



FAIRFAX COUNTY

ZED

OFFICE OF THE CLERK
BOARD OF SUPERVISORS
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May 22, 2002

Lynne J. Strobel
Walsh, Colucci, Stackhouse, Emrich & Lubely, P.C.
2200 Clarendon Boulevard, 13th Floor
Arlington, Virginia 22201

RE: Rezoning Application Number RZ 2001-SU-044

Dear Ms. Strobel:

Enclosed you will find a copy of an Ordinance adopted by the Board of Supervisors at a regular meeting held on April 29, 2002, granting Rezoning Application Number RZ 2001-SU-044 in the name of Ratcliffe Associates, LC to rezone certain property in the Sully District from the R-1, Highway Corridor Overlay, and Water Supply Protection Overlay Districts to the PDH-8, Highway Corridor Overlay, and the Water Supply Protection Overlay Districts located in the northeast quadrant of the intersection of Lee Highway and Pickwick Drive (Tax Map 54-4 ((6)) 1-20, 31-50, 56-73, 73A, 73B, 81-95, and portions of Johnson Avenue, Mosby Lane, Bradley Road, and Newgate Boulevard public rights-of-way to be vacated and/or abandoned subject to the proffers dated April 19, 2002, consisting of approximately 26.61 acres.

The Conceptual Development Plan was approved subject to the CDP Conditions dated April 26, 2002; the Planning Commission having previously approved Final Development Plan FDPA 2001-SU-044 on April 25, 2002, subject to FDP conditions dated April 10, 2002, and to the Board's approval of RZ 2001-SU-044.

In addition, the Board also:

- **Waived the 600 foot maximum length of private streets.**
- **Waived the service drive along Lee Highway.**

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- **Modified the transitional screening requirement along a portion of the northern property boundary in favor of that shown on the CDP/FDP.**
- **Approved a variance to allow a six-foot fence along Lee Highway per Paragraph 3F of Section 10-104 of the Zoning Ordinance.**

Sincerely,



Nancy Vehrs
Clerk to the Board of Supervisors

NV/ds/ns

Attachment

cc: Chairman Katherine K. Hanley
Supervisor Hyland, Mount Vernon District
Janet Coldsmith, Director, Real Estate Division, Dept. of Tax Administration
Michael R. Congleton, Deputy Zoning Administrator, DPZ
Barbara A. Byron, Director, Zoning Evaluation Division, DPZ
Thomas Conry, Department Manager, GIS - Mapping/Overlay
Angela K. Rodeheaver, Section Chief, Transportation Planning Division, DOT
Charles Strunk, Project Planning Section, Dept. of Transportation
Michelle Brickner, Director, Office of Site Development Services, DPWES
Proffer Administrator, Plans & Document Control, OSDS, DPWES
Frank Edwards, Department of Highways - VDOT
Land Acquisition and Planning Division, Park Authority
Mount Vernon District Planning Commissioner, Planning Commission
James Patteson, Director, Facilities Management Division, 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 29th day of April, 2002, the following ordinance was adopted:

AN ORDINANCE AMENDING THE ZONING ORDINANCE
PROPOSAL NUMBER RZ 2001-SU-044

WHEREAS, Ratcliffe Associates, LC filed in the proper form an application requesting the zoning of a certain parcel of land herein after described, from the R-1, Highway Corridor Overlay, and Water Supply Protection Overlay Districts to the PDH-8, Highway Corridor Overlay, and Water Supply Protection Overlay 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 Sully District, and more particularly described as follows (see attached legal description):

Be, and hereby is, zoned to the PDH-8, Highway Corridor Overlay, and Water Supply Protection Overlay Districts, and said property is subject to the use regulations of said PDH-8, Highway Corridor Overlay, and Water Supply Protection Overlay 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 29th day of April, 2002.



Nancy Vehrs

Clerk to the Board of Supervisors