

Statement of Justification

For

Mildred D. Cummins Estate, et al
to be rezoned to C-RMH in the Dranesville
Magistral District, Fairfax County, Virginia

"The property in question containing eleven (11) acres more or less, located on U.S. Route 123, bounded by the land owned by the U.S. Bureau of Public Roads on one side and Saville Lane on the other side, having approximately 465 feet, more or less, on St. Route 123. The traffic patterns established by the fine feasibility of proper ingress and egress to the above-described property and the closeness of this particular eleven acres to the U.S. Bureau of Public Roads property, more commonly known as the CIA property, is inducing to high-class multi-family development that will help solve the immediate need for fine multi-family development in a very desirable area. The property in question being surrounded on two sides by the land of the U.S. Bureau of Public Roads, more commonly known as CIA property, and the County and Federal highways on the third side leads us to believe the land is so situated to be developed in a very high multi-family density composure.

Respectfully Submitted,

/s/

Bernard M. Fagelson"

MAP REFERENCE		PARCEL OR LOT	
22	4	1	2

BOARD OF COUNTY SUPERVISORS

COUNTY PLANNING COMMISSION

Joseph Alexander
 Frederick A. Babson, Jr.
 John L. Beerman
 Mrs. Harriet F. Bradley
 Stuart T. DeBell
 Stanford E. Parri
 John P. Parrish **CHMN.**

Mrs. Terry Dalton
 Stephen Hartwell
 Russell O. Hess
 C. Craven Hughes
 Glenn S. Ovrevik

Keith Price
 Morris G. Sahr
 George Simpson
 C. Meade Stull
 Thomas R. Williams

APPLICATION FOR ZONING MAP AMENDMENT

NO. B-328
 (Do not fill in this space)

Fairfax County, Virginia

TO: THE BOARD OF COUNTY SUPERVISORS OF FAIRFAX COUNTY, VIRGINIA

(1) I (WE) ROBERT L. TRAVIER, TR. Contract Owner X
90 BERNARD M. FAGELSON, ATTY. Owner _____
 (2) of 124 SOUTH POYAY ST., ALEXANDRIA, VA. Address City or Post Office Telephone K18-8100

hereby petition you to amend the Zoning Map of Fairfax County, Virginia, by reclassifying from the
 (3) R-1 District to the C-RMH District the property described as follows, and shown outlined in red on the maps attached hereto, which are made a part of this application.

(4) LOT 2, DOUBLE CIRCLE CNE, DRANESVILLE, 11 ACRES (+/-)
 Address of property (if any) Magisterial Dist. Total area (ac. or square ft.)

(5) PROPERTY LOCATION (advertising description) - (Example - South side Route 236 approximately 1000 ft. West of Route 784).

(6) DESCRIPTION OF PROPERTY (attached if property is described by metes and bounds).
NE CORNER RT. 123 + BPR PROPERTY
APPROX. 100 FT. WEST OF SAVILLE LANE

(7) PROPOSED USE:
 Lot (s) Block (s) Subdivision Deed Book Page No.

(8) NAME AND ADDRESS OF OWNERS OF RECORD
MILDRED CUMMINS ET AL, 1/2 MRS HILDA D. NEEDHAM
 Name Address 1424 INGLESIDE AVE.
MCLEAN, VA.

(9) SIGNATURE OF OWNER OR CONTRACT OWNER
 By: _____ (Agent)

 Address and Telephone No. of Agent

(10) AFFIDAVIT
 STATE OF VIRGINIA)
 COUNTY OF FAIRFAX)
 This 3RD day of DECEMBER 1965 (Filed 12/7/65)
 (Month - year)

_____ (owner, agent for owner) personally appeared before me in my
 (delete one)
 State and County aforesaid, who after being first duly sworn made oath before me that no member of the Board of County Supervisors of the County of Fairfax, Virginia, nor of the County Planning Commission thereof has any interest in property described herein either individually, by ownership of stock in a corporation owning such land, or partnership, and no member of the immediate household of any member of the commission or governing body has any such interest, except as follows:

GIVEN UNDER MY HAND THIS _____ day
 of _____
 (month - year)

Notary Public

My Commission Expires: _____

(Attach justification and add 8 1/2" x 11" sheets as necessary)

24 MAY 1966

MEMORANDUM FOR: Acting Deputy Director for Support

SUBJECT : Rezoning Application; 19.3 Acres Across
Route 123 from Entrance Road to Headquarters

REFERENCES : (a) Memo for ADD/S from D/L dtd 9 May 66, same
subject

(b) Fairfax County Notice dtd April 22, 1966,
re subject application, B-459

The Office of Security has reviewed the rezoning application (B-459), which was filed by Mr. Berl M. Erlich on 4 April 1966 to rezone for townhouse construction a 19.3 acre tract across Route 123 from the entrance road to Headquarters. The Physical Security Division concludes that such development would not warrant Agency objection to the rezoning petition on security grounds.

