



FAIRFAX COUNTY

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

Tel: 703-324-3151 • Fax: 703-324-3926 • TTY: 703-324-3903

V I R G I N I A

www.fairfaxcounty.gov/gov/bos/clerkhomepage.htm

Email: clerktothebos@fairfaxcounty.gov

November 4, 2003

Erika L. Byrd
McGuire Woods LLP
1750 Tysons Boulevard, Suite 1800
McLean, Virginia 22102

RE: Proffered Condition Amendment PCA 1998-DR-049

Dear Ms. Byrd:

Enclosed you will find a copy of an Ordinance adopted by the Board of Supervisors at a regular meeting held on October 27, 2003, approving Proffered Condition Amendment PCA 1998-DR-049 in the name of Hamstead Village LLC, to amend proffers for RZ 1998-DR-049 previously approved for residential development to permit change in unit type within a portion of RZ 1998-DR-049 at an overall density of 6.05 dwelling units per acre including bonus density for the provision of Affordable Dwelling Units, located on the south side of Farm Mill Drive, north of Farm Meadow Court, Tax Map 30-1 ((30)) 35, 36, pt. E1 and D, subject to the proffers dated July 25, 2003, consisting of approximately 26,400 square feet of land zoned PDH-5, located in Dranesville District.

The Board also approved modification of the transitional yard and barrier requirements as shown on the proffered Conceptual Development Plan Amendment/Final Development Plan Amendment.

Sincerely,

Nancy Vehrs
Clerk to the Board of Supervisors

NV/ds

PCA 1998-DR-049

November 4, 2003

Page 2

cc: Chairman Katherine K. Hanley
Supervisor Mendelsohn, Dranesville District
Janet Coldsmith, Director, Real Estate Division, Department of Tax Administration
Michael R. Congleton, Deputy Zoning Administrator, Dept. of Planning and Zoning
Barbara A. Byron, Director, Zoning Evaluation Division, DPZ
Thomas Conry, Department Manager, GIS, Mapping/Overlay
Angela K. Rodeheaver, Section Chief, Transportation Planning Division, DOT
Charles Strunk, Project Planning Section, DOT
Michelle Brickner, Director, Office of Site Development Services, DPWES
Plans & Document Control, OSDS, DPWES
Department of Highways, VDOT
Land Acquisition and Planning Division, Park Authority
Lee District Planning Commissioner
James Patteson, Director, Facilities Management Division, DPWES
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 27th day of October, 2003, the following ordinance was adopted:

AN ORDINANCE AMENDING THE ZONING ORDINANCE
PROFFERED CONDITION AMENDMENT PCA 1998-DR-049

WHEREAS, Hampstead Village, LLC filed in the proper form an application to amend the proffers for RZ 1998-DR-049 hereinafter described, by amending conditions proffered and accepted pursuant to Virginia Code Ann. § 15.2-2303(a), 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):

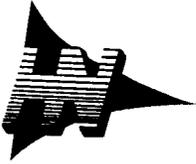
Be, and hereby is further restricted by the amended conditions proffered and accepted pursuant to Virginia Code Ann., § 15.2-2303(a), which conditions are incorporated into the Zoning Ordinance as it affects said parcel, and

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 parcels.

GIVEN under my hand this 27th day of October, 2003.



Nancy Vehrs
Clerk to the Board of Supervisors



HUNTLEY, NYCE & ASSOCIATES, LTD.

SURVEYING - CIVIL ENGINEERING - LAND PLANNING

7202 Poplar Street, Unit E

Annandale, Virginia 22003

Local (703) 750-3490, Fax (703) 642-5936

DIRECTORS

CHAIRMAN OF THE BOARD
CHARLES J. HUNTLEY

PRESIDENT
LESTER O. NYCE P.E.

VICE PRESIDENT
ROBERT L. SPROLES P.E.

LEGAL DESCRIPTION
LOTS 35,36, PARCEL D
AND A PORTION OF
PARCEL E-1
EVANS FARM
DB.12356 PG.447
DB.13190 PG.1116
DRANESVILLE DISTRICT
FAIRFAX COUNTY, VIRGINIA

BEGINNING AT A POINT ON THE EASTERLY LINE OF EVANS FARM DRIVE, PRIVATE STREET, PARCEL E-1, SAID POINT BEING $S89^{\circ}58'36''E$ 672.39 FEET FROM THE NORTHEASTERLY CORNER OF LEWINSVILLE SQUARE, PARCEL A, SAID POINT ALSO BEING THE SOUTHWESTERLY CORNER OF LOT 37, EVANS FARM.

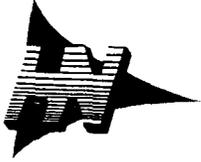
THENCE WITH THE SOUTHERLY LINES OF LOT 37 AND FARM MILL DRIVE, PRIVATE STREET, PARCEL E-1 $N67^{\circ}40'58''E$ 146.13 FEET TO A POINT.

