



FAIRFAX COUNTY

OFFICE OF THE CLERK
BOARD OF SUPERVISORS
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January 24, 2001

Lynne J. Strobel, Esquire
Walsh, Colucci, Stackhouse, Emrich and Lubeley, PC
2200 Clarendon Boulevard – 13th Floor
Arlington, Virginia 22201-3359

RE: Rezoning Application
Number RZ 2000-PR-007

Dear Ms. Strobel:

Enclosed you will find a copy of an Ordinance adopted by the Board of Supervisors at a regular meeting held on January 8, 2001, granting Rezoning Application Number RZ 2000-PR-007 in the name of JCE, Incorporated, to rezone certain property in the Providence District from the R-3 District to the PDH-3 District, on subject parcels 39-4 ((7)) 2-6, 6A, 8, 10, 11, 18A, 18B, 19, and a portion of Center Street to be vacated/abandoned, consisting of approximately 9.54 acres, subject to the executed proffers dated December 7, 2000 and the following development conditions which are dated January 8, 2001:

- Irrespective of the number of lots shown on the proffered Conceptual/Final Development Plan (CDP/FDP) dated November 30, 2000, and the Final Development Plan (FDP) approved by the Planning Commission on November 30, 2000, a maximum of 21 single-family detached dwellings shall be constructed on the site. The subdivision plan shall be submitted and approved for no more than 21 units. The lot to be deleted shall be at the discretion of the applicant with the area of the deleted lot incorporated into other lots within the subdivision. Minor adjustments to lot lines from those shown on the CDP/FDP may be made to accomplish the foregoing. Proffer three and Proffer eight address tree preservation, open space, and landscape and design aspects relative to certain proposed units.

These proffered commitments shall continue to apply relative to any units shown on the subdivision plane proposed in the locations on the CDP/FDP referenced in the proffers.

- Written notice of the pre-construction conference shall be provided to adjacent homeowners in accordance with Paragraph 1 of Section 17-107 of the Zoning Ordinance so that adjacent homeowners may attend said meeting for informational purposes. Such written notice shall be sent by certified mail postmarked a minimum of 15 days before the day of the pre-construction conference. Copies of the written notice shall be provided to the Providence District Supervisor's Office 10 days prior to the pre-construction conference.
- Construction traffic shall be restricted to Center Street.

The Board also:

- **Waiver of the fence height limitation for the proposed noise wall pursuant to Paragraph 8 of Section 16-401 to permit a maximum fence height of 16 feet.**
- **Authorize the advertisement of a public hearing to be held before the Board on February 26, 2001, at 4:30 p.m. regarding the vacation of a portion of Center Street.**

The Conceptual Development Plan was approved; the Planning Commission having previously approved Final Development Plan FDP 2000-PR-007 on November 30, 2000, subject to the Board's approval of RZ 2000-PR-007.

Sincerely,



Nancy Vehrs
Clerk to the Board of Supervisors

NV/ns

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 8th day of January, 2001, the following ordinance was adopted:

**AN ORDINANCE AMENDING THE ZONING ORDINANCE
PROPOSAL NUMBER RZ 2000-PR-007**

WHEREAS, JCE Incorporated 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-3, 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 Providence District, and more particularly described as follows (see attached legal description):

Be, and hereby is, zoned to the PDH-3 District, and said property is subject to the use regulations of said PDH-3 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 8th day of January, 2001.



Nancy Vears
Clerk to the Board of Supervisors