Signed: George E. Meloon

GEORGE E. MELOON
Director of Logistics

Attachments

Copies of Refs (a) and (b)

Distribution:

- Original & 1 - Addressee
- 1 - OS/Phy.SD
- 1 - OL Files
- ② - OL/RECD
- 1 - D/L Chrono

OL/RECD/AB/ [redacted]
(Retyped: 23 May 1966)

HSC for 23 May '66

Handwritten: 5/23/66

STAT
Handwritten: M/M

MEMORANDUM FOR: Assistant Deputy Director for Support
SUBJECT: Rezoning Application; 19.3 Acres Across
Route 123 from Entrance Road to Headquarters
REFERENCES: (a) Memo to ADD/S from D/L dtd 9 May 66, same
subject
(b) Fairfax County Notice dtd April 22, 1966,
re subject application, B-459

The Office of Security has reviewed the rezoning application (B-459), which was filed by Mr. Berl M. Erlich on 4 April 1966 to rezone for townhouse construction a 19.3 acre tract across Route 123 from the entrance road to Headquarters. The Physical Security Division concludes that such development would not warrant Agency objection to the rezoning petition on security grounds.

GEORGE E. MELOON
Director of Logistics

Attachments
Copies of Refs (a) and (b)

Distribution:
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1 - OS/PSD
1 - OL Files
by [unclear] ② - OL/RECD
1 - D/L Chrono

OL/RECD/AB/ [redacted]
(20 May 1966) #SC [unclear] 20 May 66

Approved For Release 2003/02/27 : CIA-RDP86-01019R000100260006-1

REF.
(a)

Approved For Release 2003/02/27 : CIA-RDP86-01019R000100260006-1

9 MAY 1966

MEMORANDUM FOR: Assistant Deputy Director for Support

SUBJECT : Rezoning Application; 19.3 Acres Across Route 123
from Entrance Road to Headquarters

REFERENCE : Fairfax County Notice dtd 22 April 1966 re subject
application, B-459

1. This memorandum is for information only.
2. The referenced notice requests comments on the subject rezoning application. There is attached hereto a copy of the application on file at the Fairfax County Courthouse and a schedule of the status of all such rezoning petitions presently before the County authorities.
3. It would appear to be of no special concern to the Agency if townhouses were constructed on this site, somewhat remote from the Headquarters Building. This is the quick opinion of our Physical Security Division, but a final judgment must await their considered study of the case. A set of the same attachments has been sent to being on military leave.
4. Townhouses are permitted to have a density of ten dwelling units per acre. The present zoning is one single family detached residence per acre. Alongside there is R-17 zoning allowing three single family detached residences per acre. A year ago (10 March 1965) the County rejected finally the application (B-27) of Mr. Robert L. Travers to permit the construction of medium-rise apartments (CRM2H) on this same 19.3 acre tract.
5. When the Office of Security makes its official determination on the potential effects of the present petition, you will be advised of their findings.

Signed: John F. Blake

JF
 GEORGE E. MELOON
 Director of Logistics

Attachments
 As stated

Distribution:

Orig. & 1 - Addressee

1 - OL Files

1 - OS/PSD

1 - D/L Chrono

Approved For Release 2003/02/27 : CIA-RDP86-01019R000100260006-1

OL/REC'D

OL/REC'D/AB

6 May 1966

JFB
5/6/66

HSC R. G. May 66

STAT

MAP REFERENCE		PARCEL OR LOT	
31-1	001	11	

COPY

BOARD OF COUNTY SUPERVISORS

COUNTY PLANNING COMMISSION

Joseph Alexander
 Frederick A. Babson, Jr.
 John L. Beerman
 Mrs. Harriet F. Bradley
 Stuart T. DeBell
 Stanford E. Parri
 John P. Parrish

Mrs. Terry Dalton
 Stephen Hartwell
 Russell O. Hess
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Keith Price
 Morris G. Sahr
 George Simpson
 C. Meade Stull
 Thomas R. Williams

APPLICATION FOR ZONING MAP AMENDMENT

NO. B-459

Fairfax County, Virginia (Do not fill in this space)

TO: THE BOARD OF COUNTY SUPERVISORS OF FAIRFAX COUNTY, VIRGINIA

Contract Owner

(1) I (~~we~~) Bert M. Erlich Owner

(2) of 207 Park Avenue Falls Church, Virginia 533-3020
 Address City or Post Office Telephone

hereby petition you to amend the Zoning Map of Fairfax County, Virginia, by reclassifying from the

(3) RB-1 District to the RT District the property described as follows, and shown outlined in red on the maps attached hereto, which are made a part of this application.

(4) Branesville 19.307 acres
 Address of property (if any) Magisterial Dist. Total area (ac. or square ft.)

(5) PROPERTY LOCATION (advertising description) - (Example - South side Route 236 approximately 1000 ft. West of Route 784).
South side Route 123 approximately 500 feet East of Potomac School (Rt. 686).

