



County of Fairfax, Virginia

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

ZED

May 5, 2006

Elizabeth D. Baker, Land Use Coordinator
Walsh, Colucci, Lubeley, Emrich & Terpak, PC
2200 Clarendon Boulevard, 13th Floor
Arlington, Virginia 22201-3359

RE: Rezoning Application Number RZ 2005-MA-030

Dear Ms. Baker:

Enclosed you will find a copy of an Ordinance adopted by the Board of Supervisors at a regular meeting held on May 1, 2006, granting Rezoning Application Number RZ 2005-MA-030 in the name of Concordia Mason LLC to rezone certain property in the Mason District from R-3 District to the PDH-8 District to permit residential development at a density of 5.1 dwelling units per acre (du/ac), located in the northeast and southeast quadrants of intersection of Opah Street and Lacy Boulevard (Tax Map 61-4 ((1)) 93 and 93A; 61-4 ((18)) 11, 12, and 13 and portions of Opah Street public rights-of-way to be vacated and abandoned) subject to the proffers dated April 20, 2006, consisting of approximately 3.73 acres. (Approval of this application may enable the vacation and/or abandonment of portions of the public rights-of-way for Opah Street to proceed under Section 15.2-2272 (2) of the Code of Virginia.

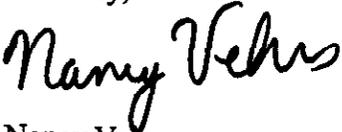
The Conceptual Development Plan was approved; the Planning Commission having previously approved Final Development Plan Application FDP 2005-MA-030 on March 15, 2006, subject to the Board's approval of RZ 2005-MA-030

The Board also:

- Modified the trail requirement along Lacy Boulevard in favor of the five-foot wide concrete sidewalk.

- Directed the Director of the Department of Public Works and Environmental Services to approve a modification of a Category I public street design, as set forth in the Public Facilities Manual, in favor of that shown on the Conceptual/Final Development Plan.

Sincerely,



Nancy Vehrs
Clerk to the Board of Supervisors

NV/ns

cc: Chairman Gerald E. Connolly
Supervisor Penelope A. Gross, Mason 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
Ken Williams, Plans & Document Control, ESRD, DPWES
Department of Highways - VDOT
Sandy Stallman, 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

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 1st day of May, 2006, the following ordinance was adopted:

AN ORDINANCE AMENDING THE ZONING ORDINANCE
PROPOSAL NUMBER RZ 2005-MA-030

WHEREAS, Concordia Mason LLC filed in the proper form an application requesting the zoning of a certain parcel of land herein after described, from the R-3 District to the PDH-8 District (residential development), 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

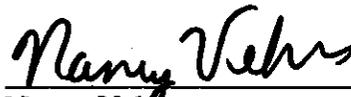
WHEREAS, this Board has today held a duly called public hearing and after due consideration of the reports, recommendation, testimony and facts pertinent to the proposed amendment, the Board is of the opinion that the Ordinance should be amended,

NOW, THEREFORE, BE IT ORDAINED, that that certain parcel of land situated in the Mason District, and more particularly described as follows (see attached legal description):

Be, and hereby is, zoned to the PDH-8 District, and said property is subject to the use regulations of said PDH-8 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 1st day of May, 2006.



Nancy Veltz
Clerk to the Board of Supervisors



AUGUST 19, 2005

**DESCRIPTION OF
THE PROPERTY OF
CONCORDIA MASON, LLC
DEED BOOK 16422, PAGE 449
DEED BOOK 17347, PAGE 1085
DEED BOOK 17437, PAGE 1008
AND PROPOSED STREET VACATION
OPAH STREET
DEED BOOK S-10, PAGE 570
MASON DISTRICT
FAIRFAX COUNTY, VIRGINIA**

RECEIVED
Department of Planning & Zoning
SEP 1 2005
Zoning Evaluation Division

Being all of the property described in three (3) conveyances to Concordia Mason, LLC recorded in (1) Deed Book 16422 at Page 449, (2) Deed Book 17347 at Page 1085, (3) Deed Book 17437 at Page 1008 and proposed vacation of Opah Street recorded in Deed Book S-10 at Page 570 all among the Land Records of Fairfax County, Virginia.

Beginning for the same at a point on the easterly line of Lacy Boulevard, Route #1026, said point marking the westerly end of the common boundary between the aforesaid Concordia Mason, LLC property and Columbia Leesburg Associates (Deed Book 5009, Page 188); thence running with said common boundary, the following two (2) courses and distances:

1. North 54°36'18" East, 639.10 feet to a point; thence
2. South 41°39'42" East, 248.48 feet to a point; thence running with northerly boundary of the Church of Jehovah's Witnesses (Deed Book 7510, Page 1136)
3. South 54°36'18" West, 671.35 feet to a point on the aforesaid easterly line of Lacy Boulevard, Route #1026, the following two (2) courses and distances:
4. North 35°23'34" West, 162.94 feet to a point of curvature; thence
5. 84.26 feet along the arc of a curve to the right, having a radius of 707.25 feet and a chord bearing and distance of North 31°54'15" West, 84.21 feet to the point of beginning containing 162,319 square feet or 3.72633 acres of land.

Being more particularly described on a Certified Plat prepared by VIKA, Inc. dated August 19, 2005.

X:\Data\6000-6999\6832A\Description\Concordia Mason Property 8-19-2005.doc

VIKA Incorporated

8180 Greensboro Drive, Suite 200 ■ Mclean, VA 22102 ■ (703) 442-7800 ■ Fax (703) 761-2787

Mclean, VA ■ Germantown, MD