THENCE DEPARTING THE SOUTHERLY LINE OF FARM MILL DRIVE, PRIVATE STREET, PARCEL E-1, AND RUNNING THROUGH PARCEL E-1 AND CONTINUING WITH THE SOUTHERLY LINE OF FARM MILL DRIVE, PRIVATE STREET, PARCEL E-1 $N10^{\circ}23'19''E$ 25.32 FEET TO A POINT; 54.00 FEET ALONG THE ARC OF A CIRCLE CURVING TO THE LEFT HAVING A RADIUS OF 91.00 FEET, A DELTA OF $33^{\circ}59'50''$ AND A CHORD BEARING AND DISTANCE OF $N83^{\circ}23'24''E$ 53.21 FEET TO A POINT; $N66^{\circ}23'29''E$ 53.98 FEET TO A POINT, SAID POINT BEING THE NORTHWESTERLY CORNER OF LOT 34.

THENCE WITH THE WESTERLY LINE OF LOT 34 $S22^{\circ}19'02''E$ 103.31 FEET TO A POINT ON THE NORTHERLY LINE OF FARM MEADOW COURT, PRIVATE STREET, PARCEL E-1, SAID POINT BEING THE SOUTHWESTERLY CORNER OF LOT 34.

THENCE WITH THE NORTHERLY LINE OF FARM MEADOW COURT $S67^{\circ}40'58''W$ 265.90 FEET TO A POINT ON THE AFOREMENTIONED EASTERLY LINE OF EVANS FARM DRIVE.

THENCE WITH THE EASTERLY LINE OF EVANS FARM DRIVE $N21^{\circ}46'28''W$ 95.20 FEET TO THE POINT OF BEGINNING AND CONTAINING 26,400 SQUARE FEET OF LAND.



HUNTLEY, NYCE & ASSOCIATES, LTD.

SURVEYING - CIVIL ENGINEERING - LAND PLANNING

7202 Poplar Street, Unit E

Annandale, Virginia 22003

Local (703) 750-3490, Fax (703) 642-5936

DIRECTORS

CHAIRMAN OF THE BOARD

CHARLES J. HUNTLEY

PRESIDENT

LESTER O. NYCE P.E.

VICE PRESIDENT

ROBERT L. SPROLES P.E.

LEGAL DESCRIPTION

LOT 35

EVANS FARM

DB.12356 PG.447

DB.13190 PG.1116

DRANESVILLE DISTRICT

FAIRFAX COUNTY, VIRGINIA

BEGINNING AT A POINT ON THE NORTHERLY LINE OF FARM MEADOW COURT, PRIVATE STREET, PARCEL E-1, SAID POINT BEING THE SOUTHEASTERLY CORNER OF LOT 36.

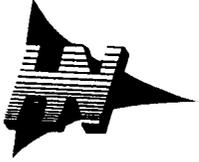
THENCE DEPARTING THE NORTHERLY LINE OF FARM MEADOW COURT AND WITH THE EASTERLY LINE OF LOT 36 N22°19'02"W 102.42 FEET TO A POINT ON THE SOUTHERLY LINE OF FARM MILL DRIVE, PRIVATE STREET, PARCEL E-1, SAID POINT BEING THE NORTHEASTERLY CORNER OF LOT 36.

THENCE WITH THE SOUTHERLY LINE OF FARM MILL DRIVE 10.01 FEET ALONG THE ARC OF A CIRCLE CURVING TO THE LEFT, HAVING A RADIUS OF 91.00 FEET, A DELTA OF 6°18'07" AND A CHORD BEARING AND DISTANCE OF N69°32'32"E 10.00 FEET TO A POINT; N66°23'29"E 53.98 FEET TO A POINT, SAID POINT BEING THE NORTHWESTERLY CORNER OF LOT 34.

THENCE WITH THE WESTERLY LINE OF LOT 34 S22°19'02"E 103.31 FEET TO A POINT ON THE AFOREMENTIONED NORTHERLY LINE OF FARM MEADOW COURT, SAID POINT BEING THE SOUTHWESTERLY CORNER OF LOT 34.

THENCE WITH THE NORTHERLY LINE OF FARM MEADOW COURT S67°40'58"W 63.97 FEET TO THE POINT OF BEGINNING AND CONTAINING 6,564 SQUARE FEET OF LAND.

2937.LGL.LOT35.doc



HUNTLEY, NYCE & ASSOCIATES, LTD.

SURVEYING - CIVIL ENGINEERING - LAND PLANNING
7202 Poplar Street, Unit E
Annandale, Virginia 22003
Local (703) 750-3490, Fax (703) 642-5936

DIRECTORS

CHAIRMAN OF THE BOARD
CHARLES J. HUNTLEY

PRESIDENT
LESTER O. NYCE P.E.

VICE PRESIDENT
ROBERT L. SPROLES P.E.

LEGAL DESCRIPTION

LOT 36
EVANS FARM
DB.12356 PG.447
DB.13190 PG.1116
DRANESVILLE DISTRICT
FAIRFAX COUNTY, VIRGINIA

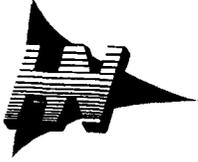
BEGINNING AT A POINT ON THE NORTHERLY LINE OF FARM MEADOW COURT, PRIVATE STREET, PARCEL E-1, SAID POINT BEING THE SOUTHEASTERLY CORNER OF PARCEL D.