(6) DESCRIPTION OF PROPERTY (attached if property is described by metes and bounds).
(See Attached Description)

(7) PROPOSED USE:
Townhouses

(8) NAME AND ADDRESS OF OWNERS OF RECORD
Ernest Smith, 4507 Ramshorn Drive, McLean, Virginia
 Name Address

(9) SIGNATURE OF OWNER OR CONTRACT OWNER Bert M. Erlich
 By: _____ (Agent)

(Robt. C. Fitzgerald)

Address and Telephone No. of Agent

(10) AFFIDAVIT

STATE OF VIRGINIA)
COUNTY OF FAIRFAX)

This 4th day of April, 1966

Bert M. Erlich (owner, ~~agent~~) personally appeared before me in my
 (delete one)

State and County aforesaid, who after being first duly sworn made oath before me that no member of the Board of County Supervisors of the County of Fairfax, Virginia, nor of the County Planning Commission thereof has any interest in property described herein either individually, by ownership of stock in a corporation owning such land, or partnership, and no member of the immediate household of any member of the commission or governing body has any such interest, except as follows:

GIVEN UNDER MY HAND THIS 4th day
 of April, 1966
 (month - year)

Virginia I. Rettinger

Notary Public

My Commission Expires: October 18, 1966

Receipt No. Approved For Release 2003/02/27 : CIA-RDP86-01019R000100260006

C O P Y

JUSTIFICATION

Application to rezone 19.307 acres, south side Route 123, approximately 800 feet east of Potomac School Road (Route 688) - Beryl M. Erlich

The property concerned in this application is located on a four-lane dividing highway (Dolly Madison Boulevard, Route 123), near McLean and its business district and is directly across the highway from the entrance to the C. I. A. installation. It is a short distance north of the interchange of Route 123 with the George Washington Memorial Parkway and these roads give good access to the bridges entering Washington, D. C. Also by use of the Parkway, there is good access to the beltway.

Because of its location in relation to the C. I. A., and its proximity to Washington, D. C., there is an obvious need for residential units in the area greater than can be provided under the single family zoning classification.

Surrounding areas have been developed by single family development on relatively large lots, mainly due to the lack of sewer facilities at the time of development. These single family homes are of high value and it is planned to develop this parcel in townhouse development with the individual units being comparable and compatible value-wise and architecturally-wise with existing and planned single family development.

It is planned to develop the parcel oriented to the west or McLean direction, and providing no access into the adjacent subdivision of Clearview Manor, unless such access is desired by the residents of Clearview Manor or the county. The streets will be coordinated with the development plan on the adjacent tract to the west to the satisfaction of the county and the developer of that tract.

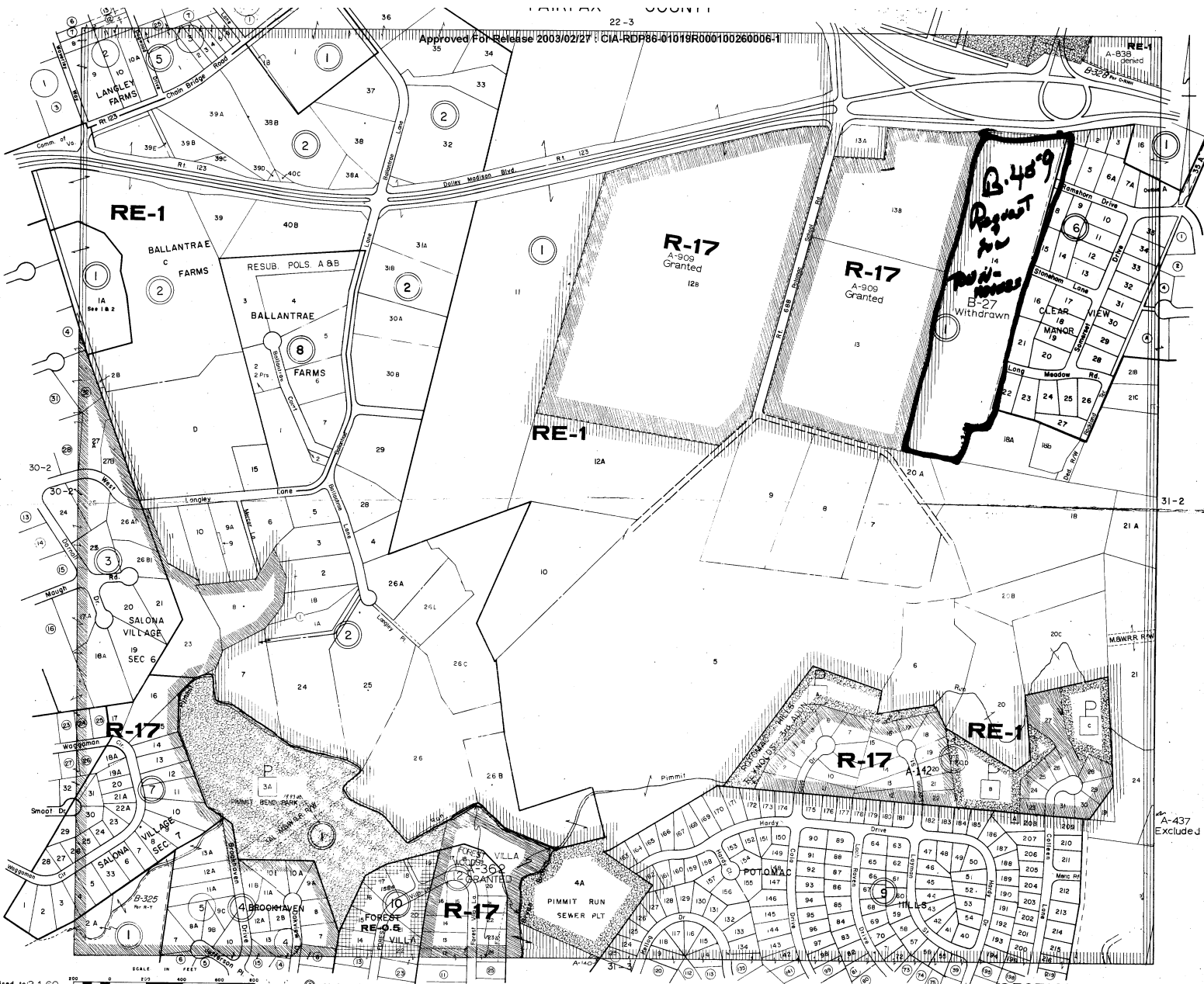
Although the zoning of this parcel of land to the townhouse classification may appear to be sandwiching townhouses in between existing and proposed single family development, the undersigned believes that the peculiar location of this parcel, which will afford luxury townhouse accommodations to persons employed at the C. I. A. installation, reducing the travel of these persons on the highways, should over-ride any such objection.

