



FAIRFAX COUNTY

OFFICE OF THE CLERK
BOARD OF SUPERVISORS
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October 5, 2001

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

RE: Rezoning Application
Number RZ 2000-MV-066
(Concurrent with PCA 1996-MV-037-4)

Dear Mr. Martin:

Enclosed you will find a copy of an Ordinance adopted by the Board of Supervisors at a regular meeting held on September 10, 2001, granting Rezoning Application Number RZ 2000-MV-066 in the name of South Station LLC, to rezone certain property in the Mount Vernon District from the PDH-5 and R-1 Districts to the PDH-3 District, subject to the proffers dated August 21, 2001, located on the east side of Lorton Station Boulevard, approximately 100 feet north of its intersection with Lorton Road (Tax Map 107-2 ((1)) 23, Pt. 24 and Pt. 46), consisting of approximately 7.09 acres.

(Note: On July 23, 2001, the Board deferred the public hearing on this item until September 10, 2001.)

The Board also:

- Modified the transitional screening yard requirements along the eastern boundary of the church to allow the plantings required in transitional screening yard one to be planted in an area that is 35 feet wide.
- Modified the transitional screening yard requirements along the western and southern boundaries of the church to reflect the Conceptual Development /Final Development Plan.

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- **Waived the barrier requirement on all boundaries of the church; waiver of the maximum length of a residential private street in accordance with the provisions of Section 11-302 of the Zoning Ordinance.**
- **Approved a variance to allow a seven-foot tall fence along Wildwood Street as proffered, pursuant to the provisions of Paragraph 8, Section 16-401.**
- **Approved the Conceptual Development Plan, subject to the following development condition:**
 - **Subject to the review and approval of the Urban Forestry Division, plant material consistent with that required for transitional screening one should be planted between Lot Number five, and the right-of-way for Wildwood Street in a manner that provides screening for the property across Wildwood Street and does not interfere with any storm drainage improvements in that area. As necessary and upon the approval of the Urban Forestry Division, the amount of plant material may be reduced to accommodate the storm drainage improvements and tot lot.**

The Planning Commission approved the Final Development Plan on September 5, 2001, subject to the Board's approval of RZ 2000-MV-066.

Sincerely,



Nancy Vehrs
Clerk to the Board of Supervisors

NV/ns

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cc: Chairman Katherine K. Hanley
Supervisor-Mount 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
Robert Moore, Transportation Planning Div., Dept. of Transportation
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

RECEIVED
DEPARTMENT OF PLANNING AND ZONING
OCT 9 - 2001
ZONING EVALUATION DIVISION
ZONING EVALUATION DIVISION

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 of September, 2001, the following ordinance was adopted:

**AN ORDINANCE AMENDING THE ZONING ORDINANCE
PROPOSAL NUMBER RZ 2000-MV-066
(CONCURRENT WITH PCA 1996-MV-037-4)**

WHEREAS, South Station LLC filed in the proper form an application requesting the zoning of a certain parcel of land herein after described, from the PDH-5 and R-1 District to the PDH-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

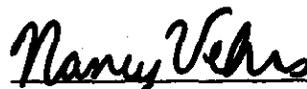
WHEREAS, this Board has today held a duly called public hearing and after due consideration of the reports, recommendation, testimony and facts pertinent to the proposed amendment, the Board is of the opinion that the Ordinance should be amended,

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 PDH-3 District, and said property is subject to the use regulations of said PDH-3 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 September, 2001.



Nancy Vehrs

Clerk to the Board of Supervisors