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FAIRFAX COUNTY

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

V I R G I N I A

(703) 324-1314

Fax (703) 803-6372

January 11, 2005

Mr. Marc B. Bergoffen
LeClair Ryan, A Professional Corporation
225 Reinekers lane
Suite 700
Alexandria, Virginia 22314

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

Dear Mr. Bergoffen:

This is in response to your letter of November 24, 2004 to William Shoup requesting certain zoning information regarding the referenced property. Our files contain the following information:

1. The referenced property is zoned PRC, Planned Residential Community District and is subject to the development plan approved by the Board of Supervisors in conjunction with the approval of Rezoning Application RZ C-203 on February 17, 1971. The approved development plan depicts a golf course. The property is not subject to any proffered conditions, special exception, special permit or variance approvals.
2. Our records indicate that a golf course was established on the property. As-Built Site Plan #1591, entitled "South Golf Course Clubhouse," was approved on November 3, 1970 for a golf clubhouse and a Non-Residential Use Permit (Non-RUP) was issued on January 11, 1971 for the clubhouse and golf course. Our records indicate that a number of site plan waivers and minor site plans have been approved over the years for the erection, reconstruction and enlargement of maintenance and storage sheds and to enclose an existing porch on the clubhouse. It appears that the property was developed in accordance with all applicable Fairfax County zoning regulations in effect at the time of construction. I note that any modifications to the existing structures may require the approval of a site plan, minor site plan, and/or a building permit. For information regarding those issues, please call the Department of Public

EXHIBIT 22B

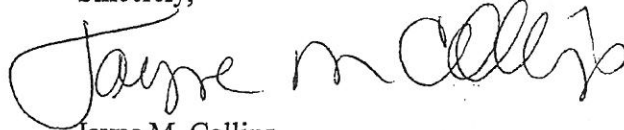
Mr. Marc B. Bergoffen
January 11, 2005
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Works and Environmental Services (DPWES) at (703) 324-1730.

3. According to our records, there are no pending rezoning, special exception, special permit or variance approvals associated with the referenced property. In addition, there are no zoning violations or other zoning enforcement actions pending against the referenced property.

Enclosed for your records is Receipt #043350198 for the zoning compliance letter fee. I trust this satisfactorily responds to your request. Should you require additional information, other than as noted above, I may be reached at (703) 324-1314.

Sincerely,



Jayne M. Collins
Assistant to the Zoning Administrator

JMC/

Attachments: A/S

cc: Catherine M. Hudgins, Supervisor
Hunter Mill District
Eileen M. McLane, Deputy Zoning Administrator
for Ordinance Administration Branch
Leslie B. Johnson, Deputy Zoning Administrator
for Zoning Permit Review Branch

LR
LECLAIR RYAN

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225 Reinekers Lane
Suite 700
Alexandria, Virginia 22314
703.684.8007

ATTORNEYS AT LAW

MARC B. BERGOFFEN
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Direct Dial: 703.647.5926
Direct Fax: 703.647.5976

November 24, 2004

RECEIVED
Dept. of Planning & Zoning

NOV 30 2004

Zoning Administration Div.

2004-0981

VIA U.S. Mail

William E. Shoup,
Zoning Administrator of Fairfax County
12055 Government Center Parkway
Suite 807
Fairfax, VA 22035
Attn: Ms. Lorrie Kirst

Re: Zoning Verification
Reston National Golf Course (2A)
Tax Maps: 17-4((11))-4A; 26-1((6))-96; 26-1((6))-97; 26-2((3))-8B; (2A)
26-2((5))-4; 26-2((2))-8
11875 Sunrise Valley Drive

Dear Ms. Kirst:

This firm represents the contract purchasers of the above referenced property. We have been requested to provide certification as to the current zoning and related information for the property and are requesting a letter from your office providing that information. Enclosed, please find the fee for such service made payable to the County of Fairfax.

We would appreciate you verifying the existing zoning classification for the property and that the current use as a golf course is permitted under the current zoning ordinance. Please also advise as to whether the property is subject to any special permits, special exceptions, variances or other zoning relief. We have been advised by the Zoning Evaluation Division that this property is not subject to any proffers; we would appreciate if you could confirm that there are no proffers applicable to this property and no other restrictions other than in the zoning ordinance, and if so, please provide copies of such proffers or restrictions or references thereto. Finally, please advise what actions or approvals are necessary in the event modifications to the existing structures located on the property (such as the clubhouse) wish to be made.

Thank you very much for your time and attention to this matter. If you have any questions, please do not hesitate to contact me.

Very truly yours,

A handwritten signature in cursive script that reads "Marc B. Bergoffen (cor)".

Marc B. Bergoffen

LeCLAIR RYAN, A PROFESSIONAL CORPORATION

Enclosure (fee)