



County of Fairfax, Virginia

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

September 15, 2009

Mr. Fouad Moumen
3118 Covington Street
Fairfax, Virginia 22031

RE: Rezoning Application RZ 2009-MA-012

Dear Mr. Moumen:

Enclosed you will find a copy of an Ordinance adopted by the Board of Supervisors at a regular meeting held on September 14, 2009, granting the Board's Own Motion Rezoning Application RZ 2009-MA-012. The Board's action rezones certain property in the Mason District from the PDH-5, HC, and SC Districts to the R-5, HC, and SC District and permits residential development at a density of 0.51 dwelling unit per acre (du/ac) and a waiver of the minimum district size. The subject property is located in the northeast quadrant of the intersection of Alpine Drive and Evergreen Lane on approximately 22,433 square feet of land [Tax Map 71-2 ((2)) 29]. There is no Generalized Development Plan or proffers associated with this application.

Sincerely,

Nancy Vehrs
Clerk to the Board of Supervisors
NV/ph
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>

Cc: Chairman Sharon Bulova
Supervisor Penny Gross, Mason District
Janet Coldsmith, Director, Real Estate Division, Dept. of Tax Administration
Regina Coyle, Director, Zoning Evaluation Division, DPZ
Diane Johnson-Quinn, Deputy Zoning Administrator, Dept. of Planning and Zoning
Thomas Conry, Dept. Manager. – GIS - Mapping/Overlay
Angela K. Rodeheaver, Section Chief, Transportation. Planning Division
Ellen Gallagher, Capital Projects and Operations Div., Dept. of Transportation
Ken Williams, Plans & Document Control, ESRD, DPWES
Department of Highways-VDOT
Sandy Stallman, Park Planning Branch Manager, FCPA
Charlene Fuhrman-Schulz, Development Officer, DHCD/Design Development Division
Mason District Planning Commissioner, Janet Hall
Denise James, Office of Capital Facilities/Fairfax County Public Schools
Karyn Moreland, Chief Capital Projects Sections, Dept. of Transportation

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 14th day of September, 2009, the following ordinance was adopted:

**AN ORDINANCE AMENDING THE ZONING ORDINANCE
PROPOSAL NUMBER RZ 2009-MA-012**

WHEREAS, a Board's Own Motion was filed in the proper form to rezone a certain parcel of land herein after described, from the PDH-5 District to the R-5 District, with a waiver of the Minimum District Size, 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 R-5, HC, and SC Districts, and said property is subject to the use regulations of said R-5, HC, and SC Districts, 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.

GIVEN under my hand this 14th day of September, 2009.



Nancy Vebbs
Clerk to the Board of Supervisors

**ZAPS USER GENERATED REPORTS
ZONING APPLICATION SUMMARY REPORT
APPLICATION NUMBER: RZ 2009-MA-012**

DECISION DATE: 9-14-2009

HEARING BODY: BOS

CRD: NO

MAGISTERIAL DISTRICT: MASON

APPLICANT NAME BOARD OF SUPERVISOR'S OWN MOTION

STAFF COORDINATOR: KABRAH

ACTION: APPROVE

DECISION SUMMARY:

ON SEPTEMBER 14, 2009, ON A MOTION BY SUPERVISOR FOUST (ACTING ON BEHALF OF SUPERVISOR GROSS), THE BOARD VOTED UNANIMOUSLY TO APPROVE RZ 2009-MA-012. □□ (THERE ARE NO PROFFERS OR GDP ASSOCIATED WITH THIS REQUEST.)

ZONING INFORMATION

EXISTING ZONING		PROPOSED ZONING		APPROVED ZONING	
<u>DISTRICT</u>	<u>AREA</u>	<u>DISTRICT</u>	<u>AREA</u>	<u>DISTRICT</u>	<u>AREA</u>
PDH- 5	22,433.00 SQ FEET	R- 5	0.51 ACRES	R- 5	0.51 ACRES
TOTAL	0.51 ACRES	TOTAL	0.51 ACRES	TOTAL	0.51 ACRES