It should be noted that in the past there have been a number of applications of property within this area for high density apartment rezoning. It is suggested that the rezoning of this parcel to townhouse classification should relieve the pressure of apartment demands in this vicinity.

It has been noted in the press that Secretary of Interior Udall, who holds in his hands the development of the Merrywood property, has indicated his approval of the developing of that property in some form of townhouse development compatible with that area. The developers of this property propose to do a similar job in the development of this land and the construction of high priced townhouses that will be a show-place of the community as well as providing much needed residential units of such type in this locality.

Respectively submitted,
Robert C. Fitzgerald
Attorney for Applicant

C O P Y



Revised to 3-1-60
 1-1-57 6-1-61
 1-1-58 1-1-62
 1-1-63

1 LANLEY FARMS - SEC. 1
 2 BALLANTRAE FARMS

3 SALONA VILLAGE - SEC. 6
 4 BROOKHAVEN
 5 ACREAGE

DRANESVILLE DISTRICT

6 CLEAR VIEW MANOR DB. 1475/478
 7 SALONA VILLAGE - SEC. 7

SECTION 31-1

REF.
(b)

COMMONWEALTH OF VIRGINIA
County of Fairfax, 22030

PLANNING OFFICE

April 22, 1966

Mr. Robert C. Horne
Regional Director
National Park Service
National Capital Region
1100 Ohio Drive, S. W.
Washington, D. C. 20242


Dear Mr. Horne:

The County of Fairfax has on file for public hearing on ---
--- a rezoning application B-459, involving
19 acres --- of land. The petitioner requested a change in
classification from RE-1 to R-T.

At the request of the County Board of Supervisors, all zoning reclassification petitions, which generally fall within one-half (1/2) mile of another jurisdiction shall be made known to that particular jurisdiction.

It would be most helpful to include in the Staff's report the comments and/or action of your City/County Council, Planning Commission and Planning Staff.

Sincerely,


JOHN YAREMCHUK
Director of Planning

06 6 2710

Approved For Release 2008/02/27 : CIA-RDP86-01019R000100260006-1

TO:		DATE
Director of Logistics		20 APR 1966
ROOM NO.	BUILDING	
1206	Ames	
REMARKS:		
Please look this over and advise me.		
<p>1. EO <u>ADP</u> <u>4/28</u> ✓</p> <p>2. DD/L <u>77</u> <u>29 APR 1966</u></p> <p>3. RECD - ACTION</p> <p><i>[Signature]</i></p>		
FROM: Acting Deputy Director for Support		
ROOM NO.	BUILDING	
7518	Ames	

Approved For Release 2008/02/27 : CIA-RDP86-01019R000100260006-1

STAT

24 MAY 1966

MEMORANDUM FOR: Acting Deputy Director for Support

SUBJECT : Rezoning Application; 19.3 Acres Across
Route 123 from Entrance Road to Headquarters

REFERENCES : (a) Memo for ADD/S from D/L dtd 9 May 66, same
subject

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Signed: George E. Meloon
GEORGE E. MELOON
Director of Logistics

Attachments

Copies of Refs (a) and (b)

Distribution:

Original & 1 - Addressee
1 - OS/Phy-SD
1 - OL Files
2 - OL/RECD
1 - D/L Chrono

OL/RECD/AB/
(Retyped: 23 May 1966)

TO: C. C. Massey, County Executive DATE: April 29, 1966
FROM: John Yareschuk, Acting Director of Planning
SUBJECT: Status of Zoning Applications

STATUS OF ZONING APPLICATIONS

I am attaching for your information and that of the Board of Supervisors a report indicating the current status of all zoning cases in the Active File. This report indicates the schedule which has been tentatively set up for the hearing of these cases before the Planning Commission and the Board of Supervisors.

