



# County of Fairfax, Virginia

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

July 9, 2007

Gregory A. Riegle  
McGuire Woods LLP  
1750 Tysons Boulevard, Suite 1800  
McLean, VA 22102

RE: Rezoning Application RZ 2006-HM-020  
(Revised Proffers)

Dear Mr. Riegle:

Enclosed you will find a copy of an Ordinance adopted by the Board of Supervisors at a regular meeting held on July 9, 2007, granting Rezoning Application RZ 2006-HM-020 in the name of Winchester Homes, Incorporated. The Board's action rezones certain property in the Hunter Mill District from the R-1 District to the PDH-2 District and permits residential development at a density of 1.80 dwelling units per acre (du/ac). The subject property is located approximately 200 feet northwest of the intersection of Timber Wood Way and West Ox Road on approximately 19.97 acres of land [Tax Map35-2 ((1)) 23-29], and is subject to the proffers dated June 25, 2007.

**The Board also:**

- Waived the 600-foot maximum length requirement for private streets.

The Conceptual Development Plan was approved; the Planning Commission having previously approved Final Development Plan Application FDP 2006-HM-020 on May 24, 2007, subject to the Board's approval of Rezoning Application RZ 2006-HM-020.

Sincerely,

Nancy Vehrs  
Clerk to the Board of Supervisors  
NV/dms  
Enclosure

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 9<sup>th</sup> day of July, 2007, the following ordinance was adopted:

**AN ORDINANCE AMENDING THE ZONING ORDINANCE  
PROPOSAL NUMBER RZ 2006-HM-020**

**WHEREAS**, Winchester Homes, Incorporated filed in the proper form an application requesting the zoning of a certain parcel of land herein after described, from the R-1 District to PDH-2 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

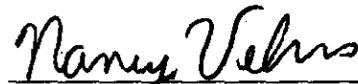
**WHEREAS**, this Board has today held a duly called public hearing and after due consideration of the reports, recommendation, testimony and facts pertinent to the proposed amendment, the Board is of the opinion that the Ordinance should be amended,

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

Be, and hereby is, zoned to the PDH-2 District, and said property is subject to the use regulations of said PDH-2 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 9<sup>th</sup> day of July, 2007.



Nancy Veirs  
Clerk to the Board of Supervisors