TAX MAP NUMBERS

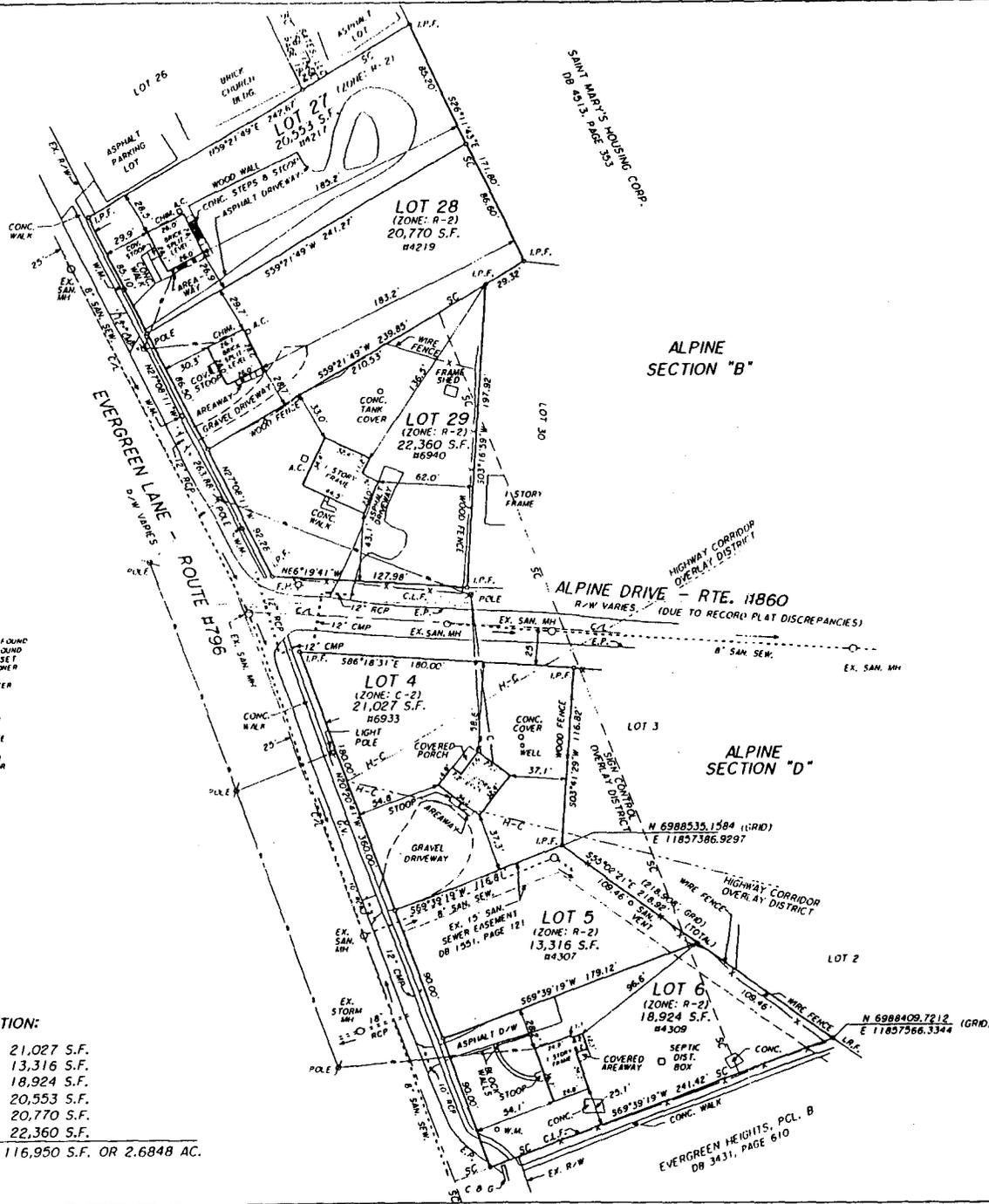
071-2- /02/ /0029-

APPROVED ZONING DISTRICT DATA

ZONING DISTRICT: R- 5

APPROVED RESIDENTIAL DEVELOPMENT**APPROVED NON-RESIDENTIAL DEVELOPMENT**

LAND USE	<u>DWELLING</u>	<u>LAND</u>	<u>UNIT OF</u>	<u>NO.</u>	<u>FLOOR AREA</u>	<u>UNIT OF</u>	<u>LAND</u>	<u>UNIT OF</u>	<u>FAR</u>
	<u>UNITS</u>	<u>AREA</u>	<u>MEASURE</u>	<u>OF</u>		<u>MEASURE</u>	<u>AREA</u>	<u>MEASURE</u>	
SFD	1	22,433.00	SQ FEET						
TOTAL	1	22,433.00	SQ FEET	0					



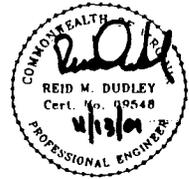
- LEGEND:
- I.P.F. - IRON PIPE FOUND
 - I.R.F. - IRON ROD FOUND
 - I.P.S. - IRON PIPE SET
 - A.C. - AIR CONDITIONER
 - C.O. - CLEAN OUT
 - E.M. - ELECTRIC METER
 - G.W. - GAS METER
 - W.M. - WATER METER
 - W.V. - WATER VALVE
 - F.H. - FIRE HYDRANT
 - B.W. - BAY WINDOW
 - C.L.F. - CHAIN LINK FENCE
 - G.V. - GAS VALVE
 - C.B.G. - CURB & GUTTER
 - H.C. - HIGHWAY CORRIDOR
 - SC - SIGN COVERS

AREA TABULATION:

LOT 4:	21,027 S.F.
LOT 5:	13,316 S.F.
LOT 6:	18,924 S.F.
LOT 27:	20,553 S.F.
LOT 28:	20,770 S.F.
LOT 29:	22,360 S.F.
TOTAL AREA:	116,950 S.F. OR 2.6848 AC.

