



# FAIRFAX COUNTY

OFFICE OF THE CLERK  
BOARD OF SUPERVISORS  
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Fairfax, Virginia 22035-0072

V I R G I N I A

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October 13, 2000

Francis A. McDermott, Esquire  
Hunton and Williams  
1751 Pinnacle Drive – Suite 1700  
McLean, Virginia 22102

RE: Rezoning Application  
Number RZ 2000-SP-016

Dear Mr. McDermott:

Enclosed you will find a copy of an Ordinance adopted by the Board of Supervisors at a regular meeting held on September 25, 2000, granting Rezoning Application Number RZ 2000-SP-016 in the name of Bauer Drive Associates, LLC, to rezone certain property in the Springfield District from the R-3 District and Highway Corridor Overlay District to the R-8 District and Highway Corridor Overlay District, subject to the proffers dated August 22, 2000, on subject parcel 79-3 ((4)) 37, 37A, 38A and 38B consisting of approximately 4.43 acres.

The Board also:

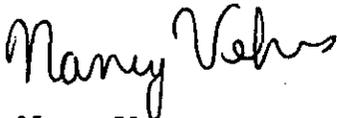
- Waived the minimum district size requirement for the R-8 district.
- Modified the minimum open space requirement.
- Waived the 600-foot limitation on the maximum length of private streets.

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**In addition, the Board directed the Department of Public Works and Environmental Services to accept for concurrent processing the site and subdivision plans associated with RZ 2000-SP-016. This does not relieve the applicant from complying with all regulations, ordinances, or adopted standards, and does not prejudice the consideration of the proffered conditional amendment application in any way.**

Sincerely,



Nancy Vehrs  
Clerk to the Board of Supervisors

NV/ns

cc: Chairman Katherine K. Hanley  
Supervisor-Springfield 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 Acq. & Planning Div., Park Authority  
District Planning Commissioner  
Jack Seamon Acting 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 25<sup>th</sup> day of September, 2000, the following ordinance was adopted:

**AN ORDINANCE AMENDING THE ZONING ORDINANCE  
PROPOSAL NUMBER RZ 2000-SP-016**

WHEREAS, Bauer Drive Associates, LLC filed in the proper form an application requesting the zoning of a certain parcel of land herein after described, from the R-3 District and Highway Corridor Overlay District to the R-8 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

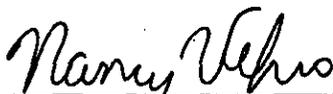
WHEREAS, this Board has today held a duly called public hearing and after due consideration of the reports, recommendation, testimony and facts pertinent to the proposed amendment, the Board is of the opinion that the Ordinance should be amended,

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

Be, and hereby is, zoned to the R-8 District and Highway Corridor Overlay District, and said property is subject to the use regulations of said R-8 District and Highway Corridor 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 25<sup>th</sup> day of September, 2000.



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Nancy Vears  
Clerk to the Board of Supervisors

