



# FAIRFAX COUNTY

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October 27, 2005

Gregory A. Riegler, Esquire  
McGuire, Woods, LLP  
1750 Tysons Boulevard, Suite 1800  
McLean, Virginia 22102-4215

RE: Rezoning Application Number RZ 2005-DR-006

Dear Mr. Riegler:

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-DR-006 in the name of Basheer-Edgemoore-Moutoux, L.L.C. to rezone certain property in the Dranesville District from R-A and R-1 Districts to the R-1 District (11.20 acres), and PDH-1 District (57.97 acres), to permit residential development at a density of 0.27 dwelling units per acre (du/ac) within the R-1 portion and 0.98 du/ac within the PDH-1 portion, located 600 feet south of Leesburg Pike and west of Beulah Road (RZ Tax Map 19-1 ((3)) 2Z; 19-3 ((1)) 5, 8, 9Z, 11A and 42Z pt., FDP Tax Map 19-1 ((3)) 2Z pt. 8, 9Z pt. and 42Z pt.), subject to the proffers dated October 13, 2005, consisting of approximately 69.17 acres.

The Board approved the Conceptual Development Plan; the Planning Commission having previously approved Final Development Plan Application FDP 2005-DR-006 on October 6, 2005, subject to the Board's approval of RZ 2005-DR-006.

In addition, the Board:

- **Approved three P-District variances, pursuant to Section 16-401, Paragraph 8 of the Zoning Ordinance to:**
  - **Allow the piers shown on sheet 19 of the GDP/CDP/FDP to be seven feet tall along Beulah Road.**

- **Allow a gatehouse shown on sheet 19 of the GDP/CDP/FDP to be constructed in a front yard.**
- **Allow lots developed as shown in the illustrations labeled "Option Number 2 to 4, Car with Motorcourt" (sheet 23 of the GDP/CDP/FDP) to have garages in front yard provided that those garages are a minimum of 15 feet from the front lot line.**
- **Reduced the trail width on the north side of Beulah Road to six feet along the frontage of parcel 19-3 ((1)) 11.**
- **Directed the Director of the Department of Public Works and Environmental Services to approve a waiver of the street light requirements such that street lights are not required to be installed along the roadway segment from the street labeled as Moutous Grove to the cul-de-sac within Blueberry Hill, the existing community to the north.**

**In addition, the Board approved the Resource Protection Area Encroachment Request 6553-WRPA-001-2, to permit the encroachments into the RPA depicted on the proffered CDP/FDP and subject to the proposed Waiver Development Conditions dated September 21, 2005 contained in the staff report for RZ/FDP 2005-DR-006.**

Sincerely,



Nancy Vehrs  
Clerk to the Board of Supervisors

NV/ns

cc: **Chairman Gerald E. Connolly**  
**Supervisor Joan M. DuBois, Dranesville 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**