



FAIRFAX COUNTY

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

V I R G I N I A

Telephone: 703-324-3151

FAX: 703-324-3926

TTY: 703-324-3903

July 12, 2000

Robert A. Lawrence, Esquire
Hazel and Thomas, P.C.
3110 Fairview Park Drive - Suite 1400
Falls Church, Virginia 22042-4505

RE: Rezoning Application
Number RZ 2000-SU-008

Dear Mr. Lawrence:

Enclosed you will find a copy of an Ordinance adopted by the Board of Supervisors at a regular meeting held on June 26, 2000, granting Rezoning Application Number RZ 2000-SU-008 in the name of Edgemoore Homes LLC, to rezone certain property in the Sully District from the R1 and R-2 Districts and Water Supply Protection Overlay District to the R-2 District and Water Supply Protection Overlay District, subject to the proffers dated June 19, 2000, on subject parcels 44-4 ((1)) 11, 12, 13, 16, 19, 21, 22, 23, 25; and 54-2 ((1)) 13 consisting of approximately 58.31 acres.

The Board also:

- **Modified the transitional screening requirements and waived the barrier requirement between the affordable dwelling units and the single family detached lots, as shown on the generalized development plan and as proffered.**
- **Waived the 200 square foot privacy yard for the single family attached units.**

Sincerely,

Nancy Vehrs
Clerk to the Board of Supervisors

NV/ns

RZ 2000-SU-008

July 12, 2000

- 2 -

NV/ns

cc: Chairman Katherine K. Hanley
Supervisor-Sully District
Janet Coldsmith, Director, Real Estate Div., Dept. of Tax Administration
Michael R. Congleton, Deputy Zoning Administrator
Barbara A. Byron, Director, Zoning Evaluation Div., DPZ
Thomas Conry, Dept. Mgr. - GIS - Mapping/Overlay
Robert Moore, Trnsprt'n. Planning Div., Dept. of Transportation
Ellen Gallagher, Project Planning Section, Dept. of Transportation
Michelle Brickner, Deputy Director, DPW&ES
DPW&ES - Bonds & Agreements
Frank Edwards, Department of Highways - VDOT
Land Acqu. & Planning Div., Park Authority
District Planning Commissioner
Thomas Dorman, Director, Facilities Mgmt. Div., DPW&ES

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 26th day of June, 2000, the following ordinance was adopted:

**AN ORDINANCE AMENDING THE ZONING ORDINANCE
PROPOSAL NUMBER RZ 2000-SU-008**

WHEREAS, Edgemoore Homes LLC filed in the proper form an application requesting the zoning of a certain parcel of land herein after described, from the R-1 and R-2 Districts and Water Supply Protection Overlay District to the R-2 District and Water Supply Protection 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

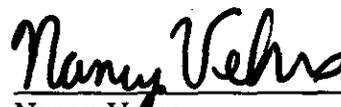
WHEREAS, this Board has today held a duly called public hearing and after due consideration of the reports, recommendation, testimony and facts pertinent to the proposed amendment, the Board is of the opinion that the Ordinance should be amended,

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

Be, and hereby is, zoned to the R-2 District and Water Supply Protection Overlay District, and said property is subject to the use regulations of said R-2 District and Water Supply Protection Overlay 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 26th day of June, 2000.



Nancy Vears
Clerk to the Board of Supervisors

PACIULLI RECEIVED
DEPARTMENT OF PLANNING AND ZONING

JAN 27 2000

January 26, 2000

**LEGAL DESCRIPTION
OF THE LANDS OF**

**HUNNICUTT BENNET, KITCHEN, KOWALSKI, COOK, HENRY, AND TSENG
TAX MAP 44-4-((1)): PARCELS 11, 12, 13, 16, 19, 21, 22, 23 & 25
TAX MAP 54-2-((1)): PARCEL 13
FAIRFAX COUNTY, VIRGINIA**

ZONING EVALUATION DIVISION



BEGINNING at an iron pipe found, said pipe being on the easterly terminus of Walney Park Drive (Rte. 7704), a 52' right of way; thence with the easterly right-of-way line of Walney Park Drive (Rte. 7704) and continuing with the easterly line of Poplar Park Sections One and Two

Paciulli, Simmons & Associates, Ltd.
11212 Waples Mill Road, Suite 100
Fairfax, Virginia 22030-7404

PH 703.934.0900
FX 703.934.9787
EM psaltd@aol.com

Offices Located in Fairfax and
Loudoun Counties, Virginia

Howell R. Simmons, PE, LS
Joseph G. Paciulli, LS
Edward R. Addicott, PE

Peter J. Rigby, Jr., PE
S. Jackson Williams, PE
Tod Kolankiewicz
Ervin J. Bedker, CLA, CPA, PWS
Mark W. Baker, CLA

J. Owens Berry 1875-1903
Joseph Berry 1903-1958
Orlo C. Paciulli, Jr. 1958-1980

Engineers
Planners
Surveyors
Landscape Architects
Wetland Specialists
Environmental Scientists

- (1) N 05° 55' 09" W 753.65' to an iron pipe found, said pipe being on the easterly line of Poplar Park Section Two Lot 14 and being the southwesterly corner of Maple Hill Estates Parcel C; thence with the line of Maple Hill Estates Parcel C.
- (2) S 76° 18' 33" E 308.89' to an iron pipe found, said pipe being the northwesterly corner of Walney Woods Parcel A; thence with the westerly line of Walney Woods Parcel A and continuing with the land dedicated for public street purposes.
- (3) S 06° 13' 58" E 734.38' to an iron pipe found, said pipe being the southwesterly corner of land dedicated for public street purposes with Walney Woods record plat; thence with the southerly line of the land dedicated for public street purposes.
- (4) 108.91' on an arc to the left, said arc having a radius of 159.99' and a chord bearing N 80° 32' 39" E for 106.82' to an iron pipe found; thence continuing with the southerly line of the land dedicated for public street purposes and continuing with the southerly right-of-way line of Autumn Glory Way (recorded at D.B. 11033 Pg. 1952).
- (5) 184.43' on an arc to the right, said arc having a radius of 310.00' and a chord bearing N 78° 05' 15" E for 181.72' to an iron pipe found, said pipe also being a corner of Walney Woods Lot 39; thence with the southerly line of Walney Woods Lot 39 and continuing with the southerly line of Walney Woods Parcel C.
- (6) S 84° 52' 09" E 565.13' to an iron pipe found; thence continuing with the southerly line of Walney Woods Parcel C.
- (7) 182.23' on an arc to the right, said arc having a radius of 345.00' and a chord bearing S 69° 44' 16" E for 180.11' to an iron pipe found, said pipe also being the northwest corner of Walney Woods Outlot A; thence with the line of Walney Woods Outlot A.
- (8) S 23° 08' 21" W 51.37' to an iron pipe set, said pipe also being on the northerly line of now or formerly Jennell; thence with the northerly line of now or formerly Jennell and leaving now or formerly Jennell and continuing with now or formerly McKenna.
- (9) 166.72' on an arc to the left, said arc having a radius of 295.00' and a chord bearing N 68° 40' 43" W for 164.51' to an iron pipe found; thence continuing