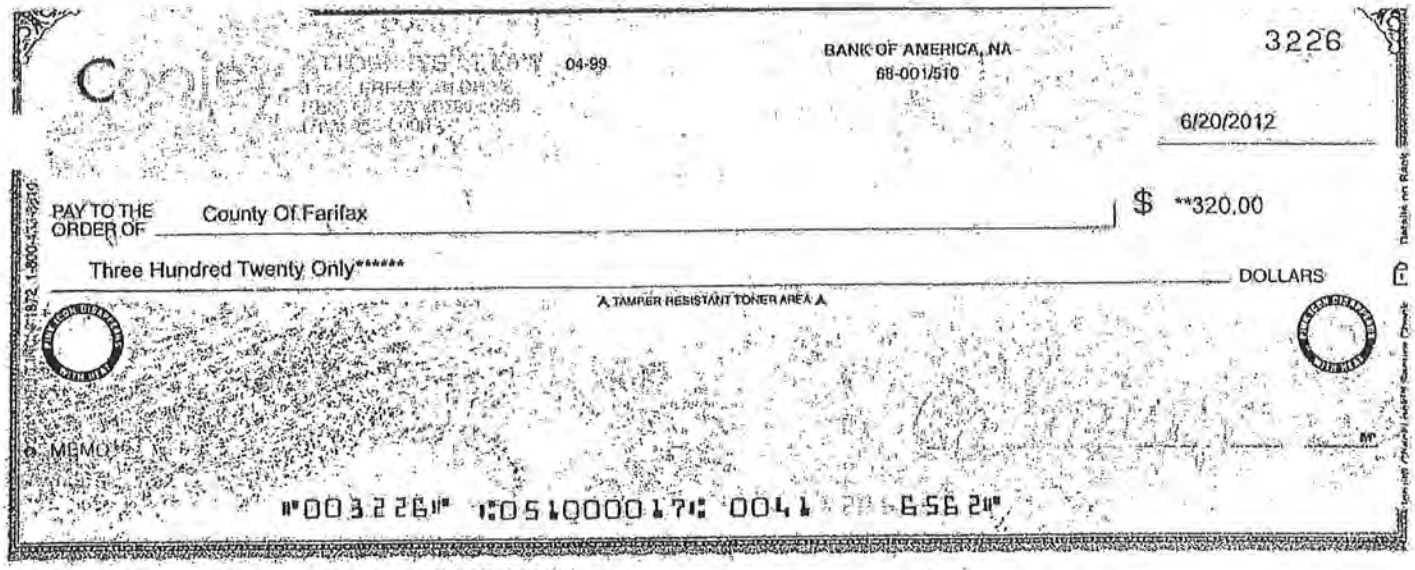
Three Hundred Twenty Only****** DOLLARS

A TAMPER RESISTANT TONER AREA A

MEMO

Amanda Wagner

⑈003226⑈ ⑆051000017⑆ 004112856562⑈



Cooley [illegible] 04-99

BANK OF AMERICA, NA
68-001/510

3226

6/20/2012

PAY TO THE ORDER OF County Of Fairfax

$ **320.00

Three Hundred Twenty Only****** DOLLARS

A TAMPER RESISTANT TONER AREA A

MEMO

⑈003226⑈ ⑆051000017⑆ 0041 [illegible] 6562 4⑈

COOLEY GODWARD KRONISH LLP / ATTORNEYS AT LAW

3226

COOLEY GODWARD KRONISH LLP / ATTORNEYS AT LAW

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PAYMENT RECORD