



# FAIRFAX COUNTY

LED

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

Telephone: 703-324-3151

FAX: 703-324-3926

TTY: 703-324-3903

January 2, 2003

Robert A. Lawrence, Esquire  
Reed Smith Hazel and Thomas, LLP  
3110 Fairview Park Drive, Suite 1400  
Falls Church, Virginia 22042-4505

RE: Rezoning Application Number RZ 2001-LE-048  
(Amended Letter Only)

Dear Mr. Lawrence:

Enclosed you will find a copy of an Ordinance adopted by the Board of Supervisors at a regular meeting held on November 18, 2002, granting Rezoning Application Number RZ 2001-LE-048 in the name of Centex Homes to rezone certain property in the Lee District from the R-1 District to the PDH-3 District, located on the north side of Telegraph Road, approximately 200 feet southwest of the intersection of Telegraph Road and Old Telegraph Road (Tax Map 100-1 ((1)) 22; 100-1 ((6)) 1, and 100-1 ((8)) 1), subject to the proffers dated October 15, 2002, consisting of approximately 9.31 acres.

The Board also approved the Conceptual Development Plan; the Planning Commission having previously approved Final Development Plan FDP 2001-LE-048 on October 24, 2002, subject to development conditions dated October 17, 2002, and subject to the Board's approval of RZ 2001-LE-048.

**In addition, the Board waived the fence height requirement to permit the proposed wall along Telegraph Road to be up to seven feet in height, and modified the trail requirement along Telegraph Road to that shown on the Conceptual Development/Final Development Plan.**

Sincerely,

Nancy Vehrs  
Clerk to the Board of Supervisors  
NV/ns

RZ 2001-LE-048  
JANUARY 2, 2003  
(AMENDED LETTER ONLY)

- 2 -

cc: Chairman Katherine K. Hanley  
Supervisor Kauffman, Lee 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, Tmsprt'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 Acqu. & Planning Div., Park Authority  
District Planning Commissioner  
James Patteson, Director, Facilities Mgmt. Div., DPWES  
Barbara J. Lippa, Executive Director, Planning Commission

RECEIVED  
Department of Planning & Zoning  
JAN 07 2003  
Zoning Evaluation Division



# FAIRFAX COUNTY

*Congleton*

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BOARD OF SUPERVISORS  
12000 Government Center Parkway, Suite 533  
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V I R G I N I A

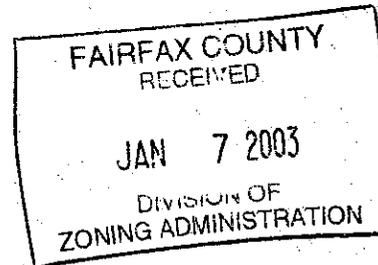
December 13, 2002

Telephone: 703-324-3151

FAX: 703-324-3926

TTY: 703-324-3903

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District Planning Commissioner  
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Barbara J. Lipa, 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 18th day of November, 2002, the following ordinance was adopted:

AN ORDINANCE AMENDING THE ZONING ORDINANCE  
PROPOSAL NUMBER RZ 2001-LE-048

WHEREAS, Centex Homes filed in the proper form an application requesting the zoning of a certain parcel of land herein after described, from the R-1 District to the PDH-3 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

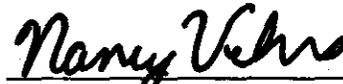
WHEREAS, this Board has today held a duly called public hearing and after due consideration of the reports, recommendation, testimony and facts pertinent to the proposed amendment, the Board is of the opinion that the Ordinance should be amended,

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

Be, and hereby is, zoned to the PDH-3 District, and said property is subject to the use regulations of said PDH-3 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 18th day of November, 2002.