STATUS	TOTALS	PENDING BEFORE THE B/S			PENDING BEFORE P/C IN AREAS WITH PLAS PENDING				PENDING BEFORE P/C IN AREAS WITH PLANS PENDING (CON'T.)			PENDING BEFORE THE P/C				
		NUMBER	NAME	PLAN OR DEFERRED DATE	NUMBER	NAME	PLAN AREA	TOTALS	NUMBER	NAME	PLAN AREA	TOTALS	NUMBER	NAME	REASON	
TOTAL PENDING BEFORE THE BOARD.....	32	B-359	Covington	May 4, 1966	A-868	Miller	Backlick-Braddock Road Study		A-996	Melnick	Mt. Vernon Plan		A-652	Springfield	Att. Req. Refile	
		B-409	Bo-Bud	May 11, 1966	B-289	Picot	"		B-88	Leo	"		A-674	Doyle	Def. 15 mo. 4/14/65	
		B-291	Fleisher	" (Tenta.)	B-417	Coopersmith	"		B-112	Olm	"		A-729	Bensinger	4/20/66 - Defer 6 mo.	
		B-441	Lincolnia	" (Tenta.)	B-462	Travers	"		B-153	Fagelson	"		A-794	Doyle	Def. 15 mo. 4/14/65	
		B-457	Rush	" (Tenta.)	B-468	Dunham	"	5	B-219	Rascoff	"	5	A-816	Miller	Not Scheduled - Att. Req.	
		A-705	Homewood Corp.	May 18, 1966	A-619	Waple	Difficult Run Plan		B-210	Toll Corp.	Pohick Plan		A-884	Steinberg	Staff Rec. - Sewer	
		B-131	Domion Dev.	"	B-21	Yeonas Land	"		B-270	Weinberg	"		A-881	Schneider	Refile for PAD	
		B-349	Webb	"	B-39	Wapleton	"		B-306	Kramer	"		A-924	Lustine	Sewer information	
		B-375	Naney (B/S Action)	"	B-71	Yeonas	"		B-326	Va. Concrete	"		B-18	Payne	Hold - action in Alex.	
		B-381	Cupper	"	B-90	Gosnell	"		B-352	Save-U	"	5	B-141	Katzen	Not Scheduled - Att. Req.	
		B-402	Bles	"	B-108	Turner	"		B-171	Fleishman	"		B-197	Sitkin	Defer - Study	
		B-450	Kidwell	"	B-198	Outlaw	"		B-200	Kelly	"		B-267	Katzen	Scheduled with A-858	
		A-705	Frogale	June 8, 1966	B-220	Behm	"		A-618	Beckner	"		B-184	Wooyoux	Defer - Sept. 1966	
		B-305	Frogale	"	B-258	Marshall	"		B-20	Mechanic	"		B-272	Miller	Hold - adjoining applica.	
		B-26A	Travers	June 15, 1966	B-268	Fairland	"		B-123	Tidewater	"		B-335	Burgess	Defer - Study	
		B-336	No. Va. Oil	"	B-279	Winston	"		B-138	Katzen	"		B-337	Travers	Defer - Study	
		B-325	Burgdorf	July 13, 1966	B-281	Richmarr	"		B-140	Katzen	"		B-372	Pomplier	Defer - Study	
		A-830	Miller	July 27, 1966	B-327	Fox	"		B-171	Fleishman	"		B-395	Juliano	4/16/66 - Defer 60 days	
		B-227	Moore	September 14, 1966	B-329	Woodlawn	"		B-175	Fagelson	"		B-406	Inglis	P/C Deferral	
		B-284	Geeraert (C-DM)	"	B-401	Bles	"		B-201	Kelly	"		TOTAL PENDING BEFORE THE PLANNING COMMISSION..... 20			
		B-311	Creel	"	A-438	Whitley Enterprises	"	19	B-207	Creel	"		PLANNING COMMISSION ADVISED AGENDAS			
		B-330	Custis	"	B-467	Values, Inc.	"		B-235	Baritz	"		May 5	A-881	Schneider	
		B-382	Lukinson (B/S Action)	September 21, 1966	B-304	Swanner	Edsall Road Intersection Study	2	B-268	Mzell	"		B-270	Weinberg		
		B-30	Hutchinson	Heard by P/C - no date set	B-367	Travers	"		B-321	O'Keefe	"		B-443	Lincolnia		
		B-181	Erlich	"	A-774	Hooper	Fairfax Plan		B-322	O'Keefe	"		B-457	Rush		
		B-300	Guest	"	A-782	Thompson	"		B-458	Erlich	"		May 9	B-291	Fleisher	
		B-315	Day	"	A-820	Kupersmidt	"		B-460	Foster	"		May 12	B-392	Luria	
		B-319	Paul	"	B-133	Grancourt	"		B-255	Amem	"		B-414	Pisciotta & Kay		
		B-366	Long	"	B-223	Ryon	"	8	B-261	D & B Bldg.	"		B-416	Crown		
		B-397	Ford	"	B-250	Rosenthal	"		B-278	Koenig	"		B-425	Robin		
		A-895	Edwards	McLean Plan	B-449	Jollis	"		B-202	Hahn	"		May 19	B-346	Harris	
		A-743	O'Keefe	Rose Hill Plan	B-266	Kings Landing	Lower Potomac Plan	3	B-214	McAttee	"		B-421	Dittmarva		
		A-812	Rose Hill Dev.	"	B-296	Crist	"		B-218	Heritage Village	"		B-427	Cofritz		
		B-60	O'Keefe	"	A-829	Winslow	"		B-255	Amem	"		B-428	Trawell		
		B-236	Juliano	Staff Study	A-781	Othman	McLean Plan		B-261	D & B Bldg.	"					
		TOTAL PENDING BEFORE THE BOARD OF SUPERVISORS..... 32														
		Note: Cases tentatively scheduled before the Board not included in the total.														
		TOTAL PENDING IN AREAS WITH PLANS PENDING..... 107														

Chief, Survey Branch, Physical Security
Division/OS

5 May 1966

Chief, Acquisition Branch, Real Estate and
Construction Division/OL

Rezoning Application; 19.3 Acres Across Route 123 from Entrance
Road to Headquarters

1. Referring to our telephone conversation, there are attached copies of the subject rezoning application and plat which would change the present RE-1 (one acre sites for single family detached residences) to RT (Townhouses - 10 per acre). I understand that you would like to study the effect of the rezoning, if approved, in order to determine whether security hazards are sufficient to warrant interposition of official objection.

