



# FAIRFAX COUNTY

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

June 12, 2002

Ms. Jane Kelsey  
Jane Kelsey and Associates, Inc.  
4041 Autumn Court  
Fairfax, Virginia 22030

RE: Rezoning Application  
Number RZ 2001-MA-049

Dear Ms. Kelsey:

Enclosed you will find a copy of an Ordinance adopted by the Board of Supervisors at a regular meeting held on June 3, 2002, granting Rezoning Application Number RZ 2001-MA-049 in the name of Seville Homes, LLC to rezone certain property in the Mason District from the C-2, R-2 Districts; Highway Corridor Overlay and Sign Control Overlay Districts to the PDH-5 District; Highway Corridor Overlay and Sign Control Overlay Districts, located in the northeast and southeast quadrants of the intersection of Evergreen Lane and Alpine Drive, Tax Map 71-2 ((2)) 27 - 29; 71-2 ((4)) 4 - 6, subject to the proffers dated May 30, 2002, consisting of approximately 2.68 acres.

The Conceptual Development Plan was approved; the Planning Commission having previously approved Final Development Plan FDP 2001-MA-049 on May 29, 2002, subject to the Board's approval of RZ 2001-MA-049.

The Board also waived the frontage improvements for Alpine Drive in accordance with the Conceptual and Final Development Plans.

Sincerely,

Nancy Vehrs  
Clerk to the Board of Supervisors

NV/ns

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 3rd day of June, 2002, the following ordinance was adopted:

AN ORDINANCE AMENDING THE ZONING ORDINANCE  
PROPOSAL NUMBER RZ 2001-MA-049

WHEREAS, Seville Homes, LLC filed in the proper form an application requesting the zoning of a certain parcel of land herein after described, from the C-2, R-2 Districts; Highway Corridor Overlay and Sign Control Overlay Districts to the PDH-5 District; Highway Corridor Overlay and Sign Control 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 Mason District, and more particularly described as follows (see attached legal description):

Be, and hereby is, zoned to the PDH-5 District; Highway Corridor Overlay and Sign Control Overlay Districts, and said property is subject to the use regulations of said PDH-5 District; Highway Corridor Overlay and sign Control 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 3rd day of June, 2002.



Nancy Vehrs

Clerk to the Board of Supervisors