Nancy Vekrs

Clerk to the Board of Supervisors

# **BC Consultants**

*Planners · Engineers · Surveyors · Landscape Architects*

**RECEIVED**  
DEPARTMENT OF PLANNING AND ZONING

**AUG 3 1 2001**

ZONING EVALUATION DIVISION

Telegraph Road Properties

BC Project #: 00015

July 31, 2001

Page 1 of 3

**DESCRIPTION OF  
PROPOSED PDH-3 ZONE  
TELEGRAPH ROAD PROPERTIES  
LEE DISTRICT  
FAIRFAX COUNTY, VIRGINIA**

Being the lands as acquired by Jack D. Smith in Deed Book 2514 at Page 524, Jack D. Smith Jr. in Deed Book 3910 at Page 254, and by Harmon R. and Phyllis B. Martin in Deed Book 1586 at Page 460 all being among the Land Records of Fairfax County, Virginia and being more particularly described as follows:

Beginning for the same at a point lying on the Southeasterly line of the land of Hilltop Sand and Gravel Company, Inc. as recorded in Deed Book 9125 at Page 684, said point also being the Northwesterly corner of the land of the Faith Fellowship Assembly of God, Trustees as recorded in Deed Book 6166 at Page 1334 and Deed Book 7498 at Page 1462, thence binding and running with the Westerly lines of said Faith Fellowship Assembly of God the following two (2) courses and distances;

- 1.) South 48° 08' 50" East, 539.87 feet to a point, thence;
- 2.) South 34° 56' 45" East, 191.70 feet to a point on the Northwesterly right-of-way line of Telegraph Road, Route 611 (Variable Width), thence binding and running with said right-of-way the following seven (7) courses and distances;
- 3.) South 53° 26' 15" West, 264.82 feet to a point, thence;
- 4.) North 40° 17' 57" West, 9.95 feet to a point, thence;
- 5.) South 48° 55' 03" West, 165.67 feet to a point, thence;
- 6.) South 40° 17' 57" East, 2.91 feet to a point, thence;
- 7.) 120.67 feet along the arc of a curve deflecting to the left having a radius of 2894.79 feet and a chord bearing and distance of South 49° 52' 12" West, 120.66 feet to a point, thence;
- 8.) South 48° 40' 33" West, 33.69 feet to a point, thence;

The BC Consultants, Inc.

12600 Fair Lakes Circle, Suite 100, Fairfax, VA 22033

(703) 449-8100 (703) 449-8108 (Fax)

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Telegraph Road Properties

BC Project #: 00015

July 31, 2001

Page 2 of 3

- 9.) 258.82 feet along the arc of a curve deflecting to the right having a radius of 686.20 feet and a chord bearing and distance of South 59° 28' 50" West, 257.29 feet to a point, thence continuing with a portion of said right-of-way and also the Easterly line of the aforementioned land of Hilltop Sand and Gravel Company, Inc.;
- 10.) North 11° 06' 00" West, 100.94 feet to a point, thence continuing with the Easterly lines of said Hilltop Sand and Gravel Company, Inc. the following 14 courses and distances;
- 11.) North 16° 23' 30" East, 32.86 feet to a point, thence;
- 12.) North 05° 56' 30" West, 119.10 feet to a point, thence;
- 13.) North 00° 22' 30" West, 44.46 feet to a point, thence;
- 14.) North 27° 16' 00" West, 67.62 feet to a point, thence;
- 15.) North 41° 31' 30" West, 84.50 feet to a point, thence;
- 16.) North 00° 44' 00" West, 110.14 feet to a point, thence;
- 17.) North 40° 20' 30" West, 22.09 feet to a point, thence;
- 18.) North 56° 39' 30" East, 72.63 feet to a point, thence;
- 19.) North 38° 10' 00" East, 92.09 feet to a point, thence;
- 20.) North 52° 47' 00" East, 130.15 feet to a point, thence;
- 21.) North 10° 54' 00" West, 85.27 feet to a point, thence;
- 22.) North 31° 46' 00" East, 92.12 feet to a point, thence;
- 23.) North 12° 10' 00" East, 90.83 feet to a point, thence;

Telegraph Road Properties

BC Project #: 00015  
July 31, 2001  
Page 3 of 3

24.) North 43° 14' 00" East, 32.34 feet to the point of beginning containing  
9.3067 acres of land.

This description was prepared based on deeds of record without the benefit of a title report which may reveal easements and/or rights-of-way not described herein.