



# FAIRFAX COUNTY

DP2

**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  
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May 3, 2001

Stephen K. Fox, Esquire  
10511 Judicial Drive - Suite 112  
Fairfax, Virginia 22030

RE: Rezoning Application  
Number RZ 2000-SU-037

Dear Mr. Fox:

Enclosed you will find a copy of an Ordinance adopted by the Board of Supervisors at a regular meeting held on March 19, 2001, granting Rezoning Application Number RZ 2000-SU-037 in the name of Keystone LLC, to rezone certain property in the Sully District from the R-1 District and Water Supply Protection Overlay District to the R-3 District and Water Supply Protection Overlay District, subject to the proffers dated February 13, 2001, on subject parcel 65-1 ((1)) 24A consisting of approximately 5.18 acres.

Sincerely,

Nancy Vehrs  
Clerk to the Board of Supervisors

NV/ns

RZ 2000-SU-037  
May 3, 2001

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

**RECEIVED**  
DEPARTMENT OF PLANNING AND ZONING  
MAY 7 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 19<sup>th</sup> day of March, 2001, the following ordinance was adopted:

**AN ORDINANCE AMENDING THE ZONING ORDINANCE  
PROPOSAL NUMBER RZ 2000-SU-037**

WHEREAS, Keystone LLC 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 R-3 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

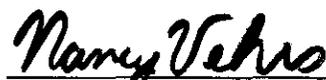
WHEREAS, this Board has today held a duly called public hearing and after due consideration of the reports, recommendation, testimony and facts pertinent to the proposed amendment, the Board is of the opinion that the Ordinance should be amended,

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-3 District and Water Supply Protection Overlay District, and said property is subject to the use regulations of said R-3 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 19th day of March, 2001.



Nancy Vehr

Clerk to the Board of Supervisors

# Charles P. Johnson & Associates, Inc.

Planners Engineers Landscape Architects Surveyors

**CPJ**  
Associates

Fairfax, VA

Silver Spring, MD

Frederick, MD

July 11, 2000

DESCRIPTION OF  
THE PROPERTY OF  
JOHN & LILLIAN EWELL  
DEED BOOK 5003 PAGE 79  
(FOR REZONING PURPOSES ONLY)  
SULLY DISTRICT  
FAIRFAX COUNTY, VIRGINIA

Beginning at a point on the line of Nowlakha, said point also being a common corner to Arlington/Fairfax Chapter of Izaak Walton, Inc. and Parcel A, Section Five, Confederate Ridge (recorded in DB 9192 Pg 1399); thence departing said Parcel A, Section Five, Confederate Ridge and running with said Nowlakha

- 1) North 49°02'34" East 543.14' to a point being a corner to Jackson; thence departing said Nowlakha and running with said Jackson
- 2) South 46°14'10" East 417.41' to a point being a corner to Lot 12, Section Five, Confederate Ridge; thence departing said Jackson and running first with said Lot 12, then with Lot 11, then with Lot 10, then with the terminus of Folkers Landing, then with Lot 9, then with the aforementioned Parcel A
- 3) South 48°37'02" West 536.45' to a point; thence continuing with said Parcel A
- 4) North 47°05'34" West 422.04' to the point of beginning and containing 5.1771 acres of land.

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