



FAIRFAX COUNTY

ZED

OFFICE OF THE CLERK
BOARD OF SUPERVISORS
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April 3, 2002

Keith C. Martin, Esquire
Walsh, Colucci, Stackhouse, Emrich and Lubeley, P.C.
2200 Clarendon Boulevard - 13th Floor
Arlington, Virginia 22201-3359

RE: Proffered Condition Amendment
Number PCA 2000-MV-057
(Concurrent with RZ 2001-MV-039)

Dear Mr. Martin :

Enclosed you will find a copy of an Ordinance adopted by the Board of Supervisors at a regular meeting held on March 18, 2002, approving Proffered Condition Amendment PCA 2000-MV-057 in the name of Lorton Valley, L.C., to amend the proffers RZ 2000-MV-057 to permit the addition of one (1) Affordable Dwelling Unit (ADU) at a density of 3.29 dwelling units per acre (du/ac), located at the south terminus of 4th Place, approximately 500 feet east of Furnace Road, Tax Map 107-3 ((1)) 13, 14 and 16, subject to the proffers dated February 25, 2002, consisting of approximately 3.29 acres located in Mt. Vernon District.

The Conceptual Development Plan was approved; the Planning Commission having previously approved Final Development Plan FDPA 2000-MV-057 on March 7, 2002, subject to the Board's approval of PCA 2000-MV-057 and subject to the development conditions dated February 28, 2002.

The Board also waived the privacy yard requirement for the attached units, subject to the development conditions dated February 28, 2002.

Sincerely,

Nancy Vehrs
Clerk to the Board of Supervisors
NV/ns

April 3, 2002

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cc: Chairman Katherine K. Hanley
Supervisor Mt. Vernon 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
Angela K. Rodeheaver, Section Chief, Tmsprt'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 Acqu. & Planning Div., Park Authority
District Planning Commissioner
James Patteson, Director, Facilities Mgmt. Div., DPWES
Barbara J. Lippa, Director Planning Commission

RECEIVED
Department of Planning & Zoning
APR 05 2002
Zoning Evaluation Division

METES AND BOUNDS DESCRIPTION

ON

PROPERTY OF

EDWARD KATZ TRUSTEE

TAX MAP # 107-3 ((1))-0013

LORTON VALLEY EAST L.C.

TAX MAP # 107-3-((1))-0014

JAMES S. & JUDY C. ADKINS

TAX MAP # 107-3 ((1))-0016

MOUNT VERNON DISTRICT

FAIRFAX COUNTY, VIRGINIA

BEGINNING AT A POINT ON THE EASTERN BOUNDARY LINE OF PROPERTY OWNED BY UNITED STATES OF AMERICA D.B. S7 PG. 502 AT THE SOUTHWESTERN CORNER OF LOT 33 SHIRLEY ACRES, SECTION 1 D.B. 966 PG. 128, THENCE DEPARTING SAID UNITED STATES OF AMERICA AND RUNNING WITH SAID LINE OF LOT 33 SHIRLEY ACRES, CONTINUING ALONG THE SOUTHERN RIGHT-OF-WAY LINE OF DIXON STREET ROUTE 1109 (50' R/W) THE FOLLOWING THREE (3) COURSES AND DISTANCES:

N 87°39'20" E 737.30 FEET TO A POINT; THENCE
 N 68°47'50" E 562.30 FEET TO A POINT; THENCE
 N 68°48'23" E 44.33 FEET TO A POINT; THENCE DEPARTING

SAID DIXON STREET AND RUNNING WITH THE EASTERN RIGHT-OF-WAY LINE OF 3RD PLACE ROUTE 1107 (50' R/W) THE FOLLOWING TWO (2) COURSES AND DISTANCES:

N 07°35'00" W 31.68 FEET TO A POINT; THENCE
 N 07°36'10" W 618.42 FEET TO A POINT AT A CORNER COMMON TO GUNSTON COMMONS L.P. AND SELIG DB. 10173 AT PAGE 1078; THENCE DEPARTING SAID 3RD STREET AND RUNNING WITH GUNSTON COMMONS L.P. AND SELIG D.B. 1899 AT PAGE 170 THE FOLLOWING TWO (2) COURSES AND DISTANCES:

N 80°53'40" E 658.34 FEET TO A POINT; THENCE
 S 26°11'09" E 75.33 FEET TO A POINT; THENCE CONTINUING WITH SELIG AND

RUNNING WITH THE WESTERN LINES OF ADKINS DB. 8416 PG. 1542 THE FOLLOWING SEVENTEEN (17) COURSES AND DISTANCES:

