



County of Fairfax, Virginia

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

September 16, 2020

E. John Regan, Jr.
Christopher Companies, LLC
10461 White Granite Drive, Suite 250
Oakton, Virginia 22124

**RE: Rezoning Application RZ 2019-HM-016 - Christopher Land, LLC
Hunter Mill District**

Dear Mr. Regan, Jr.:

Enclosed you will find a copy of an Ordinance adopted by the Board of Supervisors at a regular meeting held on September 15, 2020. The Board approved Rezoning Application RZ 2019-HM-016, subject to the executed Proffers dated June 30, 2020.

The Board also:

- Waived Par. 2 of Sect. 11-302 of the Zoning Ordinance to exceed the maximum length of 600 feet for the private street serving the eastern portion of the property

Please note that on July 8, 2020, the Planning Commission approved Final Development Plan Application FDP 2019-HM-016, subject to the Development Conditions dated June 15, 2020.

For additional information, please go to <http://ldsnet.fairfaxcounty.gov/ldsnet> or contact the Zoning Evaluation Division at (703) 324-1290.

Sincerely,

Jill G. Cooper
Clerk for the Board of Supervisors

Cc: Supervisor Walter L. Alcorn, Hunter Mill District
Thomas Reed, Director, Real Estate Division, Dept. of Tax Administration
Tracy D. Strunk, Director, Zoning Evaluation Division, Dept. of Planning and Development
Lorrie Kirst, Deputy Zoning Administrator, Dept. of Planning and Development
Michael Liddle, Director, GIS Services, Department of Information Technology
Jeff Hermann, Section Chief, Transportation Planning Division

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Andrea Dorlester, Park Planning Branch Manager, FCPA
Abdi Hamud, Program Administrator, DHCD/Design Development Division
Jessica Gillis, Coordinator, Facilities Planning, Fairfax County Public Schools
Michael Guarino, Chief Capital Projects Sections, Dept. of Transportation
Morgan Wolfe, Chief, Bonds & Agreements, Land Development Services

At a regular meeting of the Board of Supervisors of Fairfax County, Virginia, held in the Board Auditorium in the Government Center at Fairfax, Virginia, on September 15, 2020, the following ordinance was adopted:

**AN ORDINANCE AMENDING THE ZONING ORDINANCE
REZONING APPLICATION NUMBER RZ 2019-HM-016**

WHEREAS, Christopher Land, LLC filed in the proper form an application requesting the zoning of a certain parcel of land herein after described, from the R-1 District to the PDH-2 District,

WHEREAS, at a duly called public hearing the Planning Commission considered the application and the propriety of amending the Zoning Ordinance in accordance therewith, and thereafter did submit to this Board its recommendation, and

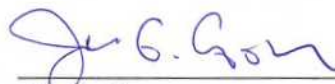
WHEREAS, this Board has today held a duly called public hearing and after due consideration of the reports, recommendation, testimony, and facts pertinent to the proposed amendment, the Board is of the opinion that the Ordinance should be amended,

NOW, THEREFORE, BE IT ORDAINED, that that certain parcel of land situated in the Hunter Mill District, and more particularly described as follows (see attached legal description):

Be and hereby is, zoned to the PDH-2 District and said property is subject to the use regulations of said PDH-2 District and further restricted by the conditions proffered and accepted pursuant to Virginia Code Ann., §15.2-2303(a), which conditions are in addition to the Zoning Ordinance regulations applicable to said parcel, and

BE IT FURTHER ENACTED, that the boundaries of the Zoning Map heretofore adopted as a part of the Zoning Ordinance be, and they hereby are, amended in accordance with this enactment, and that said zoning map shall annotate and incorporate by reference the additional conditions governing said parcel.

GIVEN under my hand this 15th day of September 2020.



Jill G. Cooper

Clerk for the Board of Supervisors