



COMMONWEALTH OF VIRGINIA
COUNTY OF FAIRFAX

4100 CHAIN BRIDGE ROAD
FAIRFAX, VIRGINIA 22030

May 11, 1989



Mr. Terrell G. Covington
8215 Pohick Road
Springfield, Virginia 22150

Re: Rezoning Application
Number RZ 88-V-029

Dear Mr. Hazelwood:

Enclosed you will find a copy of an Ordinance adopted by the Board of Supervisors at a regular meeting held on April 17, 1989, granting, as proffered, Rezoning Application RZ 88-V-029 in the name of Terrell G. and Cathy L. Covington, to rezone certain property in the Mount Vernon District from the R-1 District to the R-3 District, subject to the proffers dated March 1, 1989, on subject parcels 98-2 ((1)) 14 consisting of approximately 4.71 acres.

The Board also waived the minimum district size requirement of the R-3 District.

In addition, the Board directed that the location of funds be expedited in order to straighten out the dangerous "S" curve on Pohick Road near the application property, subject to receipt of information from the Department of Transportation (DOT), and in coordination with the Virginia Department of Transportation (VDOT).

Sincerely,

Theodore Austell, III
Clerk to the Board of Supervisors (Acting)

TAIII:ns

cc: Joseph T. Hix
Real Estate Division, Assessments
Gilbert R. Knowlton, Deputy
Zoning Administrator
Barbara A. Byron, Director
Zoning Evaluation Division
Fred R. Beales, Supervisor
Base Property Mapping/Overlay
Robert Moore, Transportation Planning Division,
Office of Transportation
Kathy Ichter, Transportation Road Bond Division,
Office of Transportation
Department of Environmental Management
A. V. Bailey, Resident Engineer
Virginia Department of Transportation
Richard Jones, Manager, Land Acquisition & Planning Division
Fairfax County Park Authority

At a regular meeting of the Board of Supervisors of Fairfax County, Virginia, held in the Board Room in the Massey Building at Fairfax, Virginia, on the April 17, 1989, the following ordinance was adopted:

AN ORDINANCE AMENDING THE ZONING ORDINANCE
PROPOSAL NO. RZ 88-V-029

WHEREAS, Terrell G. and Cathy L. Covington, filed in the proper form, an application requesting the zoning of a certain parcel of land hereinafter described, from the R-1 District to the R-3 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 R-3 District, and said property is subject to the use regulations of said R-3 District, and further restricted by the conditions proffered and accepted pursuant to Va. Code Ann., §15.1-491(a), which conditions are incorporated into the Zoning Ordinance as it affects 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 parcels.

GIVEN under my hand this 17th day of April, 1989.



Theodore Austell, III
Clerk to the Board of Supervisors (Acting)

DESCRIPTION OF THE LAND OF TERRELL G. COVINGTON ET UX

Beginning at a point on the southwesterly side of Pohick Road, Route 641, said point lying on the common boundary between the land of Billy G. and Sally D. Palmer and that of Terrell G. Covington et ux as herein described; thence running along the southwesterly side of said road in a southeasterly direction, S 37°15'32" E, 105.31 feet to a point, S 44°14'32" E, 61.20 feet to a point, and S 69°04'58" W, 8.54 feet to a pipe found, said pipe marking the northeasterly corner of Lot 592 of Section 7 of Newington Forest Subdivision; thence departing Pohick Road and running along the northerly boundary of Section 7 and thence Section 16 of said subdivision, S 69°04'58" W, 1363.43 feet to a point, said point being a common corner between Sections 1 and 16 of Newington Forest Subdivision; thence turning and running in a reversed direction N 50°50'58" E, 974.11 feet to a pipe marking the northwesterly corner of the aforementioned land of Palmer; thence running along the westerly and thence southerly boundary of Palmer S 20°55'02" E, 147.53 feet to a found pipe and N 69°04'58" E, 384.37 feet to the point of beginning and containing 205,280 square feet or 4.7126 acres.

RECEIVED
OFFICE OF COMPREHENSIVE PLANNING

MAY 8 1989

ZONING EVALUATION DIVISION