



# FAIRFAX COUNTY

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

V I R G I N I A

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August 31, 2001

Timothy S. Sampson, Esquire  
Walsh, Colucci, Stackhouse, Emrich and Lubeley, P.C.  
2200 Clarendon Boulevard – 13<sup>th</sup> Floor  
Arlington, Virginia 22201-3359

RE: Rezoning Application Number RZ 2001-MV-006  
(Concurrent with PCA 92-V-032-2 and SEA 88-V-025)

Dear Mr. Sampson:

Enclosed you will find a copy of an Ordinance adopted by the Board of Supervisors at a regular meeting held on August 6, 2001, granting Rezoning Application Number RZ 2001-MV-006 in the name of Huntington Station LLC, to rezone certain property in the Mount Vernon District from the C-3 District to the PDH-16 District, generally located on the north side of Huntington Avenue, approximately 200 feet east of Metroview Parkway, Tax Map 83-1 ((1)) 53B, subject to the proffers dated July 19, 2001, consisting of approximately 3.63 acres.

The Board also approved the Conceptual Development Plan. The Planning Commission having previously approved Final Development Plan FDP 2001-MV-006 on July 11, 2001, subject to the Board's approval of RZ 2001-MV-006.

In addition, the Board waived the requirement for a 200-square foot privacy yard for the single family attached dwellings.

Sincerely,

Nancy Vehrs  
Clerk to the Board of Supervisors  
NV/ns

RZ 2001-MV-006  
August 31, 2001

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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, 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 Acqu. & Planning Div., Park Authority**  
**District Planning Commissioner**  
**James Patteson, Director, Facilities Mgmt. Div., DPWES**  
**Barbara J. Lippa, Executive Director, Planning Commission**

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 6th day of August, 2001, the following ordinance was adopted:

AN ORDINANCE AMENDING THE ZONING ORDINANCE  
PROPOSAL NUMBER RZ 2001-MV-006  
(CONCURRENT WITH PCA 92-V-032-2 AND SEA 88-V-025)

WHEREAS, Huntington Station LLC filed in the proper form an application requesting the zoning of a certain parcel of land herein after described, from the C-3 District to the PDH-16 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-16 District, and said property is subject to the use regulations of said PDH-16 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 6<sup>th</sup> day of August, 2001.



Nancy Veirs

Clerk to the Board of Supervisors



# Urban Engineering & Associates, Inc.

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ANNANDALE, VIRGINIA 22003

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Associate  
DAVID T. McELHANEY, P.E.  
Associate

**RECEIVED**  
DEPARTMENT OF PLANNING AND ZONING

NOV 21 2000

ZONING EVALUATION DIVISION

## DESCRIPTION OF THE PROPERTY OF STARR MANAGEMENT CORP. T.M. 083-1-((1))-53-B

Beginning at a point being the southeast corner of the property of Hubert N. Hoffman and Peggy L. Hoffman, as acquired in Deed Book 1959 at Page 472, among the land records of Fairfax County, Virginia, said point also being on the northerly right-of-way line of Huntington Avenue, Route 1332, width varies; thence departing said point and running with the easterly line of said Hoffman

North 28° 55' 47" East 497.02 feet to a point on a southerly line of Hubert N. Hoffman, as acquired in Deed Book 3754 at Page 398; thence running with the southerly lines of said Hubert N. Hoffman

South 82° 00' 14" East 89.76 feet to a point; thence

North 61° 09' 36" East 290.90 feet to a point; thence

North 43° 03' 40" East 65.61 feet to a point being an easterly corner of said Hubert N. Hoffman, said point also being on the westerly line of the Huntington Subdivision, Section Nine, as recorded in Deed Book 798 at Page 345; thence running with the westerly line of said Huntington Subdivision

South 28° 55' 47" West 846.59 feet to a point being the southwest corner of said Huntington Subdivision, said point also being on the northerly right-of-way line of said Huntington Avenue; thence with the northerly line of said Huntington Avenue

North 59° 19' 07" West 255.12 feet to the point of beginning, containing 158,106 square feet or 3.6296 acres, more or less.