2. The hearing on the case by the Planning Commission of Fairfax County has not yet been scheduled. A statement showing the status of rezoning applications now before the County authorities is included in the attachment.

3. An earlier application (B-27) for rezoning this same tract to permit medium-rise apartment construction (CRM2K) was denied finally by the County on 10 March 1965. The "contract owner" (promoter) at that time was Robert Travers, who just lost on a petition to rezone for high-rise apartments the 11.2 acres on the northeast corner of our entrance road and Route 123. This tract has been approved for acquisition by the Agency for buffer purposes.



STAT

Attachments
As stated

Distribution:

- Original & 1 - Addressee
- 1 - ADD/S
- 1 - D/L
- ② - OL/RECD

OL/RECD/AB/



ABC *Mc* *6 May 66*

Mc

STAT

Tolson 5/24/60

STAT
PSD/OS



advises

no present threat would arise
from construction of townhouses
across Rt. 123 from our entrance
road.

end

31-1	001	14
------	-----	----

BOARD OF COUNTY SUPERVISORS

COUNTY PLANNING COMMISSION

Joseph Alexander
 Frederick A. Babson, Jr.
 John L. Beerman
 Mrs. Harriet F. Bradley
 Stuart T. DeBell
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Mrs. Terry Dalton
 Stephen Hartwell
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Keith Price
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 Thomas R. Williams

APPLICATION FOR ZONING MAP AMENDMENT

NO. B-459
 (Do not fill in this space)

Fairfax County, Virginia

TO: THE BOARD OF COUNTY SUPERVISORS OF FAIRFAX COUNTY, VIRGINIA

(1) I (~~we~~) Berl M. Erlich Contract Owner
 Owner

(2) of 207 Park Avenue Falls Church, Virginia 533-3020
 Address City or Post Office Telephone

hereby petition you to amend the Zoning Map of Fairfax County, Virginia, by reclassifying from the

(3) RE-1 District to the RT District the property described as follows, and shown outlined in red on the maps attached hereto, which are made a part of this application.

(4) Dranesville 19.307 acres
 Address of property (if any) Magisterial Dist. Total area (ac. or square ft.)

(5) PROPERTY LOCATION (advertising description) - (Example - South side Route 236 approximately 1000 ft. West of Route 784).
South side Route 123 approximately 800 feet East of Potomac School (Rt. 688).

(6) DESCRIPTION OF PROPERTY (attached if property is described by metes and bounds).
(See Attached Description)

Lot (s) Block (s) Subdivision Deed Book Page No.

(7) PROPOSED USE:
Townhouses

(8) NAME AND ADDRESS OF OWNERS OF RECORD
Ernest Smith, 4507 Ramshorn Drive, McLean, Virginia
 Name Address

(9) SIGNATURE OF OWNER OR CONTRACT OWNER Berl M. Erlich
 By: _____ (Agent)

(Robt. C. Fitzgerald)
 Address and Telephone No. of Agent

(10) AFFIDAVIT

STATE OF VIRGINIA)
 COUNTY OF FAIRFAX)

This 4th day of April, 1966

Berl M. Erlich contract
 (owner, ~~partner~~) personally appeared before me in my (delete one)

State and County aforesaid, who after being first duly sworn made oath before me that no member of the Board of County Supervisors of the County of Fairfax, Virginia, nor of the County Planning Commission thereof has any interest in property described herein either individually, by ownership of stock in a corporation owning such land, or partnership, and no member of the immediate household of any member of the commission or governing body has any such interest, except as follows:

GIVEN UNDER MY HAND THIS 4th day
 of April, 1966
 (month - year)

Virginia C. Rettinger
 Notary Public

My Commission Expires: October 18, 1966

(Attach justification and add 8 1/2" x 11" sheets as necessary)

C O P Y

JUSTIFICATION

Application to rezone 19.307 acres, south side Route 123, approximately 800 feet east of Potomac School Road (Route 688) - Beryl M. Erlich

The property concerned in this application is located on a four-lane dividing highway (Dolly Madison Boulevard, Route 123), near McLean and its business district and is directly across the highway from the entrance to the C. I. A. installation. It is a short distance north of the interchange of Route 123 with the George Washington Memorial Parkway and these roads give good access to the bridges entering Washington, D. C. Also by use of the Parkway, there is good access to the beltway.

Because of its location in relation to the C. I. A., and its proximity to Washington, D. C., there is an obvious need for residential units in the area greater than can be provided under the single family zoning classification.

Surrounding areas have been developed by single family development on relatively large lots, mainly due to the lack of sewer facilities at the time of development. These single family homes are of high value and it is planned to develop this parcel in townhouse development with the individual units being comparable and compatible value-wise and architecturally-wise with existing and planned single family development.

