



County of Fairfax, Virginia

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

October 27, 2006

Mark Jenkins, Esquire
2071 Chainbridge Road, Suite 400
Vienna, VA 22182

RE: Rezoning Application Number RZ 2006-SP-011

Dear Mr. Jenkins:

Enclosed you will find a copy of an Ordinance adopted by the Board of Supervisors at a regular meeting held on October 23, 2006. The Ordinance grants Rezoning Application Number RZ 2006-SP-011 in the name of Habitat for Humanity of Northern Virginia, Incorporated to rezone certain property in the Springfield District from the R-1 and WS Districts to the R-20 and WS Districts (Tax Map 56-2 ((3)) 2), and permits residential development at a density of 17.7 dwelling units per acre (du/ac). The subject property is located in the northwest quadrant of the intersection of Lee Highway and Stevenson Street on approximately 22,338 square feet of land and is subject to the proffers dated September 25, 2006.

The Board also:

- Waived the minimum district size requirement.
- Waived the transitional screening and barrier requirements along the eastern boundary.
- Waived the service drive requirement along Lee Highway (Route 29).

Sincerely,

Nancy Vehrs
Clerk to the Board of Supervisors

NV/ns

cc: Chairman Gerald E. Connolly
Supervisor McConnel, Springfield District
Janet Coldsmith, Director, Real Estate Division. Dept. of Tax Administration
Barbara A. Byron, Director, Zoning Evaluation Division, DPZ

Office of Clerk to the Board of Supervisors
12000 Government Center Parkway, Suite 533
Fairfax, Virginia 22035

Phone: 703-324-3151 ♦ Fax: 703-324-3926 ♦ TTY: 703-324-3903
Email: clerktothebos@fairfaxcounty.gov
<http://www.fairfaxcounty.gov/bosclerk>

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 23 day of October 2006, the following ordinance was adopted:

AN ORDINANCE AMENDING THE ZONING ORDINANCE
PROPOSAL NUMBER RZ 2006-SP-011

WHEREAS, Habitat for Humanity of Northern Virginia, Incorporated filed in the proper form an application requesting the zoning of a certain parcel of land herein after described, from the R-1 and WS Districts to the R-20 and WS Districts, 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

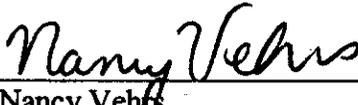
WHEREAS, this Board has today held a duly called public hearing and after due consideration of the reports, recommendation, testimony and facts pertinent to the proposed amendment, the Board is of the opinion that the Ordinance should be amended,

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-20 and WS Districts , and said property is subject to the use regulations of said R-20 and WS Districts Districts, 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 23rd day of October, 2006



Nancy Vehrs
Clerk to the Board of Supervisors