



County of Fairfax, Virginia

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

October 15, 2007

Benjamin F. Tompkins
Reed Smith, LLP
3110 Fairview Park Drive, Suite 1400
Falls Church, Virginia 22042

RE: Rezoning Application RZ 2005-SP-033

Dear Mr. Tompkins:

Enclosed you will find a copy of an Ordinance adopted by the Board of Supervisors at a regular meeting held on October 15, 2007, granting Rezoning Application RZ 2005-SP-033 in the name of Centerpointe Church at Fair Oaks (formerly known as Fairfax Assembly of God.) The Board's action rezones certain property in the Springfield District from the R-1, C-3, and HC Districts to the C-3 and HC Districts for a place of worship with a child care center/nursery school with an overall Floor Area Ratio (FAR) of 0.48, or office and other C-3 uses with an overall FAR of 1.0. The subject property, [Tax Map 46-3 ((1)) 45-50 and a portion of the prescriptive right-of-way for Legato Road to be vacated and/or abandoned], is located in the southwest quadrant of the intersection of Legato Road and Legato Road on approximately 4.13 acres of land, and is subject to the proffers dated September 17, 2007. (Approval of this application may enable the vacation and/or abandonment of a portion of the prescriptive right-of-way for Legato Road to proceed under Section 33.1-151 and 15.2-2272 (2) of the Code of Virginia).

The Board also:

- Modified the loading space requirement for the office option only to allow tandem loading spaces.
- Modified the transitional screening and barrier requirements on the western and southern property boundaries, in favor of that shown on the GDP.

Sincerely,

Nancy Veirs
Clerk to the Board of Supervisors
NV/dms
Enclosure

Office of Clerk to the Board of Supervisors
12000 Government Center Parkway, Suite 533
Fairfax, Virginia 22035

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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 the 15th day of October, 2007, the following ordinance was adopted:

**AN ORDINANCE AMENDING THE ZONING ORDINANCE
PROPOSAL NUMBER RZ 2005-SP-033**

WHEREAS, Centerpointe Church at Fair Oaks formerly known as Fairfax Assembly of God, filed in the proper form an application requesting the zoning of a certain parcel of land herein after described, from the R-1, C-3, and HC Districts to the C-3 and HC Districts, and

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

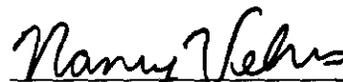
WHEREAS, this Board has today held a duly called public hearing and after due consideration of the reports, recommendation, testimony and facts pertinent to the proposed amendment, the Board is of the opinion that the Ordinance should be amended,

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

Be, and hereby is, zoned to the C-3 and HC Districts, and said property is subject to the use regulations of said C-3 and HC Districts, and further restricted by the conditions proffered and accepted pursuant to Va. 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 October, 2007.



Nancy Velts
Clerk to the Board of Supervisors