



FAIRFAX COUNTY

704
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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November 7, 2001

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

RE: Rezoning Application
Number RZ 2001-MA-017

Dear Ms. Strobel:

Enclosed you will find a copy of an Ordinance adopted by the Board of Supervisors at a regular meeting held on October 22, 2001, granting Rezoning Application Number RZ 2001-MA-017 in the name of IVY Development, LC to rezone certain property in the Mason District from the R-2 District and Highway Corridor Overlay District to the PDH-8 District and Highway Corridor Overlay District, located on the south side of Little River Turnpike, approximately 600 feet west of the intersection of Columbia Road and Little River Turnpike, Tax Map 71-2 ((1)) 27, subject to the proffers dated September 20, 2001, consisting of approximately 7.65 acres.

The Conceptual Development Plan was approved; the Planning Commission having previously approved Final Development Plan FDP 2001-MA-017 on September 19, 2001, subject to the Board's approval of RZ 2001-MA-017.

The Board also:

- Waived the maximum length of private streets in favor of that shown on the Conceptual Development Plan/Final Development Plan (CDP/FDP).

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- **Modified the trail requirement along Little River Turnpike in favor of that shown on the CDP/FDP.**
- **Modified the screening requirement along the eastern property boundary in favor of the CDP/FDP.**

Sincerely,



Nancy Vehrs
Clerk to the Board of Supervisors

NV/ns

cc: Chairman Katherine K. Hanley
Supervisor Mason 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 Acq. & 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 22nd day of October, 2001, the following ordinance was adopted:

AN ORDINANCE AMENDING THE ZONING ORDINANCE
PROPOSAL NUMBER RZ 2001-MA-017

WHEREAS, IVY Development, LC filed in the proper form an application requesting the zoning of a certain parcel of land herein after described, from the R-2 District and Highway Corridor Overlay District to the PDH-8 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 Mason District, and more particularly described as follows (see attached legal description):

Be, and hereby is, zoned to the PDH-8 District and Highway Corridor Overlay District, and said property is subject to the use regulations of said PDH-8 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 22nd day of October, 2001.



Nancy Vehrs

Clerk to the Board of Supervisors

RECEIVED
DEPARTMENT OF PLANNING AND ZONING

'APR 16 2001

**METES AND BOUNDS DESCRIPTION
ON
THE PROPERTY OF
CASEY CLUB
ASSOCIATION, INCORPORATED
DEED BOOK 1785, PAGE 284
MASON DISTRICT
FAIRFAX COUNTY, VIRGINIA**

ZONING EVALUATION DIVISION

BEGINNING FOR THE SAME AT A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE FOR LITTLE RIVER TURNPIKE, ROUTE #236, AT A CORNER COMMON TO ANNANDALE OFFICE CENTER, LIMITED PARTNERSHIP, DEED BOOK 6623 AT PAGE 592; THENCE DEPARTING SAID LITTLE RIVER TURNPIKE AND RUNNING WITH SAID ANNANDALE OFFICE CENTER THE FOLLOWING TWO (2) COURSES AND DISTANCES:

- 1) SOUTH 30° 59' 07" WEST, 226.75 FEET TO A POINT, THENCE
- 2) SOUTH 70° 11' 52" EAST, 80.00 FEET TO A POINT, THENCE CONTINUING WITH ANNANDALE OFFICE CENTER AND RUNNING WITH RAYNES ADDITION TO WILLOW RUN, DEED BOOK 577 AT PAGE 405, RESUBDIVISION OF LOT 96 BRADDOCK HILLS, PARCEL 11 HOTTLE PROPERTY AND LOT 6 RAYNES ADDITION TO WILLOW RUN, DEED BOOK 6877 AT PAGE 1403, LOT 27D HOTTLE PROPERTY, AND LOTS 95A AND 95B BRADDOCK HILLS, BEING A RESUBDIVISION OF PARCEL 11-A-1, HOTTLE PROPERTY AND LOTS 95 AND 96 BRADDOCK HILLS, DEED BOOK 9794 AT PAGE 147
- 3) SOUTH 30° 59' 07" WEST, 1,226.73 FEET TO A POINT AT A CORNER COMMON TO LOT 95B, BRADDOCK HILLS, THENCE RUNNING WITH LOT 95B AND CONTINUING WITH LOT 94, BRADDOCK HILLS, DEED BOOK 407 AT PAGE 264
- 4) NORTH 46° 30' 11" WEST, 199.77 FEET TO A POINT AT A CORNER COMMON TO PARCEL "B", BRENTLEIGH, DEED BOOK 5667 AT PAGE 333, THENCE RUNNING WITH BRENTLEIGH
- 5) NORTH 26° 20' 09" EAST, 1,355.13 FEET TO A POINT ON THE AFOREMENTIONED SOUTHERLY RIGHT-OF-WAY LINE OF LITTLE RIVER TURNPIKE, ROUTE 236, THENCE LEAVING BRENTLEIGH AND RUNNING WITH SAID RIGHT-OF-WAY THE FOLLOWING THREE (3) COURSES AND DISTANCES:
- 6) 16.87 FEET ALONG THE ARC OF A CURVE, DEFLECTING TO THE RIGHT, HAVING A RADIUS OF 27.00 FEET AND A LONG CHORD BEARING AND DISTANCE OF SOUTH 86° 05' 34" EAST, 16.60 FEET TO A POINT OF TANGENCY, THENCE
- 7) SOUTH 68° 11' 34" EAST, 102.04 FEET TO A POINT OF CURVATURE, THENCE
- 8) 112.71 FEET ALONG THE ARC OF A CURVE DEFLECTING TO THE LEFT, HAVING A RADIUS OF 2,823.60 FEET AND A LONG CHORD BEARING AND DISTANCE OF SOUTH 69° 20' 10" EAST, 112.70 FEET TO THE POINT OF BEGINNING, CONTAINING 333,451 SQUARE FEET OR 7.65498 ACRES OF LAND, MORE OR LESS.