



County of Fairfax, Virginia

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

May 7, 2007

Gregory A. Riegler
McGuire Woods, LLP
1750 Tysons Boulevard, Ste 1800
McLean, VA 22102

RE: Rezoning Application RZ 2005-LE-021

Dear Mr. Riegler:

Enclosed you will find a copy of an Ordinance adopted by the Board of Supervisors at a regular meeting held on May 7, 2007, granting Rezoning Application RZ 2005-LE-021 in the names of Michael V. Curtiss and Joanne M. Curtiss. The Board's action rezones certain property in the Lee District from the R-3 District to the PDH-8 District and permits residential development at a density of 7.2 dwelling units per acre on approximately 2.37 acres of land. The subject property is located on the east side of South Van Dorn Street and opposite its intersection with Crown Royal Drive, [Tax Map 81-4 ((1)) 37, 38, and 39], and is subject to the proffers dated April 25, 2007.

The Board also:

- **Waived the 200 square foot privacy yard requirement for single family attached dwelling units.**
- **Directed the Director of the Department of Public Works and Environmental Services to approve a modification of the Public Facilities Manual minimum width requirement for a private street.**
- **Modified the height limitation of fences to permit the height of the noise barrier to exceed seven feet, with an eight foot maximum, as shown on the Conceptual Development Plan/Final Development Plan.**

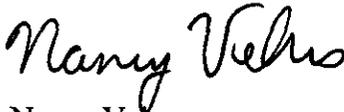
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The Conceptual Development Plan was approved; the Planning Commission having previously approved Final Development Plan Application FDP(A) 2005-LE-021 on March 29, 2007, subject to the Board's approval of RZ 2005-LE-021.

Sincerely,



Nancy Vehrs
Clerk to the Board of Supervisors

NV/dms

Enclosure

Cc: Chairman Gerald E. Connolly
Supervisor Dana Kauffman, Lee District
Janet Coldsmith, Director, Real Estate Division. Dept. of Tax Administration
Regina Coyle, Director, Zoning Evaluation Division, DPZ
Diane Johnson-Quinn, Deputy Zoning Administrator, Dept. of Planning and Zoning
Thomas Conry, Dept. Manager. – GIS - Mapping/Overlay
Angela K. Rodeheaver, Section Chief, Transportation. Planning Division
Ellen Gallagher, Capital Projects and Operations Div., Dept. of Transportation
Audrey Clark, Director – Building Plan Review, DPWES
Ken Williams, Plans & Document Control, ESRD, DPWES
Department of Highways-VDOT
Sandy Stallman, Park Planning Branch Manager, FCPA
Charlene Fuhrman-Schulz, Development Officer, DHCD/Design Development Division
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
Dale Castellow, Chief Capital Projects Sections, Dept. of Transportation