



FAIRFAX COUNTY

DP2

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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June 1, 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-MV-019

Dear Ms. Strobel:

Enclosed you will find a copy of an Ordinance adopted by the Board of Supervisors at a regular meeting held on May 21, 2001, granting Rezoning Application Number RZ 2000-MV-019 in the name of Washington Homes, Incorporated, to rezone certain property in the Mount Vernon District from the R-1 District to the PDH-12 District, subject to the proffers dated May 18, 2001, located west of I-95 and east of Silverbrook Road at its intersection with Plaskett Lane, Tax Map 107-1 ((1)) 2; 107-2 ((1)) 30 - 32, 34 - 39; and 107-4 ((1)) 6 consisting of approximately 57.0 acres.

The Conceptual Development Plan was approved: the Planning Commission having previously approved Final Development Plan FDP 2000-MV-019 on March 29, 2001, subject to the Board's approval of RZ 2000-MV-019.

The Board also:

- Modified the transitional screening yard requirements along the southern boundary and adjacent to parcel 33.
- Waived the barrier requirements along the southern property in favor of a fence enclosing the privacy yards for the single family attached dwelling units along that boundary and referenced in the proffers.

RZ 2000-MV-019
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- Waived the limitation on the length of private streets.
- Modified requirements of Section 2-414 of the Zoning Ordinance to allow the parking garage attached to the multi-family buildings to be located in the required 200-foot setback from an interstate highway.

Sincerely,



Nancy Vehrs
Clerk to the Board of Supervisors

NV/ns

cc: Chairman Katherine K. Hanley
Supervisor-Mount Vernon 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. Lippa, Executive Director, Planning Commission

RECEIVED
DEPARTMENT OF PLANNING AND ZONING
JUN 8 2001

ZONING EVALUATION DIVISION

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 21st day of May, 2001, the following ordinance was adopted:

AN ORDINANCE AMENDING THE ZONING ORDINANCE
PROPOSAL NUMBER RZ 2000-MV-019

WHEREAS, Washington Homes, Incorporated filed in the proper form an application requesting the zoning of a certain parcel of land herein after described, from the R-1 District to the PDH-12 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

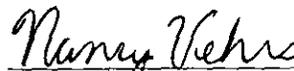
WHEREAS, this Board has today held a duly called public hearing and after due consideration of the reports, recommendation, testimony and facts pertinent to the proposed amendment, the Board is of the opinion that the Ordinance should be amended,

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

Be, and hereby is, zoned to the PDH-12 District, and said property is subject to the use regulations of said PDH-12 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 21st day of May, 2001.



Nancy Vehrs

Clerk to the Board of Supervisors

November 2, 2000

DESCRIPTION OF
THE PROPERTIES OF
DOUGLAS C. AND LESLEY A. SPAULDING,
CENTURION DEVELOPMENT CORPORATION,
ZANE C. AND CINDY M. FLEENOR,
KENNETH E. BLUNT, JR., ET. AL.,
JOHN E. COWLES, TRUSTEE
CHARLES A. HARROVER,
DAVID A. AND JENNIFER L. WEASE,
GLENN W. HALL, ET. AL.,
BRYAN R. AND MARTHA B. SCHULTZ AND
LEATHERS FLEENOR COMPANY
MOUNT VERNON DISTRICT
FAIRFAX COUNTY, VIRGINIA
(FOR REZONING PURPOSES ONLY)

RECEIVED
DEPARTMENT OF PLANNING AND ZONING
NOV 3 2000
ZONING EVALUATION DIVISION

Parcel 1

Beginning at the northeasternmost corner of the parcel herein described, lying on the westerly variable width right-of-way line of Henry Shirley Memorial Highway, Interstate #95 and the southeast corner to the United States of America;

Thence departing the United States of America and running with the westerly right-of-way line of Henry Shirley Memorial Highway the following courses and distances:

466.78 feet along the arc of a curve to the left, said curve having a radius of 4,752.66 feet, a central angle of 05° 37' 38" and a chord which bears S 28° 03' 28" W 466.59 feet to a point;

617.70 feet along the arc of a curve to the left, said curve having a radius of 5,898.58 feet, a central angle of 06° 00' 00" and a chord which bears S 22° 14' 39" W 617.42 feet to a point;

455.04 feet along the arc of a curve to the left, said curve having a radius of 13,391.10 feet, a central angle of 01° 56' 49" and a chord which bears S 18° 16' 14" W 455.00 feet to a point; and