It is planned to develop the parcel oriented to the west or McLean direction, and providing no access into the adjacent subdivision of Clearview Manor, unless such access is desired by the residents of Clearview Manor or the county. The streets will be coordinated with the development plan on the adjacent tract to the west to the satisfaction of the county and the developer of that tract.

Although the zoning of this parcel of land to the townhouse classification may appear to be sandwiching townhouses in between existing and proposed single family development, the undersigned believes that the peculiar location of this parcel, which will afford luxury townhouse accommodations to persons employed at the C. I. A. installation, reducing the travel of these persons on the highways, should over-ride any such objection.

It should be noted that in the past there have been a number of applications of property within this area for high density apartment rezoning. It is suggested that the rezoning of this parcel to townhouse classification should relieve the pressure of apartment demands in this vicinity.

It has been noted in the press that Secretary of Interior Ullall, who holds in his hands the development of the Merrywood property, has indicated his approval of the developing of that property in some form of townhouse development compatible with that area. The developers of this property propose to do a similar job in the development of this land and the construction of high priced townhouses that will be a show-place of the community as well as providing much needed residential units of such type in this locality.

Respectively submitted,
Robert C. Fitzgerald
Attorney for Applicant

C O P Y

SENDER WILL CHECK CLASSIFICATION TOP AND BOTTOM
 UNCLASSIFIED CONFIDENTIAL SECRET

CENTRAL INTELLIGENCE AGENCY
 OFFICIAL ROUTING SLIP

TO	NAME AND ADDRESS	DATE	INITIALS
1	C/RECD	6 May	RCJ
2			
3	EO/OL	6 May	mm'
4	DD/L	9 MAY 1966	Dea
5	D/L		
6			

ACTION	DIRECT REPLY	PREPARE REPLY
APPROVAL	DISPATCH	RECOMMENDATION
COMMENT	FILE	RETURN
CONCURRENCE	INFORMATION	SIGNATURE

Remarks:

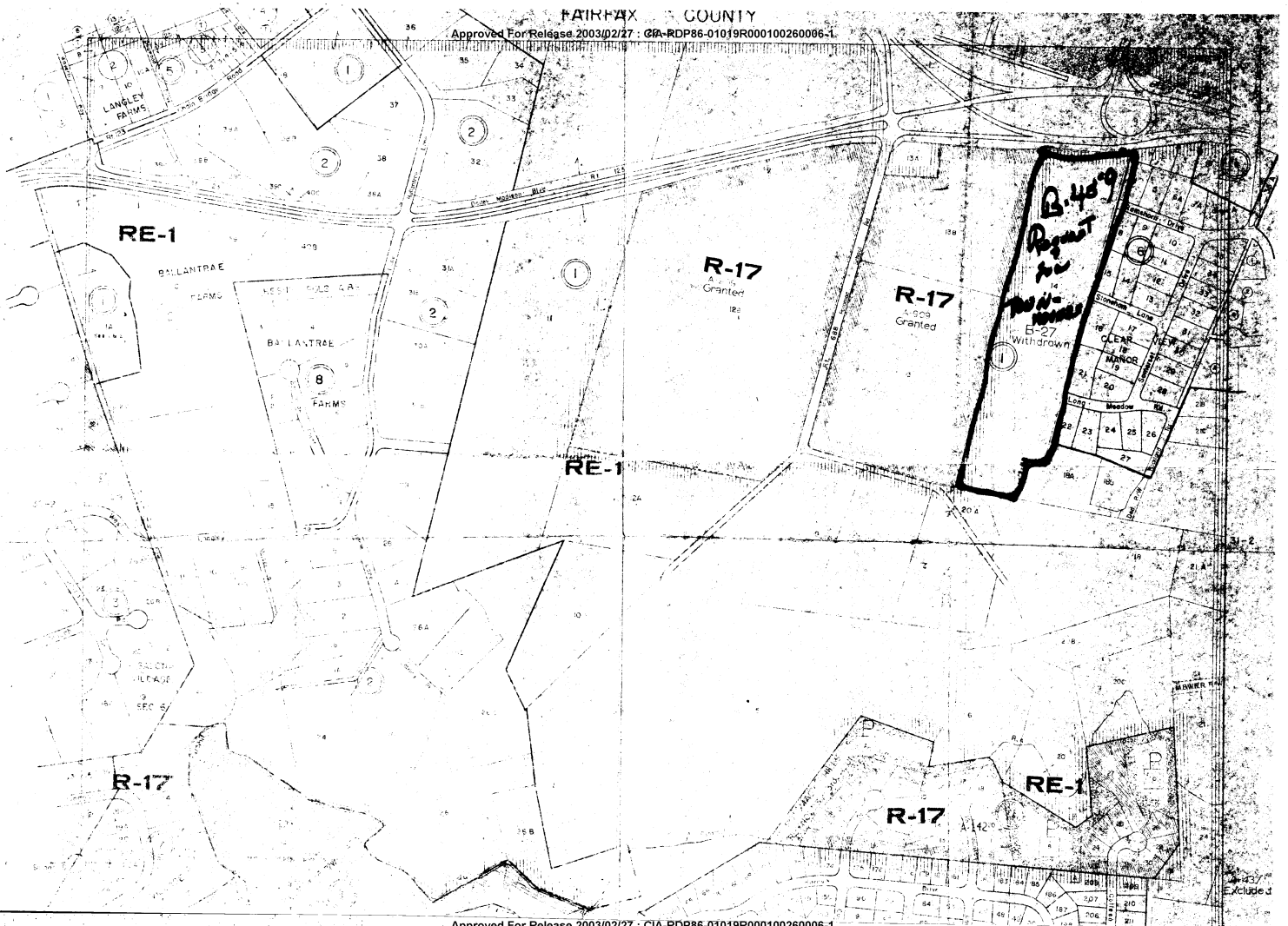
Not to be disseminated until the D/L has seen it.

