



FAIRFAX COUNTY

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

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October 24, 2001

David S. Houston, Esquire
Shaw, Pittman
1650 International Drive
McLean, Virginia 22102-4835

RE: Rezoning Application
Number RZ 2000-MD-062

Dear Mr. Houston:

Enclosed you will find a copy of an Ordinance adopted by the Board of Supervisors at a regular meeting held on October 1, 2001, granting Rezoning Application Number RZ 2000-MD-062 in the name of Tavares Concrete Company, Inc., to rezone certain property in the Mount Vernon and Lee Districts from the I-4 District to the I-5 District, to permit industrial development with an overall Floor Area Ratio (FAR) of 0.25 located on the west side of Cinder Bed Road, approximately 2,600 feet north of its intersection with Newington Road (Tax Map 99-2 ((1)) 10), subject to the proffers dated September 7, 2001, consisting of approximately 11.37 acres.

The Board also waived of the transitional screening and barrier requirements along the western property line and those portions of the northern and southern property lines abutting residentially zoned property.

Sincerely,

Nancy Vehrs
Clerk to the Board of Supervisors
NV/ns

RZ 2000-MD-062

October 24, 2001

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cc: **Chairman Katherine K. Hanley**
Supervisors-Mount Vernon and Lee Districts
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
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

July 13, 2000

**DESCRIPTION OF
THE PROPERTY OF
MAE MARIE ALLEN
LEE AND MT. VERNON DISTRICTS
FAIRFAX COUNTY, VIRGINIA**

Beginning at a point on the northerly line of Newington Road (Route 877) marking the southwesterly corner of PS Business Parks L.P.; thence with the northerly line of Newington Road $N72^{\circ}29'15''W$, 16.38 feet to a point on the easterly line of CSX Transportation, Inc.; thence with the easterly line of CSX Transportation, Inc. $N17^{\circ}32'45''E$, 631.27 feet and with a curve to the right, whose radius is 17,045.70 feet and whose chord is $N18^{\circ}28'50''E$, 556.27 feet, an arc distance of 556.30 feet to a point; thence with the easterly line of CSX Transportation, Inc. and continuing with the southerly line of Lot 1, Happy Valley $S70^{\circ}19'41''E$, 837.04 feet to a point on the westerly line of Cinder Bed Road (Route 637); thence with the westerly line of Cinder Bed Road $S21^{\circ}30'21''W$, 587.27 feet to a point; thence with the westerly line of Cinder Bed Road and continuing with the northerly and westerly lines of PS Business Parks L.P. $N70^{\circ}49'19''W$, 789.28 feet and $S17^{\circ}30'41''W$, 593.02 feet to the point of beginning, containing 11.37 acres of land.

All being more particularly described on a plat attached hereto and made a part hereof.

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RECEIVED
DEPARTMENT OF PLANNING AND ZONING
NOV 1 2000
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 1st day of October, 2001, the following ordinance was adopted:

AN ORDINANCE AMENDING THE ZONING ORDINANCE
PROPOSAL NUMBER RZ 2000-MD-062

WHEREAS, Tavares Concrete Company, Inc. filed in the proper form an application requesting the zoning of a certain parcel of land herein after described, from the I-4 District to the I-5 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

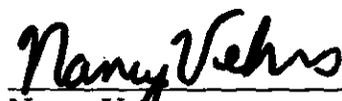
WHEREAS, this Board has today held a duly called public hearing and after due consideration of the reports, recommendation, testimony and facts pertinent to the proposed amendment, the Board is of the opinion that the Ordinance should be amended,

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

Be, and hereby is, zoned to the I-5 District, and said property is subject to the use regulations of said I-5 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 1st day of October, 2001.



Nancy Veers

Clerk to the Board of Supervisors