



FAIRFAX COUNTY

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OFFICE OF THE CLERK
BOARD OF SUPERVISORS
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V I R G I N I A

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April 28, 2004

Elizabeth D. Baker, Land Use Coordinator
Walsh, Colucci, Lubeley, Emrich & Terpak, PC
2200 Clarendon Boulevard, 13th Floor
Arlington, Virginia 22201-3359

RE: Rezoning Application
Number RZ 2003-MA-030

Dear Ms. Baker:

Enclosed you will find a copy of an Ordinance adopted by the Board of Supervisors at a regular meeting held on March 8, 2004, granting Rezoning Application Number RZ 2003-MA-030 in the name of Jefferson at Edsall Road, LP to rezone certain property in the Mason District from the C-6 District to the PRM District (Planned Residential Mixed-Use), located in the southwest quadrant of Bren Mar Drive and Bloomfield Drive (Tax Map 81-1 ((1)) 7A and 7D pt.), to permit mixed use development at an overall Floor Area Ratio (FAR) of 1.59, subject to the proffers dated March 5, 2004, consisting of approximately 17.18 acres.

The Conceptual Development Plan was approved; the Planning Commission having previously approved Final Development Plan FDPA 2003-MA-030 on February 26, 2004, subject to FDP conditions dated February 17, 2004, and the Board's approval of RZ 2003-MA-030.

The Board also:

- Waived the 600-foot maximum private street length requirement and to allow private streets in a single family attached development
- Modified the loading space requirement for the multifamily residential building in Land Bay 1.

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- **Approved a waiver to allow underground detention and water quality in a multifamily residential development.**

Sincerely,



Nancy Vehrs
Clerk to the Board of Supervisors

NV/ns

cc: Chairman Gerald E. Connolly
Supervisor Penelope A. Gross, Mason District
Janet Coldsmith, Director, Real Estate Div., Dept. of Tax Administration
Michael R. Congleton, Deputy Zoning Enforcement Branch
Barbara A. Byron, Director, Zoning Evaluation Div., DPZ
Thomas Conry, Dept. Mgr. - GIS - Mapping/Overlay
Angela K. Rodeheaver, Section Chief, Trnsprt'n. Planning Div.,
Charles Strunk, Project Planning Section, Dept. of Transportation
Michelle Brickner, Deputy Director, DPWES
Kenny King, Proffer Administrator, Plans & Document Control, OSDS, DPWES
Department of Highways - VDOT
Irish Granfield, Land Acq. & Planning Div., Park Authority
District Planning Commissioner
James Patteson, Director, Facilities Mgmt. Div., DPWES
Barbara J. Lipka, Executive Director, Planning Commission
Gary Chevalier, Office of Capital Facilities, Fairfax County Public Schools

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 8th day of March, 2004, the following ordinance was adopted:

AN ORDINANCE AMENDING THE ZONING ORDINANCE
PROPOSAL NUMBER RZ 2003-MA-030

WHEREAS, Jefferson at Edsall Road, L.P. filed in the proper form an application requesting the zoning of a certain parcel of land herein after described, from the C-6 District to the PRM District (Planned Residential Mixed-Use), 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

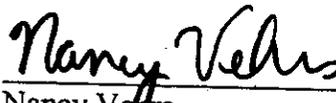
WHEREAS, this Board has today held a duly called public hearing and after due consideration of the reports, recommendation, testimony and facts pertinent to the proposed amendment, the Board is of the opinion that the Ordinance should be amended,

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

Be, and hereby is, zoned to the PRM District, and said property is subject to the use regulations of said PRM 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 8th day of March, 2004.



Nancy Veers

Clerk to the Board of Supervisors