THENCE DEPARTING THE NORTHERLY LINE OF FARM MEADOW COURT AND WITH THE EASTERLY LINE OF PARCEL D AND CONTINUING WITH THE SOUTHERLY LINE OF FARM MILL DRIVE, PRIVATE STREET, PARCEL E-1 N22°19'02"W 76.18 FEET TO A POINT; N05°56'58"E 41.71 FEET TO A POINT; 36.94 FEET ALONG THE ARC OF A CIRCLE CURVING TO THE LEFT HAVING A RADIUS OF 91.00 FEET, A DELTA OF 23°15'22" AND A CHORD BEARING AND DISTANCE OF N84°19'17"E 36.68 FEET TO A POINT, SAID POINT BEING THE NORTHWESTERLY CORNER OF LOT 35.

THENCE WITH THE WESTERLY LINE OF LOT 35 S22°19'02"E 102.42 FEET TO A POINT ON THE AFOREMENTIONED NORTHERLY LINE OF FARM MEADOW COURT, SAID POINT BEING THE SOUTHWESTERLY CORNER OF LOT 35.

THENCE WITH THE NORTHERLY LINE OF FARM MEADOW COURT S67°40'58"W 54.90 FEET TO THE POINT OF BEGINNING AND CONTAINING 5,606 SQUARE FEET OF LAND.

2937.LGL.LOT36.doc



HUNTLEY, NYCE & ASSOCIATES, LTD.

SURVEYING - CIVIL ENGINEERING - LAND PLANNING

7202 Poplar Street, Unit E

Annandale, Virginia 22003

Local (703) 750-3490, Fax (703) 642-5936

DIRECTORS

CHAIRMAN OF THE BOARD
CHARLES J. HUNTLEY

PRESIDENT
LESTER O. NYCE P.E.

VICE PRESIDENT
ROBERT L. SPROLES P.E.

LEGAL DESCRIPTION

PARCEL D

EVANS FARM

DB.12356 PG.447

DB.13190 PG.1116

DRANESVILLE DISTRICT

FAIRFAX COUNTY, VIRGINIA

BEGINNING AT A POINT ON THE EASTERLY LINE OF EVANS FARM DRIVE, PRIVATE STREET, PARCEL E-1, SAID POINT BEING $S89^{\circ}58'36''E$ 672.39 FEET FROM THE NORTHEASTERLY CORNER OF LEWINSVILLE SQUARE, PARCEL A, SAID POINT ALSO BEING THE SOUTHWESTERLY CORNER OF LOT 37, EVANS FARM.

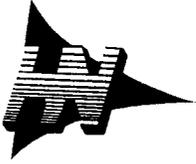
THENCE WITH THE SOUTHERLY LINES OF LOT 37 AND FARM MILL DRIVE, PRIVATE STREET, PARCEL E-1, $N67^{\circ}40'58''E$ 156.35 FEET TO A POINT ON THE WESTERLY LINE OF LOT 36, EVANS FARM.

THENCE WITH THE WESTERLY LINE OF LOT 36 $S05^{\circ}56'58''W$ 21.58 FEET TO A POINT; $S22^{\circ}19'02''E$ 76.18 FEET TO A POINT ON THE NORTHERLY LINE OF FARM MEADOW COURT, PRIVATE STREET, PARCEL E-1, SAID POINT BEING THE SOUTHWESTERLY CORNER OF LOT 36.

THENCE WITH THE NORTHERLY LINE OF FARM MEADOW COURT $S67^{\circ}40'58''W$ 147.03 FEET TO A POINT ON THE AFOREMENTIONED EASTERLY LINE OF EVANS FARM DRIVE.

THENCE WITH THE EASTERLY LINE OF EVANS FARM DRIVE $N21^{\circ}46'28''W$ 95.20 FEET TO THE POINT OF BEGINNING AND CONTAINING 14,050 SQUARE FEET OF LAND.

2937.LGL.PARD.doc



HUNTLEY, NYCE & ASSOCIATES, LTD.

SURVEYING - CIVIL ENGINEERING - LAND PLANNING

7202 Poplar Street, Unit E

Annandale, Virginia 22003

Local (703) 750-3490, Fax (703) 642-5936

DIRECTORS

CHAIRMAN OF THE BOARD

CHARLES J. HUNTLEY

PRESIDENT

LESTER O. NYCE P.E.

VICE PRESIDENT

ROBERT L. SPROLES P.E.

LEGAL DESCRIPTION A PORTION OF PARCEL E-1 EVANS FARM DB.12356 PG.447 DB.13190 PG.1116 DRANESVILLE DISTRICT FAIRFAX COUNTY, VIRGINIA

BEGINNING AT A POINT ON THE SOUTHERLY LINE OF FARM MILL DRIVE, PRIVATE STREET, PARCEL E-1, SAID POINT BEING THE NORTHWESTERLY CORNER OF LOT 36.

THENCE WITH THE WESTERLY LINE OF LOT 36 S05°56'58"W 20.13 FEET TO A POINT, SAID POINT BEING THE NORTHEASTERLY CORNER OF PARCEL D, EVANS FARM.

THENCE WITH THE NORTHERLY LINE PARCEL D S67°40'58"W 10.22 FEET TO A POINT.

