



# FAIRFAX COUNTY

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

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Email: [clerktothebos@fairfaxcounty.gov](mailto:clerktothebos@fairfaxcounty.gov)

January 18, 2006

John L. McBride, Esquire  
Vanderpool Frostick & Nishanian, PC  
9200 Church Street, Suite. 400  
Manassas, VA 20110

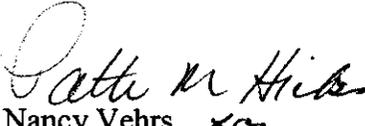
RE: Rezoning Application Number RZ 2005-SP-012  
(Amended – Letter only)

Dear McBride:

Enclosed you will find a copy of an Ordinance adopted by the Board of Supervisors at a regular meeting held on November 21, 2005, granting Rezoning Application Number RZ 2005-SP-012 in the name of Jeffrey A. Goldberg, Manager of Bo-Bud Residential LLC to rezone certain property in the Springfield District from R-1 District and Water Supply Protection Overlay District to the R-2 District and Water Supply Protection Overlay District, cluster residential development at a density of 1.40 dwelling units per acre (du/ac) located in the southwest quadrant of the intersection of Lincoln Drive and Westbrook Drive (Tax Map 55-2 ((3)) R3), subject to the proffers dated November 9, 2005, consisting of approximately 5.05 acres.

The Board directed that the Director of the Department of Public Works and Environmental Services approve a modification of sidewalk in two locations, as that shown on the Generalized Development Plan, along the west side of Lincoln Drive, and along the west side of the proposed cul-de-sac.

Sincerely,

  
Nancy Vehrs  
Clerk to the Board of Supervisors

NV/ns

cc: Chairman Gerald E. Connolly  
Supervisor Elaine McConnell, Springfield 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  
Plans & Document Control, OSDS, DPWES  
Deloris Harris, DPWES  
Department of Highways - VDOT  
Kirk Holley, Park Planning Branch Mgr., FCPA  
Gordon Goodlett, Development Officer, DHCD/Design Development Div.  
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

RECEIVED  
Department of Planning & Zoning  
JAN 19 2006  
Zoning Evaluation Division

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 21st day of November, 2005, the following ordinance was adopted:

AN ORDINANCE AMENDING THE ZONING ORDINANCE  
PROPOSAL NUMBER RZ 2005-SP-012

WHEREAS, Jeffrey A. Goldberg, Manager of Bo-Bud Residential, 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 and Water Supply Protection Overlay District to the R-2 District (Cluster) and Water Supply Protection Overlay 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 Springfield District, and more particularly described as follows (see attached legal description):

Be, and hereby is, zoned to the R-2 District (Cluster) and Water Supply Protection Overlay District, and said property is subject to the use regulations of said R-2 District (Cluster) and Water Supply Protection Overlay 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 21<sup>st</sup> day of November, 2005.



Nancy Velts

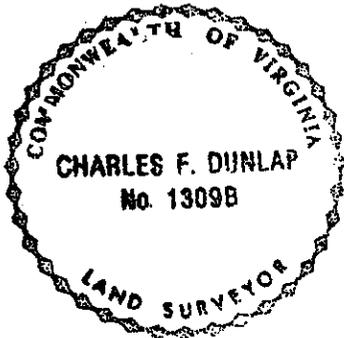
Clerk to the Board of Supervisors

WALTER L. PHILLIPS, INCORPORATED

Founded 1945

Description of the Property of Bo-Bud Residential, LLC, Tax Map Number 055-2-03-0000-R-3, Springfield District, Fairfax County, Virginia, Deed Book 16,713, Page 2194

"Beginning at a point in the south side of Westbrook Drive, Route 1258, said point being the northeasterly corner to Marshall Farms, Section 1, Parcel N-1; thence with the south side of Westbrook Drive, Route 1258, S 78°51'43"E, 394.79 feet to a point; thence 39.27 feet along the arc of a curve to the right having a radius of 25.00 feet, tangent distance of 25.00 and a chord bearing and distance of S 33°51'43"E, 35.36 feet to a point in the west side of Lincoln Drive, a dedicated public right of way recorded in Deed Book 1256, page 120; thence with the west side of Lincoln Drive, S 11°08'17"W, 499.55 feet to a point; thence departing the west side of Lincoln Drive and running with the north side of Tregaron, Lots 36A and 35A, N 78°51'43"W, 419.79 feet to a point; thence with the east sides of Tregaron, Lot 37, Holland Property, Lot 1, and Marshall Farms, Section 1, Parcel N-1, N 11°08'17"E, 524.55 feet to the point of beginning, containing 220,061 square feet or 5.0519 acres, more or less."



  
Charles F. Dunlap  
Licensed Land Surveyor 1309B  
February 21, 2005  
Revised March 25, 2005

(04-041/FS-15)

RECEIVED  
Department of Planning & Zoning

MAR 25 2005

Zoning Evaluation Division

207 Park Avenue  
Falls Church, Virginia 22046  
Telephone: (703) 532-6163  
Facsimile: (703) 533-1301

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