



FAIRFAX COUNTY

DP2
OFFICE OF THE CLERK
BOARD OF SUPERVISORS
12000 Government Center Parkway, Suite 533
Fairfax, Virginia 22035-0072

V I R G I N I A
April 4, 2001

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John J. Bellaschi, Esquire
McGuire, Woods, Battle & Boothe LLP
1750 Tysons Boulevard - Suite 1800
McLean, Virginia 22102

RE: Rezoning Application
Number RZ 2000-DR-047

Dear Mr. Bellaschi:

Enclosed you will find a copy of an Ordinance adopted by the Board of Supervisors at a regular meeting held on March 19, 2001, granting Rezoning Application Number RZ 2000-DR-047 in the name of Manuel G. Serra, to rezone certain property in the Dranesville District from the R-1 District to the PDH-2 District, subject to the proffers dated February 14, 2001, on subject parcel 30-1 ((1)) 30 and 31 consisting of approximately 2.00 acres.

The Board also approved the Conceptual Development Plan; subject to development conditions dated March 19, 2001; the Planning Commission having previously approved Final Development Plan FDP 2000-DR-047 on February 8, 2001, subject to the Board's approval of RZ 2000-DR-047 and the Conceptual Development Plan.

In addition, the Board directed the Department of Public Works and Environmental Services to work with the applicant to facilitate a design that utilized the construction of a rain garden to meet BMP requirements and proposes an 18-foot wide private street wide turnaround in place of a cul-de-sac.

Sincerely,

Nancy Vehrs
Clerk to the Board of Supervisors

NV/ns

RZ 2000-DR-047

April 4, 2001

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cc: Chairman Katherine K. Hanley
Supervisor-Dranesville District
Janet Coldsmith, Director, Real Estate Div., Dept. of Tax Administration
Michael R. Congleton, Deputy Zoning Administrator
Barbara A. Byron, Director, Zoning Evaluation Div., DPZ
Thomas Conry, Dept. Mgr. - GIS - Mapping/Overlay
Robert Moore, Trnsprt'n. Planning Div., Dept. of Transportation
Charles Strunk, Project Planning Section, Dept. of Transportation
Michelle Brickner, Deputy Director, DPWES
DPWES - Bonds & Agreements
Frank Edwards, Department of Highways - VDOT
Land Acq. & Planning Div., Park Authority
District Planning Commissioner
James Patteson, Director, Facilities Mgmt. Div., DPWES
Barbara J. Lippa, Executive Director, Planning Commission

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 19th day of March, 2001, the following ordinance was adopted:

AN ORDINANCE AMENDING THE ZONING ORDINANCE
PROPOSAL NUMBER RZ 2000-DR-047

WHEREAS, Manuel G. Serra 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, 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

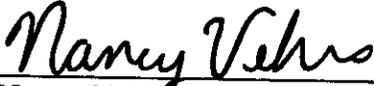
WHEREAS, this Board has today held a duly called public hearing and after due consideration of the reports, recommendation, testimony and facts pertinent to the proposed amendment, the Board is of the opinion that the Ordinance should be amended,

NOW, THEREFORE, BE IT ORDAINED, that that certain parcel of land situated in the Dranesville 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 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 19th day of March, 2001.



Nancy Vehrs
Clerk to the Board of Supervisors