THENCE DEPARTING THE NORTHERLY LINE OF PARCEL D AND RUNNING THROUGH PARCEL E-1 N10°23'19"E 25.32 FEET TO A POINT; 7.05 FEET ALONG THE ARC OF A CIRCLE CURVING TO THE LEFT HAVING A RADIUS OF 91.00 FEET, A DELTA OF 4°26'20" AND A CHORD BEARING AND DISTANCE OF N81°49'52"E 7.05 FEET TO THE POINT OF BEGINNING AND CONTAINING 180 SQUARE FEET OF LAND.

2937.LGL.CDP.doc

PROFFERS
PCA/FDPA 1998-DR-049
DATED: July 25, 2003

Pursuant to Section 15.2-2303(A) of the Code of Virginia, 1950, as amended, and Section 16-403 of the Zoning Ordinance of Fairfax County (1978, as amended) (the "Zoning Ordinance"), the undersigned Applicant/Owner for both themselves and their successors and assigns (hereinafter "Applicant"), file for a proffer condition amendment, and final development plan amendment approval for property identified as Tax Map Reference 30-1((30)) D, E-1 (pt), 35 and 36 (the "Subject Property") and hereby agree to the following proffers, if, and only if, the Fairfax County Board of Supervisors (the "Board") approves the PCA/FDPA for the Subject Property, which is a 26,400 square foot portion of the property subject to the proffers for RZ 1998-DR-049. In the event said application is denied, this proffer statement shall be rendered null and void. In the event said application is approved, these proffers shall be applicable only to the 26,400 square feet that is the subject of this application.

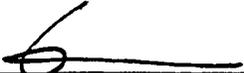
1. Except as modified below, the Subject Property is governed by the Proffers dated July 26, 1999 of RZ 1998-DR-049.

2. Proffer Number 1 of the July 26, 1999 proffers shall be amended as follows:

1. Development Plan

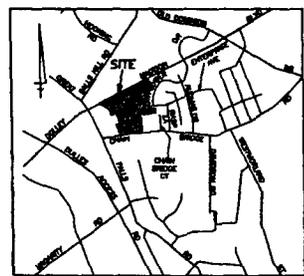
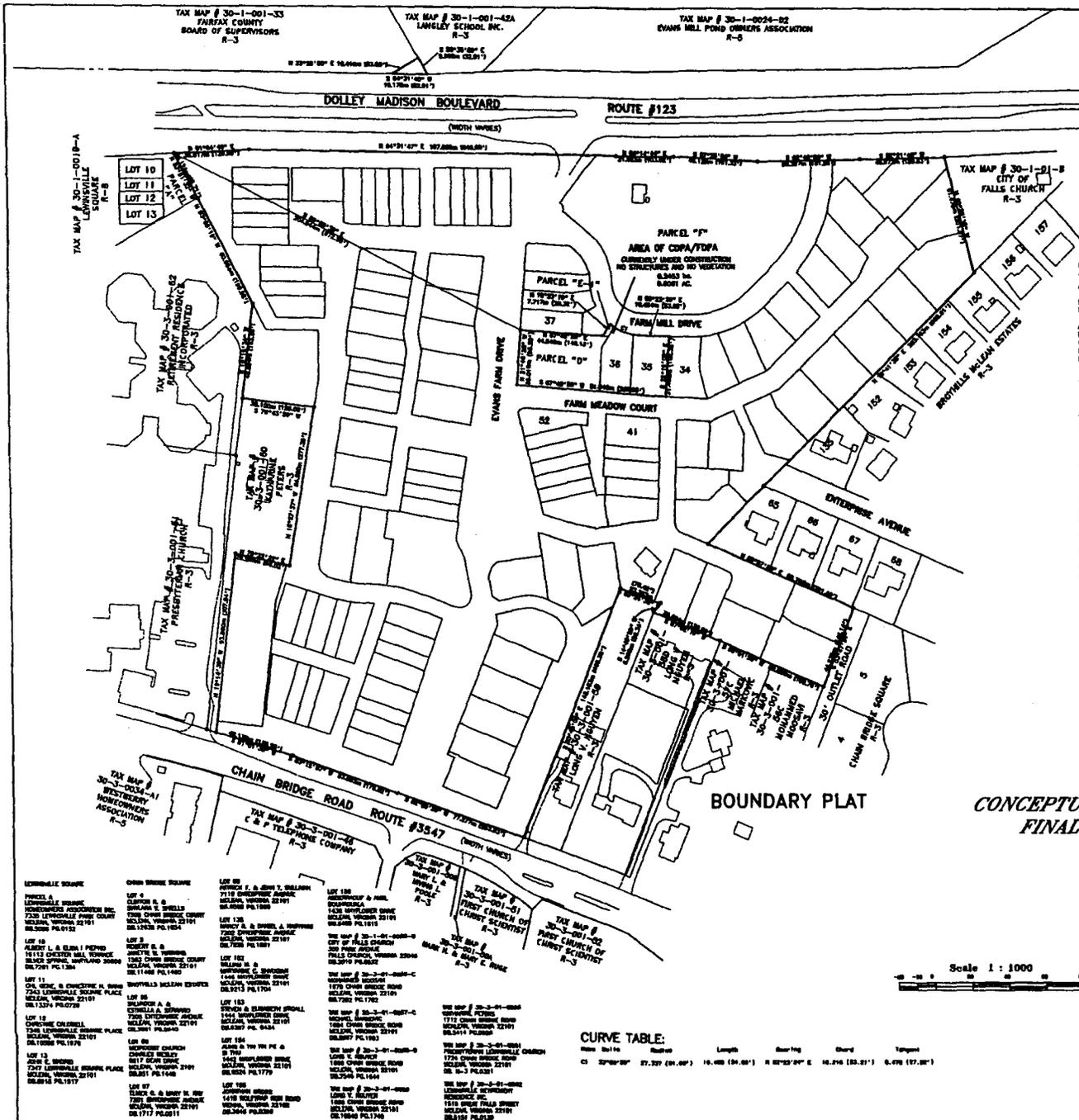
1.1 Subject to the proffers and the provisions of Section 16-402 of the Zoning Ordinance, under which minor modifications to an approved CDP/FDP are permitted, development of the Subject Property shall be in general conformance with the CDPA/FDPA, entitled "Evans Farm Dranesville District Fairfax County, Virginia CDPA/FDPA (Zoning Plat) – Lots 35 & 36 from Single Family to Townhouses", prepared by Huntley, Nyce & Associates, dated July 23, 1998, revised through March 4, 2003, consisting of seven sheets (the "Plat").

