



FAIRFAX COUNTY

LED

OFFICE OF THE CLERK
BOARD OF SUPERVISORS

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V I R G I N I A

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March 16, 2005

Gholamreza Khamesi
450 Springvale Road
Great Falls, Virginia 22066

RE: Rezoning Application Number RZ 2004-SP-001

Dear Khamesi:

Enclosed you will find a copy of an Ordinance adopted by the Board of Supervisors at a regular meeting held on March 7, 2005, granting Rezoning Application Number RZ 2004-SP-001 in the name of Gholamreza Khamesi to rezone certain property in the Springfield District from R-1 District to the R-3 District to permit residential development at a density of 2.20 dwelling units per acre (du/ac), located on the east side of Center Road, approximately 250 feet north of its intersection with Cardinal Brook Court (Tax Map 79-3 ((6)) 41), subject to the proffers dated February 3, 2005, consisting of approximately 1.84 acres.

Sincerely,

Nancy Vehrns
Clerk to the Board of Supervisors

NV/ns

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 7th day of March, 2005, the following ordinance was adopted:

AN ORDINANCE AMENDING THE ZONING ORDINANCE
PROPOSAL NUMBER RZ 2004-SP-001

WHEREAS, Gholamreza Khamesi 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 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

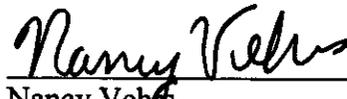
WHEREAS, this Board has today held a duly called public hearing and after due consideration of the reports, recommendation, testimony and facts pertinent to the proposed amendment, the Board is of the opinion that the Ordinance should be amended,

NOW, THEREFORE, BE IT ORDAINED, that that certain parcel of land situated in the Springfield 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 7th day of March, 2005.



Nancy Vehs
Clerk to the Board of Supervisors

**Metes and Bounds Description
Of
Lands to be Rezoned
From the R-1 to the R-3 Zone
To be developed
As shown on the General Development plan
Being
Tax Map Parcel
79-2-06-0041
Springfield District, Fairfax County Virginia**

Beginning at a point lining on the south easterly right-of-way of center road and a westerly corner of the lands of the School Board of Fairfax County (Tm no. 79-2-06-0042) being West Springfield High School.

Thence departing the said line of center Rd. and following the south westerly and north westerly lines of West Springfield High School South 31°13'00" East, 441.20 feet and South 49°42'00" West, 183.80 feet to a point being the south east corner of Tm parcel 79-3-06-40.

Thence running with the said line of Tm parcel 79-3-06-40 North 31°13'00" West, 441.20 feet to a point lying on the aforesaid right-of-way of Center Road.

Thence running with the said right-of way of Center Road North 49°42'00" East, 183.80 feet to the point of beginning. Containing 1.84 Ac.

RECEIVED
Department of Planning & Zoning

SEP 17 2004

Zoning Evaluation Division