



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

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September 15, 2001

Mr. Francis A. McDermott
Hunton & Williams
1751 Pinnacle Drive, Suite 1700
McLean, Virginia 22102

RE: Rezoning Application Number RZ 2001-SU-003
(AMENDED LETTER AND ORDINANCE – Correct District)

Dear Mr. McDermott:

Enclosed you will find a copy of an Ordinance adopted by the Board of Supervisors at a regular meeting held on August 6, 2001, granting Rezoning Application Number RZ 2001-SU-003 in the name of Pulte Home Corporation, to rezone certain property in the Springfield District from the R-1 and WS Districts to the R-2 and WS Districts, generally located south of Interstate 66, and on the north side of Westbrook Drive, approximately 2,375 feet east of its intersection with Stringfellow Road, Tax Map 55-1 ((7)) 27-29; 55-2 ((2)) 12-14, 24-26; 55-2 ((3)) F, and 55-2 ((4)) B and a portion of Steuben Pike public right-of-way to be vacated and/or abandoned, subject to the proffers dated August 2, 2001, consisting of approximately 44.45 acres of land.

The Board also approved:

- Modification of the transitional screening requirement and waiver of the barrier requirement for the area south of the duplex units, in favor of the treatment shown on the Generalized Development Plan.
- Waiver of the 200-foot setback requirement from interstate highways.
- Authorization for the County Executive, on behalf of the Board, to sign the proffers dated August 2, 2001, and the agreement between Pulte Home Corporation, Metro Place Holdings LLC, Perch Associates Limited Partnership, Victor Limited Partnership, and the County for the abandonment/vacation of Steuben Pike.

Sincerely,

Nancy Vehrs

Clerk to the Board of Supervisors

NV/ds

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 6th day of August 2001, the following ordinance was adopted:

AN ORDINANCE AMENDING THE ZONING ORDINANCE
PROPOSAL NUMBER RZ 2001-SU-003

WHEREAS, Pulte Home Corporation filed in the proper form an application requesting the zoning of a certain parcel of land herein after described, from the R-1 and Water Supply Protection Overlay Districts to the R-2 and Water Supply Protection Overlay Districts, 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-2 and Water Supply Protection Overlay Districts, and said property is subject to the use regulations of said R-2 and Water Supply Protection Overlay Districts, 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 6th day of August, 2001.



Nancy Vehrs
Clerk to the Board of Supervisors



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September 12, 2001

Mr. Francis A. McDermott
Hunton & Williams
1751 Pinnacle Drive, Suite 1700
McLean, Virginia 22102

RE: Rezoning Application Number RZ 2001-SU-003

Dear Mr. McDermott:

Enclosed you will find a copy of an Ordinance adopted by the Board of Supervisors at a regular meeting held on August 6, 2001, granting Rezoning Application Number RZ 2001-SU-003 in the name of Pulte Home Corporation, to rezone certain property in the Sully District from the R-1 and WS Districts to the R-2 and WS Districts, generally located south of Interstate 66, and on the north side of Westbrook Drive, approximately 2,375 feet east of its intersection with Stringfellow Road, Tax Map 55-1 ((7)) 27-29; 55-2 ((2)) 12-14, 24-26; 55-2 ((3)) F, and 55-2 ((4)) B and a portion of Steuben Pike public right-of-way to be vacated and/or abandoned, subject to the proffers dated August 2, 2001, consisting of approximately 44.45 acres of land.

The Board also approved:

- Modification of the transitional screening requirement and waiver of the barrier requirement for the area south of the duplex units, in favor of the treatment shown on the Generalized Development Plan.
- Waiver of the 200-foot setback requirement from interstate highways.
- Authorization for the County Executive, on behalf of the Board, to sign the proffers dated August 2, 2001, and the agreement between Pulte Home Corporation, Metro Place Holdings LLC, Perch Associates Limited Partnership, Victor Limited Partnership, and the County for the abandonment/vacation of Steuben Pike.

Sincerely,

Nancy Vehts
Clerk to the Board of Supervisors

NV/ds

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 6th day of August 2001, the following ordinance was adopted:

AN ORDINANCE AMENDING THE ZONING ORDINANCE
PROPOSAL NUMBER RZ 2001-SU-003

WHEREAS, Pulte Home Corporation filed in the proper form an application requesting the zoning of a certain parcel of land herein after described, from the R-1 and Water Supply Protection Overlay Districts to the R-2 and Water Supply Protection Overlay Districts, 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 and Water Supply Protection Overlay Districts, and said property is subject to the use regulations of said R-2 and Water Supply Protection Overlay Districts, 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 6th day of August, 2001.



Nancy Velts
Clerk to the Board of Supervisors