HAMPSTEAD VILLAGE LLC

By: 
Name: William A. Moran
Title: President

EVANS FARM ASSOCIATION


Name: William A. Moran
Title: Director



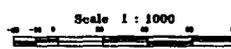
GENERAL NOTES
 The property delineated on this plat is located on Fairfax County Assessment Map No. 30-1-0030-36,38 and PARCEL "D" and is zoned PDH-5.

- PDH-5 COP application rules and regulations per section 18-501, paragraph 1, Annex A Item X of the zoning ordinance of the County of Fairfax, Virginia.
- Vicinity map shown herein.
 - Boundary of property shown herein.
 - Total area of the site 24,140.52 AC.
 - Scale and north arrow shown herein.
 - Proposed traffic circulation plan shown herein. All internal streets are to be privately owned and maintained.
 - Photogrammetric mapping by Air Survey Corporation of Sterling, VA using Huntley Nyce & Associates Ltd. photogrammetric horizontal and vertical control with project coordinates and elevations. Topographic contours are shown at 0.5m intervals.
 - Open space and proposed community and public areas shown herein. The subject property is proposed to be developed with a mixture of single family detached freestanding units, townhouse units and multi-family housing units with alley access to garages located to the rear of the dwelling units. Houses will be set close to the street for a low natural streetwalls.
 - Proposed improvements to Dolley Madison Blvd. and Chain Bridge Road shown herein. These improvements will be built as part of this development and shall conform to the current Fairfax County and/or V.D.O.T. requirements, standards and specifications.
 - There are no delineated flood plains or environmental quality conditions/resources protected areas within this site.
 - Existing tree location survey shown herein with proposed preservation. On-site storm water detention and on-site best management practices (BMP) will use the existing pond with modifications for this facility.
 - There are no known assessments having a width of twenty-five (25) feet or more.
 - The existing pond, Wetmore and trees will be retained as an open area with access for the general public.
 - There is no visible evidence of growths on this site.
 - This site is to be serviced by Public Sanitary Sewer and Public Water.
 - To the best of our knowledge there is no physical evidence of hazardous or toxic substances or material on this site.
 - The proposed development schedule is subject to approval by the Fairfax County Board of Supervisors, D.E.M. and subject to market conditions.
 - Developer reserves the right to phase the development of the project.
 - This development shall conform to all current and applicable ordinances, regulations and adopted standards except for those waivers, modifications and/or variances requested and approved.

- The Following Waivers are Approved:
- Private streets longer than 600 ft.
 - Waiver of setback along the frontage of Dolley Madison Blvd. and Chain Bridge Road.
 - Waiver of private streets 7.0m(23') with parallel parking on site.
 - Waiver of private streets 10.0m(33') with parallel parking on site.
 - Waiver of private streets 0.5m with no parking.
 - Waiver of private alleys 0.5m for access to garages.
 - Traditional screening along property line adjacent to Presbyterian Church and parcel 60 (Peters), including waiver of the additional setbacks required for elderly housing, if applicable.
 - Waiver of traditional screening and barrier requirement between multifamily and single family detached/attached and between single family detached and single family attached.
 - Alternative paving for private streets and walks.

**CONCEPTUAL DEVELOPMENT PLAN AMENDMENT/
 FINAL DEVELOPMENT PLAN AMENDMENT
 EVANS FARM
 DRANESVILLE DISTRICT
 FAIRFAX COUNTY, VIRGINIA**

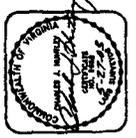
DEVELOPER:
 WEST*GROUP
 1600 ANDERSON ROAD
 MCLEAN, VIRGINIA 22102
OWNER:
 LOTS 35, 36, AND PARCEL D
 HAMPSTEAD VILLAGE LLC
 6820 ELM STREET SUITE 200
 MCLEAN, VIRGINIA 22101
 DB.11775 PG.1589



CURVE TABLE:

Station	Radius	Length	Bearing	Chord	Tangent
1	22°28'00"	27.727 (81.00')	16.486 (50.00')	16.216 (50.21')	6.476 (19.78')

