



FAIRFAX COUNTY

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

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December 1, 2005

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

RE: Rezoning Application Number RZ 2005-SU-013

Dear Mr. Riegle:

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-SU-013 in the name of Renaissance Housing Corporation, A/K/A Renaissance Holdings Corporation to rezone certain property in the Sully District from R-1 District, Highway Corridor Overlay (HC) and Water Supply Protection Overlay (WS) Districts to the PDH-3 District, HC and WS Districts, to permit residential development at a density of 3.6 dwelling units per acre (du/ac), including bonus density for ADUs, located on the north side of Lee Jackson Memorial Highway approximately 675 feet west of Rugby Road (Tax Map 45-2 ((1)) 1A), subject to the proffers dated November 21, 2005, consisting of approximately 30.56 acres.

The Board also:

- **Waived the service drive requirement along Lee Jackson Memorial Highway (Route 50).**
- **Waived the 600-foot maximum length requirement for private streets.**
- **Modified the fence height limitation to permit a noise barrier with a maximum height of eight-feet.**

- **Modified the transitional screening requirement in favor of that shown on the Conceptual Development Plan/Final Development Plan.**

The Conceptual Development Plan was approved; the Planning Commission having previously approved Final Development Plan Application FDP 2005-SU-013 on October 5, 2005, subject to the Board's approval of RZ 2005-SU-013.

Sincerely,



Nancy Vehrs
Clerk to the Board of Supervisors

NV/ns

cc: Chairman Gerald E. Connolly
Supervisor Michael R. Frey, Sully 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 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