



FAIRFAX COUNTY

DEPARTMENT OF PLANNING AND ZONING
Zoning Administration Division
Ordinance Administration Branch
12055 Government Center Parkway, Suite 807
Fairfax, Virginia 22035-5505

Street File ✓

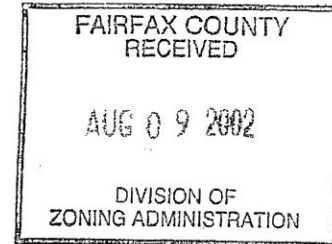
V I R G I N I A

(703) 324-1314

Fax (703) 803-6372

VIA REGULAR MAIL AND FACSIMILE (405) 840-2608

August 8, 2002



Stewart Title Guaranty
National Title Services
200 S. College St. #520
Charlotte, North Carolina 28202
Attn: Regina L. Feigel

RE: The Reston National Golf Course
11875 Sunrise Valley Drive
Tax Map Ref: 17-4 ((11)) 4A
26-1 ((6)) 96, 97
26-2 ((3)) 8B
26-2 ((5)) 4
26-2 ((2)) 8
Zoning District: PRC

Dear Ms. Feigel:

This is in response to Linda Coffman's letter dated July 30, 2002 to Jane Gwinn requesting certain zoning information regarding the referenced property. Our records contain the following information:

1. The property is zoned PRC Planned Residential Community District and is subject to the development plan that was approved by the Board of Supervisors in conjunction with the approval of Rezoning Application RZ C-203 on February 17, 1971 and the development plan associated with RZ C-281 that was approved by the Board on September 29, 1971. The approved development plans depict a golf course. The property is not subject to any proffered condition, special exception, special permit or variance approvals.
2. Our records show that a golf course was established on the property. As-Built Site Plan #1591, entitled "South Golf Course Clubhouse," was approved in 1970 for a golf clubhouse. Minor Site Plan and Site Plan Waiver #016262 was approved on May 18, 1995 for the reconstruction and enlargement of an existing utility maintenance shed.

EXHIBIT 22A

Stewart Title Guaranty
August 8, 2002
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3. According to our records, there are no pending rezoning, special exception, special permit or variance applications with regard to the referenced property. Our records further indicate that there are no outstanding zoning enforcement actions, violations or complaints regarding the referenced property.

Enclosed for your records, is a copy of Receipt #022120119 for the zoning compliance letter fee. I trust this adequately responds to your request. If you have any additional questions, please feel free to contact me at (703) 324-1314.

Sincerely,



Dolores M. Kinney
Assistant to the Zoning Administrator

DMK

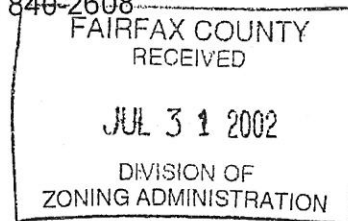
Attachments: A/S

cc: Catherine M. Hudgins, Supervisor
Hunter Mill District
Jane W. Gwinn
Zoning Administrator
Lorrie Kirst, Deputy Zoning Administrator
for Ordinance Administration Branch
John W. Crouch, Deputy Zoning Administrator
for Zoning Permit Review Branch



The Planning & Zoning Resource Corporation

25 South Oklahoma Avenue, Suite 300 • Oklahoma City, Oklahoma 73104
Telephone (405) 840-4344 • Fax (405) 840-2608
Toll Free 1-800-344-2944



2002-0537

To: Jane Gwinn
Date: July 30, 2002
Subject: Zoning Verification Letter for:

The Reston National Golf Course located at 11875 Sunrise Valley Drive

We have been asked to obtain a zoning verification letter on the above-mentioned property. Please provide answers to as many of the following questions as possible:

- What is the current zoning classification of the property?
- Has the property been granted any special or conditional use permits, variances or zoning relief of any kind? If so, can you provide copies?
- Is the existing use as a golf/country club a permitted use?
- Is the subject property in compliance with the current zoning ordinance? If not, under what circumstances could it be rebuilt?

Please address your letter to:

***Stewart Title Guaranty
National Title Services
200 S. College St. #520
Charlotte, NC 28202
Attn: Regina L. Feigel***

Please fax your response to me at 405-840-2608 and then mail the hard copy to my attention at the address on this letterhead.

Thank you in advance for your time and consideration on the above matter. If you have any questions or concerns, please do not hesitate to telephone at the toll free number above, ext. 650.

Sincerely: Lindsey Coffman
Information Specialist

It is my understanding that the fee to research and provide the information requested will be \$150.00, not to exceed \$150.00. Please be advised that any additional costs must be approved, in writing, prior to their incurrence.