Huntley, Nyce & Associates, Ltd.
 CIVIL ENGINEERING • LAND PLANNING
 7200 POKES ST.
 FALLS CHURCH, VIRGINIA 22038
 703-261-1100
 STATE LICENSE NUMBER: 0000000000
 703-261-1100 FAX
 703-261-1100
 703-261-1100



EVANS FARM
 DRANESVILLE DISTRICT
 FAIRFAX COUNTY, VIRGINIA
 COPA/TPPA (ZONING PLAT) - LOTS 35 & 36 FROM SINGLE FAMILY TO TOWNHOUSES

SCALE: 1" = 1000
 DATE: 07-23-98

REVISIONS:

09-10-98
12-03-98
01-21-99
03-09-99
04-13-99
06-03-99
COPA/TPPA 09-12-03
COPA/TPPA 09-27-03

SHEET
 1 of 7
 FILE NO.

Final Development Plan Amendment

FDPA 1998-DR-049

Applicant: HAMPSTEAD VILLAGE LLC
Filed: 05/30/2003
Area: 26,400 SF OF LAND; DISTRICT - DRANESVILLE

Proposed: AMEND FDP 1998-DR-049 PREVIOUSLY APPROVED FOR RESIDENTIAL DEVELOPMENT TO PERMIT CHANGE IN UNIT TYPE

Located: SOUTH OF FARM MILL DRIVE AND NORTH OF FARM MEADOW COURT

Zoning: PDH- 5

Overlay Dist:

Map Ref Num: 030-1- /30/ /0035 /30/ /0036 /30/ / E1 PT /30/ / D

Proffered Condition Amendment

PCA 1998-DR-049

Applicant: HAMPSTEAD VILLAGE LLC
Filed: 05/30/2003
Area: 26,400 SF OF LAND; DISTRICT - DRANESVILLE

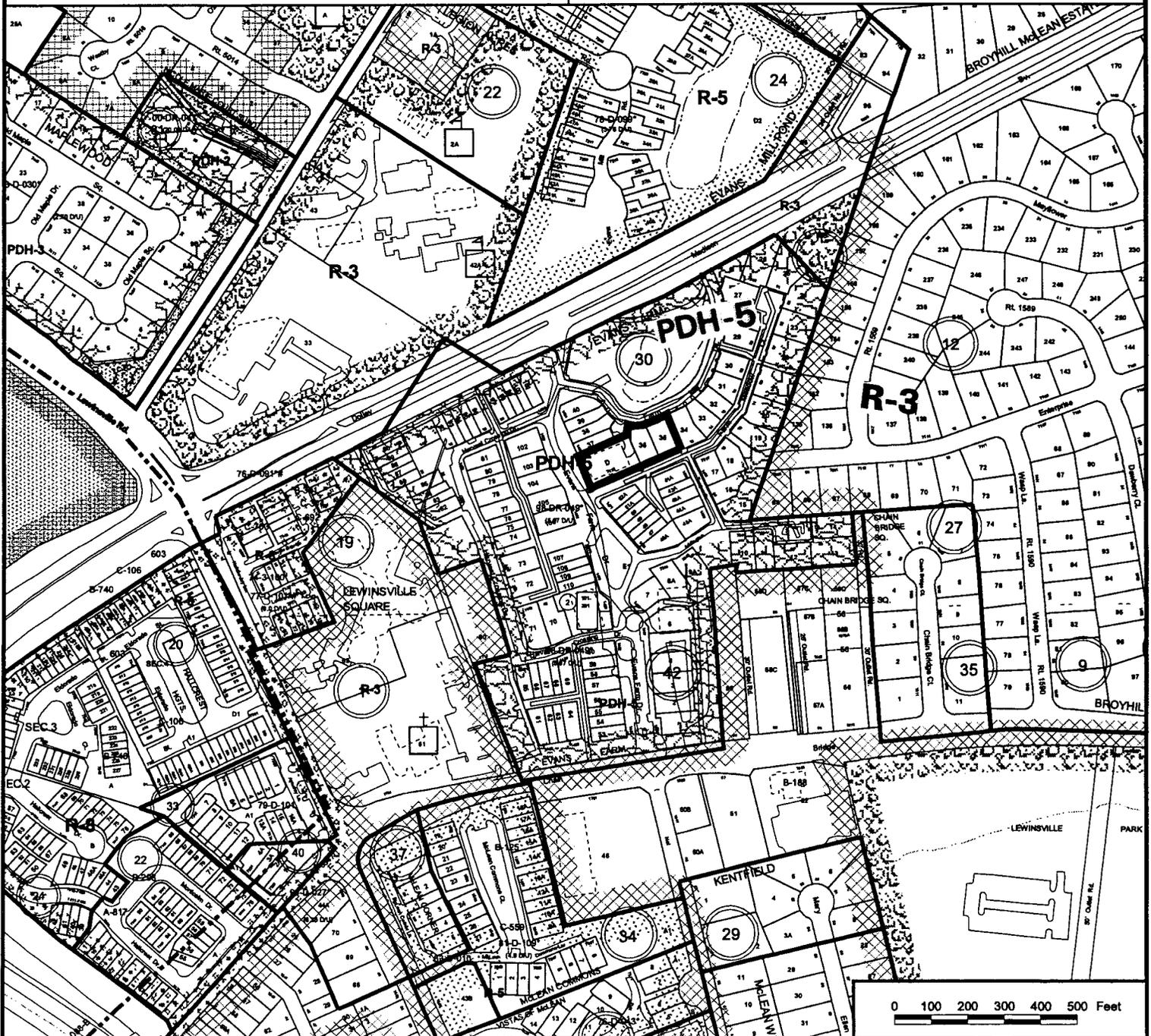
Proposed: AMEND RZ 1998-DR-049 PREVIOUSLY APPROVED FOR RESIDENTIAL DEVELOPMENT TO PERMIT CHANGE IN UNIT TYPE

