



FAIRFAX COUNTY

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OFFICE OF THE CLERK
BOARD OF SUPERVISORS
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V I R G I N I A

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October 21, 2005

Keith C. Martin, Esquire
Sack, Harris & Martin, P.C.
8270 Greensboro Drive, Suite 630
McLean, Virginia 22102

RE: Rezoning Application Number RZ 2005-PR-003

Dear Mr. Martin:

Enclosed you will find a copy of an Ordinance adopted by the Board of Supervisors at a regular meeting held on October 17, 2005, granting Rezoning Application Number RZ 2005-PR-003 in the name of Dunn Loring Metro Apartment Partnership to rezone certain property in the Providence District from R-20 District to the R-30 District, to permit residential development at a density of 34.28 dwelling units per acre (du/ac) including bonus density for ADU's, and waiver of minimum district size, located on the east side of Gallows Road and approximately 200 feet south of Park Tower Drive (Tax Map 49-2 ((1)) 41), subject to the proffers dated October 13, 2005, consisting of approximately 38,114 square feet of land.

The Board also:

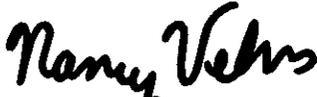
- **Waived Public Facilities Manual Section 06-0303.8 to permit the use of an underground water quantity and quality control facility in a residential area, subject to the development conditions dated June 10, 2005.**
- **Modified the Merrifield Suburban Center Boulevard Streetscape Guidelines of the Comprehensive Plan to permit the landscaping and trail to transition to that provided on the property to the north as shown on the Generalized Development Plan.**
- **Modified the Comprehensive Plan trail requirement.**

RZ 2005-PR-003
October 21, 2005

- 2 -

- **Waived the minimum district size.**
- **Waived the loading space requirement.**

Sincerely,



Nancy Vehr
Clerk to the Board of Supervisors

NV/ns

cc: Chairman Gerald E. Connolly
Supervisor Linda Q. Smyth, Providence District
Janet Coldsmith, Director, Real Estate Div., Dept. of Tax Administration
Barbara A. Byron, Director, Zoning Evaluation Div., DPZ
Leslie B. Johnson, Deputy Zoning Administrator for Zoning Permit Review Branch
Thomas Conry, Dept. Mgr. – GIS - Mapping/Overlay
Angela K. Rodeheaver, Section Chief, Trnsprt'n. Planning Div.,
Charles Strunk, Project Planning Section, Dept. of Transportation
Michelle Brickner, Deputy Director, DPWES
Marie Langhorne, Plans & Document Control, OSDS, DPWES
Deloris Harris, DPWES
Department of Highways - VDOT
Kirk Holley, Park Planning Branch Mgr., FCPA
Gordon Goodlet, Development Officer, DHCD/Design Development Div.
District Planning Commissioner
Barbara J. Lippa, Executive Director, Planning Commission
Jack Seamon, Acting, Director, Facilities Mgmt. Div., DPWES
Gary Chevalier, Office of Capital Facilities, Fairfax County Public Schools