

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 12th day of December, 1994, the following ordinance was adopted:

AN ORDINANCE AMENDING THE ZONING ORDINANCE
PROPOSAL NUMBER RZ 94-L-016

WHEREAS, Park Five Development, Incorporated filed in the proper form, an application requesting the zoning of a certain parcel of land hereinafter described, from the R-1 and R-2 Districts and Highway Corridor Overlay District to the R-12 District and Highway Corridor Overlay 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

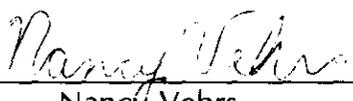
WHEREAS, this Board has today held a duly called public hearing and after due consideration of the reports, recommendation, testimony and facts pertinent to the proposed amendment, the Board is of the opinion that the Ordinance should be amended,

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

Be, and hereby is, zoned to the R-12 District and Highway Corridor Overlay District, and said property is subject to the use regulations of said R-12 District and Highway Corridor Overlay District, and further restricted by the conditions proffered and accepted pursuant to Va. Code Ann., §15.1-491(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 parcels.

GIVEN under my hand this 12th day of December, 1994.



Nancy Vehrs
Clerk to the Board of Supervisors

March 1, 1994

**METES AND BOUNDS DESCRIPTION
6404 POTTERS LANE,
LEE DISTRICT, FAIRFAX COUNTY, VIRGINIA
(TAX MAP PARCEL #91-1-001-45)**

Beginning at an iron pipe found at the southwest corner of the property hereby described and being a corner common to the land of Robert Potter and also being along the easterly line of Shirley Park Subdivision; thence with Shirley Park and Fleetside Subdivisions

- 1) *North 03 degrees 06 minutes 23 seconds W, 487.73 feet to the south side of Old Franconia Road; thence along Old Franconia Road*
- 2) *186.04 feet along the arc of a curve to the left having a radius of 741.20 feet and a chord bearing and distance of North 86 degrees 58 minutes 59 seconds E, 185.56 feet; thence*
- 3) *South 81 degrees 20 minutes 14 seconds E, 15.04 feet to a point of curve of Potters Lane (52' R/W); thence*
- 4) *71.63 feet along the arc of a curve to the right having a radius of 42.00 feet and a chord bearing and distance of South 52 degrees 16 minutes 01 seconds E, 63.26 feet; thence with the west side of Potters Lane*
- 5) *South 03 degrees 24 minutes 36 seconds E, 443.49 feet to the land of Robert Potter; thence departing Potters Lane and running with the land of Potter*
- 6) *South 87 degrees 00 minutes 01 seconds W, 250.49 feet to the point of beginning and containing 120,310 square feet or 2.7619 acres of land.*

RECEIVED
OFFICE OF THE CLERK OF THE SUPERIOR COURT OF FAIRFAX COUNTY, VIRGINIA

MAR 18 1994

ENGINEERING & SURVEYING DIVISION



FAIRFAX COUNTY

OFFICE OF THE CLERK
BOARD OF SUPERVISORS
12000 Government Center Parkway, Suite 533
Fairfax, Virginia 22035-0072

Tel: 703-324-3151 Fax: 703-324-3926

V I R G I N I A

December 29, 1994

Thomas P. Dugan, Esquire
Park Five Development Incorporated
4010 University Drive - Suite 300
Fairfax, Virginia 22030

RE: Rezoning Application
Number RZ 94-L-016

Dear Mr. Dugan:

Enclosed you will find a copy of an Ordinance adopted by the Board of Supervisors at a regular meeting held on December 12, 1994, granting, as proffered, Rezoning Application Number RZ 94-L-016 in the name of Park Five Development, Incorporated, to rezone certain property in the Lee District from the R-1 and R-2 Districts and Highway Corridor Overlay District to the R-12 District and Highway Corridor Overlay District, subject to proffers dated December 9, 1994, on subject parcel 81-3 ((1)) 45 consisting of approximately 2.76 acres.

The Board also:

- **Waived the minimum district size; and**
- **Modified the transitional screening requirements and waived the barrier requirements long the south in favor of that shown on the General Development Plan (GDP) and subject to the proffers dated December 9, 1994.**

Sincerely,

Nancy Veirs

Clerk to the Board of Supervisors

NV/ns

RZ 94-L-016

December 29, 1994

2.

cc: John M. Yeatman, Director, Real Estate Dvs., Assessments
Melinda M. Artman, Deputy Zoning Administrator
Barbara A. Byron, Director, Zoning Evaluation Dvs., OCP
Fred R. Beales, Supervisor Base Property Mapping/Overlay
Robert Moore, Trnsprt'n. Planning Dvs., Office of Transportation
Paul Eno, Project Planning Section, Office of Transportation
Department of Environmental Management
Y. Ho Chang, Resident Engineer, VDOT
Land Acqu. & Planning Dvs., Park Authority