



# FAIRFAX COUNTY

DPZ

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

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August 22, 2001

Lynne J. Strobel, Esquire  
Walsh, Colucci, Stackhouse, Emrich and Lubeley, PC  
2200 Clarendon Boulevard – 13<sup>th</sup> Floor  
Arlington, Virginia 22201-3359

RE: Rezoning Application  
Number RZ 2001-PR-012  
(Concurrent with SEA 94-P-061)

Dear Ms. Strobel:

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-PR-012 in the name of Potomac Development Corporation, to rezone certain property in the Providence District from the I-5 District and Highway Corridor Overlay District to the C-6 District and Highway Corridor Overlay District, located generally in the northeast quadrant of the intersection of Lee Highway and Prosperity Avenue (Tax Map 49-3 ((1)) 72B, 72C, 73, 73A and 73D) subject to the proffers dated July 16, 2001, consisting of approximately 2.26 acres.

Sincerely,

Patti M. Hicks  
Deputy Clerk to the Board of Supervisors

PMH/ns

RZ 2001-PR-012  
August 22, 2001

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cc: Chairman Katherine K. Hanley  
Supervisor-Providence 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

**RECEIVED**  
DEPARTMENT OF PLANNING AND ZONING  
SEP 6 2001  
PLANNING 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 6th day of August, 2001, the following ordinance was adopted:

AN ORDINANCE AMENDING THE ZONING ORDINANCE  
PROPOSAL NUMBER RZ 2001-PR-012  
(CONCURRENT WITH SEA 94-P-061)

WHEREAS, Potomac Development Corporation filed in the proper form an application requesting the zoning of a certain parcel of land herein after described, from the I-5 District and Highway Corridor Overlay District to the C-6 District and Highway Corridor Overlay 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

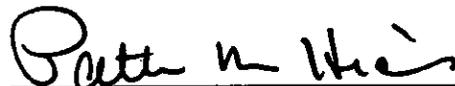
WHEREAS, this Board has today held a duly called public hearing and after due consideration of the reports, recommendation, testimony and facts pertinent to the proposed amendment, the Board is of the opinion that the Ordinance should be amended,

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

Be, and hereby is, zoned to the C-6 District and Highway Corridor Overlay District, and said property is subject to the use regulations of said C-6 District and Highway Corridor Overlay 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 6th day of August, 2001.



Patti M. Hicks

Deputy Clerk to the Board of Supervisors

WALTER L. PHILLIPS, INCORPORATED

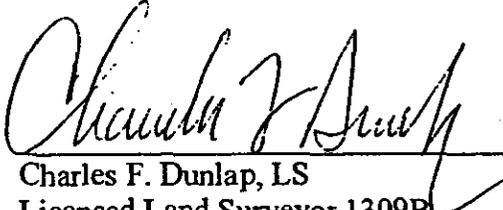
Founded 1945

Description of the Property of Horizon Bank of Virginia (Fairfax County Assessment Map No. 49-3 ((1)) Parcels 72B, 72C, 73, 73A and 73D, Providence District, Fairfax County, Virginia.

"Beginning at a point in the south side of Hilltop Road, Route 744, said point being the northeasterly corner of the property; thence leaving Hilltop Road, Route 744 and running with the westerly line of now or formerly Thomas J. Heishman, Jr. S 27° 06' 30" W, 243.07 feet to a point in the north side of Lee Highway, Routes 29 and 211; thence with the north side of Lee Highway, Routes 29 and 211 N 89° 43' 00" W, 232.52 feet and N46° 19' 40" W, 30.49 feet to a point in the east side of Prosperity Avenue, Route 699; thence with the east side of Prosperity Avenue, Route 699, the following courses and distances:

- 1.) N 26° 38' 00" E, 38.29 feet to a point;
- 2.) N 33° 43' 22" W, 44.59 feet to a point;
- 3.) N 03° 30' 33" E, 237.13 feet to a point; and,
- 4.) 80.07 feet along the arc of a curve to the right having a radius of 40.00 feet, a central angle of 114° 41' 23", a tangent distance of 62.41 feet and a chord bearing and distance of N 60° 51' 15"E, 67.35 feet to a point in the south side of Hilltop Road, Route 744; thence with the south side of Hilltop Road, Route 744, the following courses and distances:

- 1.) S 61° 48' 04" E, 54.02 feet to a point;
- 2.) S 61° 45' 00" E, 30.01 feet to a point;
- 3.) N 26° 38' 00" E, 12.73 feet to a point; and,
- 4.) S 61° 43' 00" E, 249.63 feet to the point of beginning containing 98,635 square feet or 2.26 acres, more or less."

  
Charles F. Dunlap, LS  
Licensed Land Surveyor 1309B  
December 29, 2000