



FAIRFAX COUNTY

ZED

OFFICE OF THE CLERK
BOARD OF SUPERVISORS
12000 Government Center Parkway, Suite 533
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-MV-021

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-MV-021 in the name of Wyngate, LLC to rezone certain property in the Mount Vernon District from the C-8, R-2, HC (Highway Corridor), and CRD (Commercial Revitalization) Districts to the R-8, HC, and CRD Districts, located on the south side of Richmond Highway, approximately 500 feet west of its intersection with Forest Place (Tax Map 101-3 ((1)) 35), subject to the proffers dated October 15, 2001, consisting of approximately 6.34 acres.

The Board also:

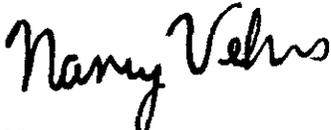
- Waived the transitional screening requirements along the southern and western boundary lines.
- Waived the requirement for a 600-foot maximum private street length.

RZ 2001-MV-021
November 7, 2001

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- **Waived the requirement for a service drive in favor of the interparcel access easement.**

Sincerely,



Nancy Vehrs
Clerk to the Board of Supervisors

NV/ns

cc: Chairman Katherine K. Hanley
Supervisor Mount Vernon District
Janet Coldsmitth, 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
NOV 8 2001
ZONING EVALUATION DIVISION

#72

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-MV-021**

WHEREAS, Wyngate, LLC filed in the proper form an application requesting the zoning of a certain parcel of land herein after described, from the C-8, R-2, HC (Highway Corridor), and CRD (Commerical Revitalization) Districts to the R-8, HC and CRD Districts, 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

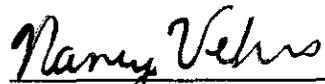
WHEREAS, this Board has today held a duly called public hearing and after due consideration of the reports, recommendation, testimony and facts pertinent to the proposed amendment, the Board is of the opinion that the Ordinance should be amended,

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 R-8, HC, and CRD Districts, and said property is subject to the use regulations of said R-8, HC, and CRD Districts, 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

Charles P. Johnson & Associates, Inc.

Planners Engineers Landscape Architects Surveyors

Fairfax, VA

Silver Spring, MD

Frederick, MD

CPJ Associates

RECEIVED
DEPARTMENT OF PLANNING AND ZONING

APR 20 2001

March 29, 2001

Description Of
The Property Of
Green Family Investments
Deed Book 10752 Page 1776
Mount Vernon District
Fairfax County, Virginia

ZONING EVALUATION DIVISION

Beginning at a point on the easterly right-of-way line of Richmond Highway U. S. Route 1, said point also being a corner to Washington Square Apartments; thence departing said easterly right-of-way line of Richmond Highway U. S. Route 1 and running with said Washington Square Apartments

- 1) S13°51'16"E 766.34' to a point in the middle of Old Pole Road; thence departing said Washington Square Apartments and running with said middle of Old Pole Road the following courses and distances:
- 2) S74°02'44"W 141.62' to a point;
- 3) S57°28'44"W 205.47' to a point being on the westerly right-of-way line of Lea Lane Route 3115; thence running with said westerly right-of-way line of Lea Lane
- 4) S56°23'42"W 44.40' to a point being a corner to Terrace Towne Homes of Woodlawn; thence departing said westerly right-of-way line of Lea Lane and running first with said Terrace Towne Homes of Woodlawn then with Alexandria Light & Power Company, Inc.
- 5) N13°51'16"W 721.41' to a point on the aforementioned easterly right-of-way line of Richmond Highway U. S. Route 1; thence departing said Alexandria Light & Power Company, Inc. and running with said Richmond Highway U. S. Route 1
- 6) N57°02'44"E 400.00' to the point of beginning and containing 6.33566 acres of land.

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