

VED



County of Fairfax, Virginia

To protect and enrich the quality of life for the people, neighborhoods and diverse communities of Fairfax County

January 18, 2006

Gregory A. Riegler, Esquire
McGuire, Woods, LLP
1750 Tysons Boulevard, Suite 1800
McLean, Virginia 22102-4215

RE: Rezoning Application Number RZ 2001-MA-031

Dear Mr. Riegler:

Enclosed you will find a copy of an Ordinance adopted by the Board of Supervisors at a regular meeting held on January 9, 2006, granting Rezoning Application Number RZ 2001-MA-031, subject to the proffers dated December 12, 2005, and in the name of Townes at Madison Lane, LLC. This Ordinance rezones certain property in the Mason District from the R-3 and Highway Corridor Overlay (HC) Districts to the R-12 and HC Districts, for Option B only, to permit residential development at a density of 8.33 dwelling units per acre. The subject property, consisting of approximately 1.20 acres is located on the west side of Madison Lane, approximately 600 feet south of its intersection with Columbia Pike (Tax Map 61-4 ((1)) 10 and 11).

The Board also waived the minimum district size requirement.

Sincerely,

Nancy Vehrs
Clerk to the Board of Supervisors

NV/ns

Office of Clerk to the Board of Supervisors
12000 Government Center Parkway, Suite 533
Fairfax, Virginia 22035

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January 18, 2006

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cc: Chairman Gerald E. Connolly, Board of Supervisors
Supervisor Penelope A. Gross, Mason District
Janet Coldsmith, Director, Real Estate Division, Department of Tax Administration
Barbara A. Byron, Director, Zoning Evaluation Division, Dept. of Planning and Zoning
Leslie B. Johnson, Deputy Zoning Administrator, Zoning Permit Review Branch, DPZ
Thomas Conry, Department Manager, GIS – Mapping/Overlay
Charles Strunk, Project Planning Section, Department of Transportation
Angela K. Rodeheaver, Section Chief, Transportation Planning Division, DOT
Michelle Brickner, Assistant Director, Land Development Services, DPWES
Ken Williams, Plans & Document Control, ESRD, DPWES
Deloris Harris, Environmental and Site Review Division, DPWES
Department of Highways – VDOT
Sandy Stallman, Park Planning Branch Manager, Park Authority
Gordon Goodlett, Design Development Div., Dept. of Housing and Community Dev.
Mason District Planning Commissioner, Planning Commission
Barbara J. Lippa, Executive Director, Planning Commission
Jose Comayagua, Director, Facilities Management Department
Gary Chevalier, Office of Capital Facilities, Fairfax County Public Schools

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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 January 2006, the following ordinance was adopted:

AN ORDINANCE AMENDING THE ZONING ORDINANCE
PROPOSAL NUMBER RZ 2001-MA-031

WHEREAS, Townes at Madison Lane, LLC filed in the proper form an application requesting the zoning of a certain parcel of land herein after described, from the R-3 and HC Districts to the R-12 and HC District, for Option B only, 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

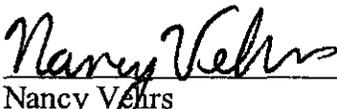
WHEREAS, this Board has today held a duly called public hearing and after due consideration of the reports, recommendation, testimony and facts pertinent to the proposed amendment, the Board is of the opinion that the Ordinance should be amended,

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 R-12 and HC Districts , and said property is subject to the use regulations of said R-12 and HC 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 January, 2006.



Nancy V. Hirs
Clerk to the Board of Supervisors