



FAIRFAX COUNTY

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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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October 24, 2001

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

RE: Rezoning Application
Number RZ 2001-MV-011
(Concurrent with SEA 88-V-023)

Dear Mr. Sampson:

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 2001-MV-011 in the name of LCOR/JV Acquisition LLC to rezone certain property in the Mount Vernon District from the C-3 District to the PRM (Planned Residential Mixed-Use) District, subject to the proffers dated July 25, 2001, located on the north side of Huntington Avenue, east of Metroview Parkway, Tax Map 83-1 ((1)) 53A consisting of approximately 3.43 acres.

(NOTE: On August 6, 2001, the Board deferred the public hearing for this item until September 10, 2001.)

The Board also approved the Conceptual Development Plan; the Planning Commission having previously approved Final Development Plan FDP 2001-MV-011 on July 26, 2001, subject to the Board's approval of RZ 2001-MV-011.

The Board also:

- **Approved a waiver to permit underground stormwater detention in a residential area, subject to approval by the Department of Public Works and Environmental Services.**

RZ 2001-MV-011

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- **Modified the loading requirement for multi-family dwellings, waived the 600-foot maximum length limitation for private streets, and waived the transitional screening and barrier requirements adjacent to the Washington Metropolitan Area Transit Authority property to the southwest.**

Sincerely,



Nancy Vehrs

Clerk to the Board of Supervisors

NV/ns

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. - G IS - 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

RECEIVED
DEPARTMENT OF PLANNING AND ZONING
OCT 26 2001
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 day of September, 2001, the following ordinance was adopted:

AN ORDINANCE AMENDING THE ZONING ORDINANCE
PROPOSAL NUMBER RZ 2001-MV-011
(CONCURRENT WITH SEA 88-V-023)

WHEREAS, LCOR/JV Acquisition 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 PRM 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 PRM District, and said property is subject to the use regulations of said PRM 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 Velts

Clerk to the Board of Supervisors



Parcel A
Existing Zone: C-3
Proposed Zone: PRM

February 28, 2001
**DESCRIPTION OF
ALL OF
PARCEL "A"
STARR MANAGEMENT CORPORATION
DEED BOOK 8039 AT PAGE 1239
MOUNT VERNON DISTRICT
FAIRFAX COUNTY, VIRGINIA**

Being all of Parcel "A" Starr Management Corporation as shown on a plat entitled "Plat Showing Consolidation, Public Street Dedication and Various Easements on the land of Starr Management Corporation and Hubert N. & Peggy L. Hoffman" recorded in Deed Book 8039 at page 1239 among the land records of Fairfax County, Virginia and being more particularly described as follows:

Beginning for the same at a point on the Northerly right-of-way line of Huntington Avenue – Route 1332 (right-of-way width varies) said point also being a southwesterly corner of the property of Hubert N. Hoffman (Deed Book 1959, Page 472); thence leaving the aforementioned corner of Hoffman and running with the northerly right-of-way line of Huntington Avenue – Route 1332 the following two (2) courses and distances

1. c1 155.38 feet along the arc of the curve to the left having a radius of 5,772.08 feet and a chord bearing and distance of North 60°05'50" West, 155.38 feet to a point thence
2. North 60°52'07" West, 33.86 feet to a point on the easterly property line of the Washington Metropolitan Area Transit Authority (W.A.M.T.A., Deed Book 6195, Page 767); thence running with the easterly property line of W.A.M.T.A. the following four (4) courses and distances
3. North 27°56'56" East, 9.25 feet to a point; thence
4. North 06°32'42" East, 62.40 feet to a point; thence
5. c2 80.80 feet along the arc of the curve to the right having a radius of 2,102.44 feet and a chord bearing and distance of North 07°38'47" East, 80.80 feet to a point; thence

6. North $83^{\circ}29'56''$ West, 89.10 feet to a point; thence
7. 32.37 feet along the arc of the curve to the right having a radius of 2,152.44 feet and a chord bearing and distance of North $09^{\circ}58'26''$ East, 32.37 feet to a point; thence
8. 110.56 feet along the arc of the curve to the right having a radius of 955.00 feet and a chord bearing and distance of North $13^{\circ}43'20''$ East, 110.50 feet to a point, said point being on the easterly right-of-way line of Metroview Parkway – Route 8750 (right-of-way width varies); thence continuing with the aforementioned right-of-way the following four (4) courses and distances
9. 10.57 feet along the arc of the curve to the right having a radius of 844.00 feet and a chord bearing and distance of North $17^{\circ}23'51''$ East, 10.57 feet to a point; thence
10. North $26^{\circ}43'33''$ East, 216.82 feet to a point; thence
11. North $63^{\circ}16'27''$ West, 6.01 feet to a point; thence
12. 85.77 feet along the arc of the curve to the right having a radius of 955.00 feet and a chord bearing and distance of North $35^{\circ}03'04''$ East, 85.74 feet to a point on the southerly property line of Hubert N. Hoffman (Deed Book 3754, Page 398); thence departing the right-of-way of Metroview Parkway and running with the property line of Hubert N. Hoffman the following four (4) courses and distances
13. South $47^{\circ}19'24''$ East, 144.10 feet to a point; thence
14. South $15^{\circ}52'16''$ West, 138.32 feet to a point; thence
15. South $39^{\circ}16'52''$ East, 49.04 feet to a point; thence
16. North $87^{\circ}44'06''$ East, 181.06 feet to a point being the common property corner of Hubert N. Hoffman recorded in Deed Book 3754 at Page 398 and Deed Book 1959 at Page 472; thence continuing with the property of Hoffman (Deed Book 1959, Page 472)
17. South $28^{\circ}55'47''$ West, 466.87 feet to the point of beginning containing 149,301 square feet or 3.42745 acres of land.

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