NOTES:

1. TAX MAP NO.: 71-2-(14)-4, 5, & 6 (SECTION "D")
71-2-(12)-27, 28, & 29 (SECTION "B")
2. BOUNDARY INFORMATION IS BASED ON A CURRENT FIELD SURVEY BY THIS FIRM.
3. NO TITLE REPORT FURNISHED. ALL PREVIOUSLY RECORDED RIGHTS OF WAY, EASEMENTS, OR OTHER INTERESTS OF THE COUNTY REMAIN IN FULL FORCE AND EFFECT UNLESS OTHERWISE SPECIFICALLY SHOWN ON THIS PLAT.
4. ZONE: R-2 & C-2, H-C & SC OVERLAY DISTRICTS
5. PROPOSED ZONE: PDM-B
6. OWNERS:
PARCEL 27: QUAN O. & NGAN T. NGUYEN
DB 5972, PAGE 1005
PARCEL 28: TRUSTEES OF FRED A. DEHART
DB 9116, PAGE 407
PARCEL 29: TRUSTEES OF FRED A. DEHART
DB 9181, PAGE 394
PARCEL 4: QUAN O. & NGAN T. NGUYEN
DB 7302, PAGE 1706
PARCELS 5 & 6: QUAN O. & NGAN T. NGUYEN
DB 6861, PAGE 528
7. F.E.M.A./F.I.R.M. FLOOD DATA:
COMMUNITY NO.: 315525
PANEL NO.: 0087 D
FLOOD ZONE: X
EFFECTIVE: 03-05-1990
8. TOTAL AREA - 116,950 S.F. OR 2.6848 AC.
9. COMBINED GRID, ELEVATION FACTOR FOR THIS PROJECT - 0.999943804



RECEIVED
DEPARTMENT OF PLANNING AND ZONING
NOV 14 2001

ZONING EVALUATION DIVISION
IN DIVISION
ZONING PLAT
ALPINE
LOTS 4, 5, & 6, SECTION "D"
DB D-13, PAGE 398
AND
LOTS 27, 28, & 29, SECTION "B"
DB 517, PAGE 212
MASON DISTRICT
FAIRFAX COUNTY, VIRGINIA
DATE: 09-25-2001 SCALE: 1" = 20'
RUNYON, DUDLEY, ASSOCIATES, INC.
ENGINEERING - SURVEYING - PLANNING
10650 MAIN STREET - SUITE #301 FAIRFAX, VA 22030
PHONE: (703) 591-4606 - FAX: (703) 591-3982



COUNTY OF FAIRFAX
Department of Planning and Zoning
Zoning Evaluation Division
 12055 Government Center Parkway, Suite 801
 Fairfax, VA 22035 (703) 324-1290, TTY 711
www.fairfaxcounty.gov/dpz/zoning/applications

APPLICATION No: RZ 2009-NA-012
 (Assigned by staff)

APPLICATION FOR A REZONING
 (PLEASE TYPE or PRINT IN BLACK INK)

PETITION

TO: THE BOARD OF SUPERVISORS OF FAIRFAX COUNTY, VIRGINIA

I (We), Board of Supervisor's Own Motion, the applicant (s) petition you to adopt an ordinance amending the Zoning Map of Fairfax County, Virginia, by reclassifying from the PDH-5, HC District to the R-5, HC, SC District the property described below and outlined in red on the Zoning Section Sheet(s) accompanying and made part of this application.

LEGAL DESCRIPTION:

71-2 ((2)) 29			20318	0880
Lot(s)	Block(s)	Subdivision	Deed Book	Page No.

TAX MAP DESCRIPTION:

71-2	02		0029	22,433
Map No.	Double Circle No.	Single Circle No.	Parcel(s)/Lot(s) No.	Total Acreage

POSTAL ADDRESS OF PROPERTY:

6940 Alpine Drive

ADVERTISING DISCRIPTION: (Example - North side of Lee Highway approx. 1000 feet west of its intersection with Newgate Blvd.)

Northeast Quadrant of the intersection of Alpine Drive and Evergreen
PRESENT USE: Residential **PROPOSED USE:** Residential Lane
MAGISTERIAL DISTRICT: Mason **OVERLAY DISTRICT (S):** HC, SC

The name(s) and address(s) of owner(s) of record shall provided on the affidavit form attached and made part of this application. The undersigned has the power to authorize and does hereby authorize Fairfax County staff representative on official business to enter on the subject property as necessary to process the application.

 Type or Print Name

 Signature of Applicant or Agent

 Address

(Work) _____ (Mobile) _____
 Telephone Number

Please provide name and telephone number of contact if different from above:

DO NOT WRITE BELOW THIS SPACE

Date application accepted: 5/6/09 Virginia Fee Paid \$ na