



# 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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July 10, 2001

Mark G. Jenkins  
2071 Chain Bridge Road – Suite 400  
Vienna, Virginia 22102

RE: Rezoning Application  
Number RZ 2000-SU-024

Dear Mr. Jenkins:

Enclosed you will find a copy of an Ordinance adopted by the Board of Supervisors at a regular meeting held on June 25, 2001, granting Rezoning Application Number RZ 2000-SU-024 in the name of Ald Group, Inc., to rezone certain property in the Springfield District from the R-1 District and Water Supply Protection Overlay District to the PDH-12 District and Water Supply Protection Overlay District, subject to the proffers dated June 6, 2001, located generally in the northeast quadrant of the intersection of Lee Highway and Waples Mill Road (Tax Map 56-2 ((1)) 44) consisting of approximately 1.06 acres.

The Conceptual Development Plan was approved; the Planning Commission having previously approved Final Development Plan FDP 2000-SU-024 on May 17, 2001, subject to the Board's approval of RZ 2000-SU-024.

**The Board also:**

- **Approved a variance of the minimum district size requirement to permit a 1.06 acre PDH District.**
- **Approved a variance to permit a fence in the front yard up to six feet in height.**

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- **Waived the service drive requirement along Route 29 and approved a waiver of the roadway and frontage improvement requirements for Lee Highway.**

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  
Charles Strunk, Project Planning Section, Dept. of Transportation  
Michelle Brickner, Deputy Director, DPWES  
DPWES - Bonds & Agreements  
Frank Edwards, Department of Highways - VDOT  
Land Acq. & Planning Div., Park Authority  
District Planning Commissioner  
James Patteson, Director, Facilities Mgmt. Div., DPWES  
Barbara J. Lipka, Executive Director, Planning Commission

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 25th day of June, 2001, the following ordinance was adopted:

AN ORDINANCE AMENDING THE ZONING ORDINANCE  
PROPOSAL NUMBER RZ 2000-SU-024

WHEREAS, Ald Group, Inc., filed in the proper form an application requesting the zoning of a certain parcel of land herein after described, from the R-1 District and Water Supply Protection Overlay District to the PDH-12 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 Springfield District, and more particularly described as follows (see attached legal description):

Be, and hereby is, zoned to the PDH-12 District and Water Supply Protection Overlay District, and said property is subject to the use regulations of said PDH-12 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 25th day of June, 2001.



Nancy Veirs

Clerk to the Board of Supervisors