



# 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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January 2, 2003

Elizabeth D. Baker, Land Use Coordinator  
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-BR-022

Dear Ms. Baker:

Enclosed you will find a copy of an Ordinance adopted by the Board of Supervisors at a regular meeting held on December 9, 2002, granting Rezoning Application Number RZ 2001-BR-022 in the name of Rocky Gorge Homes, LLC to rezone certain property in the Braddock District from the R-1 District and Water Supply Protection Overlay District to the PDH-12 District and Water Supply Protection Overlay District, located on the east side of Ox Road, immediately south of the City of Fairfax boundary (Tax Map 57-4 ((1)) 1A, 1, 3, and 7, subject to the proffers dated November 22, 2002, consisting of approximately 4.58 acres.

The Board also approved the Conceptual Development Plan. The Planning Commission having previously approved Final Development Plan FDP 2001-BR-022 on November 21, 2002, subject to the Board's approval of RZ 2001-BR-022 and the Conceptual Development Plan.

**The Board also:**

- **Modified the transitional screening yard and barrier requirements along the western boundary in favor of that shown on the Conceptual Development/Final Development Plan (CDP/FDP).**
- **Waived the 600-foot limitation on the length of private streets.**
- **Waived the service drive requirement along Route 123.**

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- **Modified the trail requirement along Route 123 in favor of the existing seven-foot wide walkway.**
- **Approved a variance, pursuant to the provisions of Paragraph 8 of Section 16-401 of the Zoning Ordinance, to allow the decorative fence along Route 123 to exceed four feet in height.**

Sincerely,



Nancy Vehrs  
Clerk to the Board of Supervisors

NV/ns

cc: Chairman Katherine K. Hanley  
Supervisor Bulova, Braddock District  
Janet Coldsmith, Director, Real Estate Div., Dept. of Tax Administration  
Michael R. Congleton, Deputy Zoning Enforcement Branch  
Barbara A. Byron, Director, Zoning Evaluation Div., DPZ  
Thomas Conry, Dept. Mgr. - GIS - Mapping/Overlay  
Angela K. Rodeheaver, Section Chief, Trnsprt'n. Planning Div.,  
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  
David Hudson, Director of Community Development & Planning  
City of Fairfax, 10455 Armstrong Street, Fairfax, VA 22030

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 9th day of December, 2002, the following ordinance was adopted:

AN ORDINANCE AMENDING THE ZONING ORDINANCE  
PROPOSAL NUMBER RZ 2001-BR-022

WHEREAS, Rocky Gorge Homes, LLC filed in the proper form an application requesting the zoning of a certain parcel of land herein after described, from the R-1 District and Water Supply Protection Overlay District to the PDH-12 District and Water Supply Protection 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

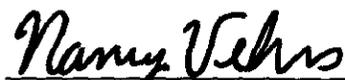
WHEREAS, this Board has today held a duly called public hearing and after due consideration of the reports, recommendation, testimony and facts pertinent to the proposed amendment, the Board is of the opinion that the Ordinance should be amended,

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

Be, and hereby is, zoned to the PDH-12 District and Water Supply Protection Overlay District, and said property is subject to the use regulations of said PDH-12 District and Water Supply Protection 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 9th day of December, 2002.



Nancy Veirs

Clerk to the Board of Supervisors



**Legal Description  
The Property of  
The Redevelopment and Housing Authority, Fairfax County  
Being Tax Map Parcels  
057-4-01-0001, 057-4-01-0001-A, 057-4-01-0003, AND 057-4-01-0007  
Located at Chain Bridge Road near School Street  
In Fairfax County, Virginia  
January 25, 2001**

ZONING EVALUATION DIVISION

Beginning at a point in the easterly right-of-way line of Chain Bridge Road, Route #123, said point lying on the boundary line Between Fairfax County and the City of Fairfax, also being the northwest corner of the lands of the Redevelopment and Housing Authority, Fairfax County located in Fairfax County and the southwest corner of those properties located in the City of Fairfax;

Thence, departing the right-of-way line of Chain Bridge Road, and with the City/County boundary line the following four (4) courses:

1. N 81° 04' 16" E, 182.25 feet to a point;
2. N 80° 58' 10" E, 199.79 feet to a point;
3. S 12° 26' 18" E, 102.81 feet to a point;
4. N 81° 10' 17" E, 6.91 feet to the northwest corner of the land of the Fairfax County School Board;

Thence departing the City/County boundary line, and with the westerly line of the Fairfax County School Board the following two (2) courses:

1. S 11° 00' 38" E, 209.61 feet to a point;
2. S 10° 53' 17" E, 207.59 feet to the southeast corner of the land of the Redevelopment and Housing Authority Fairfax County, said point being on the northerly line of the land of the Rector and Visitors of University of Virginia;

Thence, with said northerly line; S 81° 09' 34" W, 411.50 feet to the southwest corner of the Redevelopment and Housing Authority Fairfax County, said point lying on the easterly right-of-way line of Chain Bridge Road, Route #123;

Thence with the said Chain Bridge Road right-of-way, and the westerly line of the Redevelopment and Housing Authority Fairfax County the following four (4) courses:

1. N 01° 16' 05" W, 149.68 feet to a point;
2. N 14° 08' 54" W, 12.04 feet to a point;

3. A curve to the left, having a radius of 652.00 feet, an arc length of 172.55 feet, a central angle of  $15^{\circ} 09' 46''$ , and a chord length of 172.04 feet which bears  $N 07^{\circ} 34' 06'' W$ ;
4.  $N 15^{\circ} 14' 39'' W$  233.22 feet to the point of beginning.

**Containing 199,733 Square Feet or 4.58524 Acres**