Located: SOUTH OF FARM MILL DRIVE AND NORTH OF FARM MEADOW COURT

Zoning: PDH- 5

Overlay Dist:

Map Ref Num: 030-1- /30/ /0035 /30/ /0036 /30/ / E1 PT /30/ / D





PLEASE TYPE
OR PRINT IN BLACK INK

COMMONWEALTH OF VIRGINIA
COUNTY OF FAIRFAX
APPLICATION FOR ZONING MAP AMENDMENT

APPLICATION NO. FAIR-118-00-047
(Assigned by Staff)

FINAL PETITION

TO: THE BOARD OF SUPERVISORS OF FAIRFAX COUNTY, VIRGINIA

I (We), Hampstead Village LLC, the applicant(s),
petition you to adopt an ordinance amending the Zoning Map of Fairfax County, Virginia, by
~~reclassifying from the~~ amending the DCP/FDP for ~~xxxxxx~~ District to the RZ 1998-PR-049
District the property described below and outlined in red on the Zoning Section Sheet(s)
accompanying and made a part of this application.

PROPERTY DESCRIPTION

1. LEGAL DESCRIPTION:
see attached

Lot(s)	Block(s)	Subdivision	Deed Book	Page No.
--------	----------	-------------	-----------	----------

2. TAX MAP DESCRIPTION:

<u>30-1 ((30))</u>		<u>D, 25-36*</u>	<u>20,400 sq. ft/0.2453 hectares</u>	
		<u>a portion of E-1-4</u>	<u>1/4/11</u>	

Map No.	Double Circle No.	Single Circle No.	Parcel(s)/Lot(s) No.	Total Area(Ac. or Sq. Ft.)
---------	-------------------	-------------------	----------------------	----------------------------

3. POSTAL ADDRESS OF PROPERTY: (If any)

7218 Farm Meadow Court
7220 Farm Meadow Court

4. ADVERTISING DESCRIPTION: (Ex. South of Rt. 236, 1000 feet west of Rt. 274)

property bounded on the north by Colley Madison Boulevard and on the south
by Chain Bridge Road and adjacent to the Lowinsville Retirement Residence

5. PRESENT USE: currently being developed with residential housing

6. PROPOSED USE: currently being developed with residential housing

7. SUPERVISOR DISTRICT: Dranesville

The name(s) and address(es) of owner(s) of record shall be 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 representatives on official business to enter on the subject property as necessary to process the application.

Brika L. Byrd
Type or Print Name of Applicant or Agent

Signature of Applicant or Agent

McGuirewoods LLP, 1750 Tysons Boulevard, Suite 1800, McLean, VA 22102

Address

703 712 5480 Home 703 712 5480 Work 105 06/08/23 (RD)

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

* current parcel identifiers for portion of DDP/FDP amendment - see attachment

DO NOT WRITE IN THIS SPACE

Date application received: _____

Application Fee Paid: \$ _____

Date application accepted: 5-30-23

NOTED

Board Agenda Item
October 20, 2003

PB

4:30 p.m.

Public Hearing on Proffered Condition Amendment Application PCA 1998-DR-049 (Hampstead Village LLC) to Amend the Proffers for RZ 1998-DR-049 Previously Approved for Residential Development to Permit Change in Unit Type Within a Portion of RZ 1998-DR-049 at an Overall Density of 6.05 Dwelling Units Per Acre Including Bonus Density for the Provision of Affordable Dwelling Units, Located on Approximately 26,400 Square Feet Zoned PDH-5, Dranesville District

The application property is located on the south side of Farm Mill Drive north of Farm Meadow Court, Tax Map 30-1 ((30)) 35, 36, pt. E1 and D.

On Thursday, September 25, 2003, the Planning Commission unanimously voted (Commissioner Smyth not present for the vote; Commissioners DuBois, Hall, Kelso and Koch absent from the meeting) to recommend that the Board of Supervisors approve PCA 1998-DR-049. The Commission then voted unanimously to approve FDPA 1998-DR-049, subject to Board approval of PCA 1998-DR-049.

ENCLOSED DOCUMENTS:

None. Staff Report and Planning Commission verbatim previously furnished.

STAFF:

Barbara A. Byron, Director, Zoning Evaluation Division, Department of Planning and Zoning (DPZ)

Peter Braham, Senior Staff Coordinator, Zoning Evaluation Division, DPZ

Planning Commission Meeting
September 25, 2003
Verbatim Excerpt

PCA 1998-DR-049 - HAMPSTEAD VILLAGE
FDPA 1998-DR-049 - HAMPSTEAD VILLAGE

After Close of the Public Hearing

Vice Chairman Byers: I'll close the public hearing and recognize Mr. Murphy.

