



# County of Fairfax, Virginia

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

October 20, 2006

Lynne J. Strobel, Esquire  
Walsh, Colucci, Lubeley, Emrich & Terpak, PC  
2200 Clarendon Boulevard, 13<sup>th</sup> Floor  
Arlington, Virginia 22201-3359

RE: AMENDED LETTER (Option 1): Rezoning Application Number RZ 2005-MV-001

Dear Ms. Strobel:

Enclosed you will find a copy of an Ordinance adopted by the Board of Supervisors at a regular meeting held on July 31, 2006, granting Rezoning Application Number RZ 2005-MV-001 in the name of Brookfield Ridge Road, LLC and subject to the proffers dated July 30, 2006. This Ordinance rezones certain property in the Mount Vernon District from R-1 District to the PDH-2 District (**Option 1**) located south of Ridge Creek Way and southeast of its intersection with Shepherd Ridge Court (Tax Map 89-4 ((1)) 56, 57A and 69). This subject property consists of approximately 11.04 acres.

**The Board:**

- **Amended the Zoning Ordinance as it applies to the property which is subject of Rezoning Application RZ 2005-MV-001, from the R-1 District to the PDH-2 District, for Option A only, subject to the proffers dated July 30, 2006.**
- **Modified the maximum percentage of pipestem lots to permit 30 percent pipestem lots, as shown on the Conceptual Development Plan (CDP)/Final Development Plan (FDP).**
- **Modified the trail location to that shown on the CDP/FDP as proffered.**

The Conceptual Development Plan was approved. The Planning Commission subsequently approved Final Development Plan Application FDPA #2005-MV-001 on September 13, 2006 subject to final Development Amendment dated September 13, 2006.

Sincerely,

Nancy Vehrs  
Clerk to the Board of Supervisors

NV/cwb

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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 31<sup>st</sup> day of July 2006, the following ordinance was adopted:

AN ORDINANCE AMENDING THE ZONING ORDINANCE  
PROPOSAL NUMBER RZ 2005-MV-001

**WHEREAS**, Brookfield Ridge Road, LLC 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

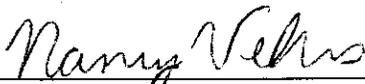
**WHEREAS**, this Board has today held a duly called public hearing and after due consideration of the reports, recommendation, testimony and facts pertinent to the proposed amendment, the Board is of the opinion that the Ordinance should be amended,

**NOW, THEREFORE, BE IT ORDAINED**, that that certain parcel of land situated in the Mount Vernon 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 31<sup>st</sup> day of July, 2006.

  
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Nancy Vehrs  
Clerk to the Board of Supervisors