FOLD HERE TO RETURN TO SENDER

FROM: NAME, ADDRESS AND PHONE NO. DATE

FAIRFAX COUNTY

Approved For Release 2003/02/27 : CIA-RDP86-01019R000100260006-1



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STATUS OF ZONING APPL

STATUS	TOTALS	PENDING BEFORE THE B/S			PENDING BEFORE THE BOARD WITH PLA	
		NUMBER	NAME	PLAN OR DEFERRED DATE	NUMBER	NAME
TOTAL PENDING BEFORE THE BOARD.....	32					
Pending before the Planning Commission in areas with pending plans		B-359	Covington	May 4, 1966	A-868	Miller
(1) Back-Brad. Road Study	5	B-409	Bo-Bud	May 11, 1966	B-289	Picot
(2) Difficult Run Plan	19	B-391	Fleisher	" (Tenta.)	B-417	Coopersmith
(3) Edsall Road Study	2	B-441	Lincolnia	" (Tenta.)	B-462	Travers
(4) Fairfax Plan	8	B-457	Rush	" (Tenta.)	B-468	Dunham
(5) Lower Potomac Plan	3	A-705	Homewood Corp.	May 18, 1966	A-619	Waple
(6) McLean Plan	20	B-131	Dominion Dev.	"	B-21	Yeonas Land
(7) Mt. Vernon Plan	5	B-349	Webb	"	B-39	Wapleton
(8) Pohick Plan	5	B-375	Namey (B/S Action)	"	B-71	Yeonas
(9) Rose Hill Plan	23	B-383	Capper	"	B-90	Gosnell
(10) Vienna Plan	17	B-402	Bles	"	B-108	Turner
	107	B-450	Kidwell	"	B-198	Outlaw
Pending before Planning Commission	20	B-305	Frogale	June 8, 1966	B-220	Beha
Planning Commission from May 5 to May 19	14	B-264	Travers	June 15, 1966	B-258	Marshall
Pending before P/C for scheduling	55	B-336	No. Va. Oil	"	B-268	Fairland
TOTAL PENDING BEFORE PLANNING COMM.	196	B-329	Burgdorf	July 13, 1966	B-271	Morris
TOTAL ACTIVE APPLICATION-APR. 29	228	A-830	Miller	July 27, 1966	B-279	Winston
Total active applications of		B-227	Moore	September 14, 1966	B-281	Richmarr
May 3, 1965	157	B-284	Geeraert (C-DM) (B/S Action)	"	B-327	Travers
June 11, 1965	143	B-311	Creel	"	B-393	Fox
July 9, 1965	154	B-330	Custis	"	B-399	Woodlan
August 13, 1965	152	B-382	Lukinson (B/S Action)	September 21, 1966	B-401	Bles
September 23, 1965	160	B-30	Hutchinson	Heard by P/C - no date set	B-438	Whitley Enterprises Values, Inc.
October 25, 1965	164	B-181	Erlich	"	B-467	
November 23, 1965	172	B-300	Guest	"	B-304	Swanner
December 23, 1965	160	B-315	Day	"	B-367	Travers
January 26, 1966	184	B-318	Grant	"	A-774	Hooper
February 28, 1966	200	B-319	Paul	"	A-782	Thompson
March 29, 1966	209	B-366	Long	"	A-820	Kupersmidt
Rezoning activity - 1966		B-397	Ford	"	B-133	Grancourt
Applications filed.....	143	A-895	Edwards	McLean Plan	B-223	Ryon
Final actions by B/S.....	83	A-743	O'Keefe	Rose Hill Plan	B-250	Rosenthal
Actions by P/C.....	76	A-812	Rose Hill Dev.	"	B-340	American Oil
Rezoning activity since the date of the last STATUS REPORT		B-60	O'Keefe	"	B-469	Jolles
Applications filed.....	38	B-236	Juliano	Staff Study	B-266	Kings Landing
Final actions by B/S.....	23	TOTAL PENDING BEFORE THE BOARD OF SUPERVISORS.....			B-296	Crist
Actions by P/C.....	18	32			B-429	Winslow
		Note: Cases tentatively scheduled before the Board not included in the total.			A-781	Othman
					B-125	Williams
					B-147	Moss
					B-180	McAteer
					B-247	Diener
					B-260	Capper
					B-290	Norvath
					B-298	Flintridge
					B-299	Fairchild
					B-325	Strine
					B-358	Reid
					B-361	Southland
					B-363	Westby
					B-368	Thompson
					B-369	Diener
					B-405	American Masonry
					B-410	Humble Oil
					B-447	Klinger
					B-459	Erlich
					B-476	Thompson