Commissioner Murphy: Thank you, Mr. Chairman. This is really a very simple application at Hampstead Village which is part of the Evans Farm development, requesting an amendment to change two multi-family dwelling units and two single family detached dwelling units to four single family attached dwelling units. And if you connect all the dots, that simply means that the type of building is being changed. And it is in conformance with the Comprehensive Plan, et cetera, and it will carry the same proffers as the original rezoning. So, Mr. Chairman, I MOVE THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT IT APPROVE PCA 1998-DR-049.

Commissioner de la Fe: Second.

Vice Chairman Byers: Seconded by Mr. de la Fe. Any discussion?

Commissioner Harsel: Mr. Chairman?

Vice Chairman Byers: Ms. Harsel.

Commissioner Harsel: In the absence of our resident architect, Mr. Kelso, once again, I want to compliment these marvelous -- I guess you'd call them English manor homes -- that youngsters can color and make collages on shelf paper with.

Vice Chairman Byers: All right. Any more discussion? All in favor of the motion to recommend the Board approve PCA 1998-DR-049, say aye.

Commissioners: Aye.

Vice Chairman Byers: Opposed? Motion carries. Mr. Murphy.

Commissioner Murphy: Mr. Chairman, I also MOVE THE PLANNING COMMISSION APPROVE FDPA 1998-DR-049, SUBJECT TO THE BOARD'S APPROVAL OF THE PROFFERED CONDITION AMENDMENT.

Commissioner de la Fe: Second.

Vice Chairman Byers: Seconded by Mr. de la Fe. Any discussion? All in favor of the motion to approve FDPA 1998-DR-049, say aye.

Commissioners: Aye.

Vice Chairman Byers: Opposed? Motion carries. Thank you very much.

//

(Each motion carried unanimously with Commissioner Smyth not present for the vote; Commissioners DuBois, Hall, Kelso and Koch absent from the meeting.)

GLW

**ZAPS USER GENERATED REPORT
ZONING APPLICATION SUMMARY REPORT
APPLICATION NUMBER: PCA 1998-DR-049**

DECISION DATE: 10/27/2003

HEARING BODY: BOS

CRD: NO

MAGISTERIAL DISTRICT: DRANESVILLE

APPLICANT NAME HAMPSTEAD VILLAGE LLC

STAFF COORDINATOR: PBRAHA

ACTION: APPROVE

DECISION SUMMARY:

ON OCTOBER 27, 2003, ON THE MOTION OF CHAIRMAN HANLEY (AT-LARGE), THE BOARD OF SUPERVISORS APPROVED PCA 1998-D R-049 SUBJECT TO PROFFERS DATED JULY 25, 2003. PREVIOUSLY, THE PLANNING COMMISSION APPROVED FDPA 1998-DR-049 SUBJECT TO THE BOARD OF SUPERVISORS' APPROVAL OF PCA 1998-DR-049.

ZONING INFORMATION

EXISTING ZONING

<u>DISTRICT</u>	<u>AREA</u>
PDH- 5	12,170.00 SQ FEET
TOTAL	0.28 ACRES

APPROVED AREA

<u>DISTRICT</u>	<u>AREA</u>
PDH- 5	12,170.00 SQ FEET
TOTAL	0.28 ACRES

TAX MAP NUMBERS

030-1- /30/ / -E1

030-1- /30/ /0035-

030-1- /30/ /0036-

APPROVED ZONING DISTRICT DATA

ZONING DISTRICT: PDH- 5

APPROVED RESIDENTIAL DEVELOPMENT

<u>LAND USE</u>	<u>DWELLING</u>	<u>LAND</u>	<u>UNIT OF</u>	<u>NO.</u>
	<u>UNITS</u>	<u>AREA</u>	<u>MEASURE</u>	<u>OF</u>
SFA	4	0.61	ACRES	ADU'S
TOTAL				

APPROVED NON-RESIDENTIAL DEVELOPMENT

<u>FLOOR AREA</u>	<u>UNIT OF</u>	<u>LAND</u>	<u>UNIT OF</u>	<u>FAR</u>
	<u>MEASURE</u>	<u>AREA</u>	<u>MEASURE</u>	

PROFFER INFORMATION

PROFFER STATEMENT DATE: 07-25-2003

<u>ITEM</u>	<u>DUE DATE</u>	<u>TRIGGER NO.</u>	<u>TRIGGER EVENT</u>	<u>CONTRIB AMT</u>	<u>EXPIRATION DATE</u>
PROFFERED CDP	01-01-0001	0	N/A	\$0	01-01-0001
PROFFERED FDP	01-01-0001	0	N/A	\$0	01-01-0001
PREVIOUS PROFFERS REMAIN IN EFFEC	01-01-0001	0	N/A	\$0	01-01-0001

WAIVERS/MODIFICATIONS**APPROVED WAIVERS/MODIFICATIONS**

MODIFY TRANSITIONAL SCREENING REQUIREMENT

WAIVERS/MODIFICATIONS

APPROVED WAIVERS/MODIFICATIONS

MODIFY BARRIER REQUIREMENT
