

CW 4/16/07
4-30-07



County of Fairfax, Virginia

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

May 2, 2007

Gregory A. Riegle, Esquire
McGuire Woods, LLP
1750 Tysons Boulevard, Suite 1800
McLean, VA 22102

RE: Rezoning Application RZ 2006-LE-026

Dear Mr. Riegle:

Enclosed you will find a copy of an Ordinance adopted by the Board of Supervisors at a regular meeting held on April 30, 2007, granting Rezoning Application RZ 2006-LE-026 in the name of Eastwood Properties, Incorporated. The Board's action rezones certain property in the Lee District from the R-1 District to the PDH-2 District and permits residential development at a density of 1.94 dwelling units per acre on approximately 4.13 acres of land. The subject property is located in the southeast quadrant of the intersection of Lackawanna Drive and Dudrow Road, Tax Map 90-3 ((3)) 6, 7, and 8, and is subject to the proffers dated March 29, 2007.

The Board also:

- **Modified Section 2-0103.2 of the Public Facilities Manual (PFM), which limits pipestem lots to 20 percent of the total number of lots, to permit 50 percent of the total number of lots to be pipestem lots.**
- **Directed the Department of Public Works and Environmental Services to modify Section 7-0503 of the PFM, which contains a requirement for pipestem driveways, to permit a 10-foot wide planting strip in the center of the pipestem driveway.**

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

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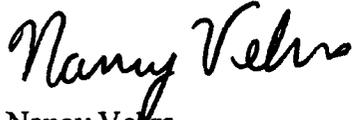
<http://www.fairfaxcounty.gov/theclerk>

RZ 2006-LE-026
April 30, 2007

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The Conceptual Development Plan was approved; the Planning Commission having previously approved Final Development Plan Application FDP 2006-LE-026 on March 22, 2007 subject to the Board's approval of RZ 2006-LE-026.

Sincerely,



Nancy Veffrs
Clerk to the Board of Supervisors

NV/dms

Enclosure

Cc: Chairman Gerald E. Connolly
Supervisor Dana Kauffman, Lee 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
Audrey Clark, Director – Building Plan Review, DPWES
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
District Planning Commissioner
Barbara J. Lippa, Executive Director, Planning Commission
Jose Comayagua, Director, Facilities Management
Gary Chevalier, Office of Capital Facilities/Fairfax County Public Schools
Dale Castellow, 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 30th day of April 2007, the following ordinance was adopted:

**AN ORDINANCE AMENDING THE ZONING ORDINANCE
PROPOSAL NUMBER RZ 2006-LE-026**

WHEREAS, Eastwood Properties, Incorporated, 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

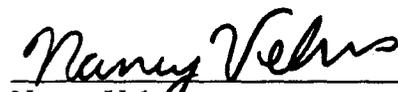
WHEREAS, this Board has today held a duly called public hearing and after due consideration of the reports, recommendation, testimony and facts pertinent to the proposed amendment, the Board is of the opinion that the Ordinance should be amended,

NOW, THEREFORE, BE IT ORDAINED, that that certain parcel of land situated in the Lee 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 Lee 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 30th day of April, 2007.



Nancy Vehls
Clerk to the Board of Supervisors