



FAIRFAX COUNTY

Congleton

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BOARD OF SUPERVISORS
12000 Government Center Parkway, Suite 533
Fairfax, Virginia 22035-0072

V I R G I N I A

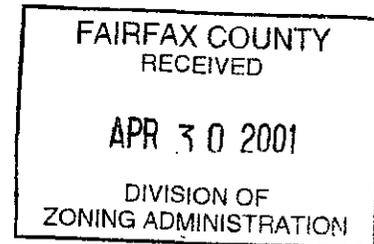
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April 24, 2001

Robert A. Lawrence, Esq.
Reed Smith Hazel & Thomas LLP
3110 Fairview Park Drive – Suite 1400
Falls Church, Virginia 22042



RE: Rezoning Application Number RZ 2000-SU-029
(Concurrent with RZ 2000-SU-042 and RZ 2000-SU-043)
(Amended Letter - Correction of Applicant's Agent)
(Amended Letter – to include FDP Development Conditions)

Dear Mr. Lawrence:

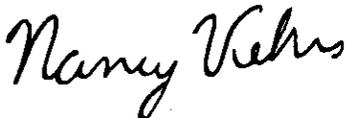
Enclosed you will find a copy of an Ordinance adopted by the Board of Supervisors at a regular meeting held on March 5, 2001, granting Rezoning Application Number RZ 2000-SU-029 in the name of Pulte Home Corporation, to rezone certain property in the Sully District from the R-1, R-2 Districts, and Highway Corridor Overlay and Water Supply Protection Overlay Districts to the PDH-8 District and Highway Corridor Overlay and Water Supply Protection Overlay Districts, subject to the proffers dated March 2, 2001 on subject parcels 54-4 ((2)) 58; 55-1 ((1)) 15, 16, 18, 19, 20, 22, 22A, 23, Pt. 24, 25, 26; 55-1 ((2)) 34 – 37, 70 – 76; 55-1 ((3)) A, B, C, 9B, 19B; 55-3 ((1)) 6, 7, 8, 13, 15A, 17, 18, 18A, 19A, 20, 21, 21A, 22A; 55-3 ((2)) 59 – 64, 77 – 80, 80A, 81, 82, 83A, 84A, 85A, 86, 86A, 87 – 92, 93A, 93B, 98, 99, 157 and portions of Shreve St., Leland Rd., Bradley Rd., and Centreville Farms Rd. public rights-of-way to be vacated and/or abandoned (to proceed under Section 15.2-2272(2) of the Coded of Virginia) consisting of approximately 160.93 acres.

The Board also approved the Conceptual Development Plan subject to Conceptual Development Plan conditions dated March 5, 2001; the Planning Commission having previously approved Final Development Plan FDP 2000-SU-029 on March 1, 2000, subject to the Development Conditions dated February 21, 2001, and subject to the Board's approval of RZ 2000-SU-029 and the Conceptual Development Plan.

In addition, the Board:

- **Waived of the 600-foot maximum length requirement of a private street.**
- **Waived of transitional screening and barrier requirements for the common boundaries between unit types within the zoning application and the common boundaries with the concurrent zoning applications within Centreville Farms.**
- **Modified the transitional screening requirements and waived of the barrier requirements along the northern, northeastern, and southern application property boundaries.**
- **Waived of construction of the service drive along Route 29.**
- **Waived of the 200-foot setback requirement for residential structures located adjacent to an interstate highway.**
- **Waived of the 200 square foot privacy yard for the single family attached units in Landbay 1 and Landbay 3, west of the Spine Road.**
- **Waived of the fence height limitations pursuant to Paragraph 8 of Section 16-401 of the Zoning Ordinance to permit an 8-foot fence within the open space along Stringfellow Road frontage and to permit 8-foot wrought iron fence around the perimeter of the multi-family development within Landbay 2.**

Sincerely,



Nancy Vehrs
Clerk to the Board of Supervisors

NV/ns

RZ 2000-SU-029

Amended Letter - April 24, 2001

- 3 -

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
Barbara J. Lipa, Executive Director, Planning Commission