



# 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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August 29, 2002

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-PR-050

Dear Mr. Lawrence:

Enclosed you will find a copy of an Ordinance adopted by the Board of Supervisors at a regular meeting held on August 5, 2002, granting Rezoning Application Number RZ 2001-PR-050 in the name of Stanley-Martin Homebuilding, LLC to rezone certain property in the Providence District from the R-1 District and Highway Corridor Overlay District to the PDH-12 District and Highway Corridor Overlay District, located on the south side of Lee Highway, approximately 600 feet east of its intersection with Nutley Street, Tax Map 48-4 ((1)) 15 and 16, subject to the proffers dated August 1, 2002, consisting of approximately 4.46 acres.

The Board also approved the Conceptual Development Plan, subject to proffers dated August 1, 2002, the Planning Commission having previously approved Final Development Plan 2001-PR-050 on June 20, 2002, subject to development conditions dated June 20, 2002, and the Board's approval of RZ 2001-PR-050.

**In addition, the Board also:**

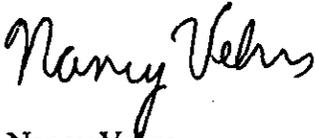
- **Modified the transitional screening and barrier requirements along the northern property line to the ten-foot wide strip of landscaping and the barrier depicted on the Conceptual Development Plan/Final Development Plan (CDP/FDP).**
- **Waived the limitation on fence height, pursuant to Paragraph 8 of Section 16-401 to permit the proposed wall along Lee Highway to be up to eight feet in height.**

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- **Waived the construction of that portion of the service drive that will connect to the Pan Am Shopping Center, as shown on the CDP/FDP.**

Sincerely,



Nancy Vehrs  
Clerk to the Board of Supervisors

NV/ns

cc: Chairman Katherine K. Hanley  
Supervisor Connolly, Providence 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 Acqu. & Planning Div., Park Authority  
District Planning Commissioner  
James Patteson, Director, Facilities Mgmt. Div., 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 5th day of August, 2002, the following ordinance was adopted:

AN ORDINANCE AMENDING THE ZONING ORDINANCE  
PROPOSAL NUMBER RZ 2001-PR-050

WHEREAS, Stanley-Martin Homebuilding, 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 Highway Corridor Overlay District to the PDH-12 District and Highway Corridor 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 Providence District, and more particularly described as follows (see attached legal description):

Be, and hereby is, zoned to the PDH-12 District and Highway Corridor Overlay District, and said property is subject to the use regulations of said PDH-12 District and Highway Corridor 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 5th day of August, 2002.



Nancy Vehrs

Clerk to the Board of Supervisors

September 24, 2001

DESCRIPTION OF  
THE PROPERTY OF  
IDA LEE CAREY  
GENERAL PARTNER OF THE  
COVINGTON FAMILY  
LIMITED PARTNERSHIP  
AND  
PARCEL A - COVINGTON PROPERTY  
PROVIDENCE DISTRICT  
FAIRFAX COUTNY, VIRGINIA

Beginning at a point being the northeasterly corner of the property herein described and lying on the southerly right-of-way line of Lee Highway, Route #29;

Thence running along the easterly right-of-way line of Lee Highway and continuing with the same line extended of Parcel A, Braxton, S 02° 08' 49" E 402.67 feet to a point;

Thence continuing with the northerly line of Parcel A, Braxton and with the same line extended with the northerly line of Parcel 101-A, Section 4, Hampton Court, S 86° 53' 01" W 479.78 feet to a point, said point lying on the easterly line of the property of Federal Realty Investment Trust;

Thence leaving the corner common to Hampton Court and running with the easterly line of Federal Realty Investment Trust, N 02° 02' 29" W 408.83 feet to a point lying on the aforementioned southerly right-of-way line of Lee Highway, Route #29;

Thence running with the southerly right-of-way of Lee Highway, Route #29, 101.33 feet along a curve to the right, said curve having a radius of 4,134.28 feet, a central angle of 01° 24' 16" and a chord which bears N 88° 10' 22" E 101.33 feet to a point and N 87° 28' 14" E 377.64 feet to the point of beginning and containing 194,232 square feet or 4.45895 acres of land, more or less.

Subject, however, to all easements, restrictions and covenants of record.

P:\PROJECT\11169\1-1\Survey\General\D01001.doc