



County of Fairfax, Virginia

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

March 11, 2008

Kelly M. Atkinson
Land Design Consultants, Incorporated
9401 Centreville Road, Suite 300
Manassas, Virginia 20110

RE: Rezoning Application RZ 2007-HM-015

Dear Ms. Atkinson:

Enclosed you will find a copy of an Ordinance adopted by the Board of Supervisors at a regular meeting held on March 10, 2008, granting Rezoning Application RZ 2007-HM-015 in the name of Sekas Homes, LTD. The Board's action rezones certain property in the Hunter Mill District from the R-1 and R-3 Districts to the R-3 District and permits residential development at a density of 2.58 dwelling units per acre (du/ac). The subject property, [Tax Map 28-3 ((1)) 28, 29, and 31], is located on the west side of Beulah Road approximately 850 feet south of its intersection with Clarks Crossing Road on approximately 5.84 acres of land, and is subject to the proffers dated March 7, 2008.

The Board also:

- Waived the Public Facilities Manual requirement for a 4 foot sidewalk along Beulah Road in favor of the proposed 6 foot wide asphalt trail.
- Modified the Comprehensive Plan requirement for an 8 foot wide trail along Beulah Road in favor of the proposed 6 foot wide asphalt trail.
- Modified the location regulations of the zoning ordinance and permitted an increase in the height of the proposed noise fence to 7 feet and the height of the location generally shown on the GDP.

Sincerely,

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

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

Phone: 703-324-3151 ♦ Fax: 703-324-3926 ♦ TTY: 703-324-3903
Email: clerktothebos@fairfaxcounty.gov
<http://www.fairfaxcounty.gov/bosclerk>

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 10th day of March, 2008, the following ordinance was adopted:

**AN ORDINANCE AMENDING THE ZONING ORDINANCE
PROPOSAL NUMBER RZ 2007-HM-015**

WHEREAS, Sekas Homes, LTD., filed in the proper form an application requesting the zoning of a certain parcel of land herein after described, from the R-1 and R-3 Districts to the R-3 District, 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

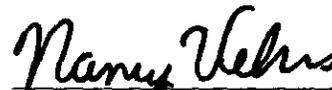
WHEREAS, this Board has today held a duly called public hearing and after due consideration of the reports, recommendation, testimony and facts pertinent to the proposed amendment, the Board is of the opinion that the Ordinance should be amended,

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

Be, and hereby is, zoned to the R-3 District, and said property is subject to the use regulations of said R-3 District, 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 10th day of March, 2008.



Nancy Veirs

Clerk to the Board of Supervisors