



# FAIRFAX COUNTY

LED

OFFICE OF THE CLERK  
BOARD OF SUPERVISORS  
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Fairfax, Virginia 22035-0072

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February 21, 2003

John H. Thillmann  
Landmark Property Development, LLC  
5252 Cherokee Avenue, Suite 303  
Alexandria, Virginia 22312

RE: Rezoning Application  
Number RZ 2000-MA-055

Dear Mr. Thillmann:

Enclosed you will find a copy of an Ordinance adopted by the Board of Supervisors at a regular meeting held on February 10, 2003, granting Rezoning Application Number RZ 2000-MA-055 in the name of John H. Thillmann to rezone certain property in the Mason District from the C-8, R-3 Districts and Highway Corridor Overlay District to the PDH-12 District and Highway Corridor Overlay District, located east of the intersection of Powell Lane and Columbia Pike (Tax Map 61-4 ((1)) 157 and 61-4 ((4)) A, B1 and 5), subject to the proffers dated February 8, 2003, consisting of approximately 4.21 acres.

The Conceptual Development Plan was approved; the Planning Commission having previously approved Final Development Plan FDP 2000-MA-055 on June 14, 2001, subject to development conditions dated June 14, 2001, and subject to the Board's approval of RZ 2000-MA-055.

**The Board also:**

- **Modified the transitional screening and barrier requirements, adjacent to parcels 61-4 ((4)) B2 and 61-4 ((1)) 10 and 11, to those shown on the Conceptual Development Plan.**
- **Waived the 600-foot maximum length requirement for private streets.**

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 10th day of February, 2003, the following ordinance was adopted:

AN ORDINANCE AMENDING THE ZONING ORDINANCE  
PROPOSAL NUMBER RZ 2000-MA-055

WHEREAS, John H. Thillmann filed in the proper form an application requesting the zoning of a certain parcel of land herein after described, from the C-8 and R-3 Districts and Highway Corridor Overlay District to the PDH-12 District and Highway Corridor 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 Mason District, and more particularly described as follows (see attached legal description):

Be, and hereby is, zoned to the PDH-12 District and Highway Corridor Overlay District, and said property is subject to the use regulations of said PDH-12 District and Highway Corridor 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 10th day of February, 2003.



Nancy Vehrs

Clerk to the Board of Supervisors

RZ 2000-MA-055  
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- **Waived the 200 square foot privacy yard requirement.**
- **Waived the service drive requirement along Columbia Pike required in the Zoning Ordinance and Public Facilities Manual.**

Sincerely,



Nancy Vehrs  
Clerk to the Board of Supervisors

NV/ns

cc: Chairman Katherine K. Hanley  
Supervisor Gross, Mason District  
Janet Coldsmith, Director, Real Estate Div., Dept. of Tax Administration  
Michael R. Congleton, Deputy Zoning Enforcement Branch  
Barbara A. Byron, Director, Zoning Evaluation Div., DPZ  
Thomas Conry, Dept. Mgr. – GIS - Mapping/Overlay  
Angela K. Rodeheaver, Section Chief, Trnsprt'n. Planning Div.,  
Charles Strunk, Project Planning Section, Dept. of Transportation  
Michelle Brickner, Deputy Director, DPWES  
Kenny King, Proffer Administrator, Plans & Document Control, OSDS, DPWES  
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

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Department of Planning & Zoning

FEB 25 2003

Zoning Evaluation Division