S 47°34'23" W 132.56 FEET TO A POINT; THENCE
 S 22°48'06" W 226.50 FEET TO A POINT; THENCE
 S 30°34'18" W 72.53 FEET TO A POINT; THENCE
 S 09°44'15" W 70.18 FEET TO A POINT; THENCE
 S 01°49'18" W 92.04 FEET TO A POINT; THENCE
 S 14°21'41" E 173.65 FEET TO A POINT; THENCE
 S 77°47'32" W 91.02 FEET TO A POINT; THENCE
 S 27°06'36" E 193.61 FEET TO A POINT; THENCE
 S 04°26'54" E 92.66 FEET TO A POINT; THENCE
 S 10°40'19" W 77.62 FEET TO A POINT; THENCE
 S 39°45'44" E 79.65 FEET TO A POINT; THENCE
 S 28°35'11" W 43.48 FEET TO A POINT; THENCE
 N 71°52'02" W 109.89 FEET TO A POINT; THENCE
 S 40°20'56" W 63.95 FEET TO A POINT; THENCE
 S 21°30'58" E 64.71 FEET TO A POINT; THENCE
 S 50°33'54" W 71.56 FEET TO A POINT; THENCE
 S 20°43'57" E 45.70 FEET TO A POINT AT A CORNER COMMON TO DOWDY, D.B.

9146 PG. 1808; THENCE DEPARTING SAID ADKINS AND RUNNING WITH DOWDY THE FOLLOWING THREE (3) COURSES AND DISTANCES:

N 75°54'29" W 618.43 FEET TO A POINT; THENCE
 S 04°11'06" W 248.64 FEET TO A POINT; THENCE
 S 87°28'36" W 617.79 FEET TO A POINT; THENCE DEPARTING SAID DOWDY, AND RUNNING WITH

THE AFORESAID ADKINS, D.B. 8416 AT PAGE 1542, THE FOLLOWING TEN (10) COURSES AND DISTANCES:

S 35°58'00" W 24.69 FEET TO A POINT; THENCE
 S 87°23'20" W 93.04 FEET TO A POINT; THENCE
 S 13°00'30" E 26.50 FEET TO A POINT; THENCE
 S 52°46'00" E 45.18 FEET TO A POINT; THENCE
 S 28°12'00" E 156.22 FEET TO A POINT; THENCE
 S 72°45'20" W 96.88 FEET TO A POINT; THENCE
 S 34°07'50" E 247.46 FEET TO A POINT; THENCE
 S 11°17'40" W 98.43 FEET TO A POINT; THENCE
 S 46°13'00" W 170.58 FEET TO A POINT; THENCE
 S 01°38'40" E 30.81 FEET TO A POINT AT A CORNER COMMON TO FURNANCE

ASSOCIATES INC. D.B. 9777 AT PAGE 164; THENCE LEAVING ADKINS AND RUNNING WITH FURNANCE ASSOCIATES INC.

S 87°39'20" W 1,817.45 FEET TO A POINT AT A CORNER COMMON TO THE AFORESAID UNITED STATES OF AMERICA; THENCE LEAVING FURNANCE ASSOCIATES INC. AND RUNNING WITH THE UNITED STATES OF AMERICA:

N 02°20'40" W 1,160.02 FEET TO THE POINT OF BEGINNING.
 CONTAINING 60.8659 ACRES OF LAND, MORE OR LESS.

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 18th day of March, 2002, the following ordinance was adopted:

AN ORDINANCE AMENDING THE ZONING ORDINANCE
PROFFERED CONDITION AMENDMENT PCA 2000-MV-057
(CONCURRENT WITH RZ 2001-MV-039)

WHEREAS, Lorton Valley, L.C. filed in the proper form an application to amend the proffers for RZ 2000-MV-057, hereinafter described, by amending conditions proffered and accepted pursuant to Virginia Code Ann. § 15.2-2303(a), 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

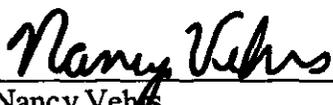
WHEREAS, this Board has today held a duly called public hearing and after due consideration of the reports, recommendation, testimony and facts pertinent to the proposed amendment, the Board is of the opinion that the Ordinance should be amended,

NOW, THEREFORE, BE IT ORDAINED, that that certain parcel of land situated in the Mt. Vernon District, and more particularly described as follows (see attached legal description):

Be, and hereby is further restricted by the amended conditions proffered and accepted pursuant to Virginia Code Ann., § 15.2-2303(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 18th day of March, 2002.



Nancy Vehrs
Clerk to the Board of Supervisors