



# FAIRFAX COUNTY

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**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  
June 5, 2002

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FAX: 703-324-3926  
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Inda E. Stagg  
Walsh, Colucci, Stackhouse, Emrich and Lubeley, P.C.  
2200 Clarendon Boulevard - 13<sup>th</sup> Floor  
Arlington, Virginia 22201-3359

RE: Rezoning Application  
Number RZ 2001-SU-051

Dear Ms. Stagg:

Enclosed you will find a copy of an Ordinance adopted by the Board of Supervisors at a regular meeting held on May 20, 2002, granting Rezoning Application Number RZ 2001-SU-051 in the name of Pulte Home Corporation to rezone certain property in the Sully District from the R-1 District and Water Supply Protection Overlay District to the PDH-8 District and Water Supply Protection Overlay District, to permit residential development at a density of 7.7 dwelling units per acre, located on the east side of Old Centreville Road, approximately 200 feet north of Singleton's Way and approximately 240 feet south of Sunset Ridge Road, (Tax Map 65-2 ((1)) 13), subject to the proffers dated May 7, 2002, consisting of approximately 6.10 acres.

The Conceptual Development Plan was approved; the Planning Commission having previously approved Final Development Plan FDP 2001-SU-051 on April 17, 2002, subject to the Board's approval of RZ 2001-SU-051, and to development conditions dated April 17, 2002.

**The Board also waived the 600-foot maximum length requirement for private streets.**

Sincerely,

Nancy Vehrs  
Clerk to the Board of Supervisors

NV/ns

RZ 2001-SU-051

June 5, 2002

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cc: Chairman Katherine K. Hanley  
Supervisor-Sully District  
Janet Coldsmith, Director, Real Estate Div., Dept. of Tax Administration  
Michael R. Congleton, Deputy Zoning Administrator  
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 20th day of May, 2002, the following ordinance was adopted:

AN ORDINANCE AMENDING THE ZONING ORDINANCE  
PROPOSAL NUMBER RZ 2001-SU-051

WHEREAS, Pulte Home Corporation 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 Water Supply Protection Overlay District to the PDH-8 District and Water Supply Protection 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

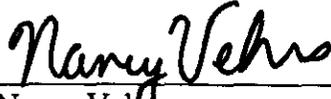
WHEREAS, this Board has today held a duly called public hearing and after due consideration of the reports, recommendation, testimony and facts pertinent to the proposed amendment, the Board is of the opinion that the Ordinance should be amended,

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

Be, and hereby is, zoned to the PDH-8 District and Water Supply Protection Overlay District, and said property is subject to the use regulations of said PDH-8 District and Water Supply Protection 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 20th day of May, 2002.

  
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Nancy Velts  
Clerk to the Board of Supervisors

August 15, 2001

BC Project Name: Mulford Prop

BC Project Number: 01070.02

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**DESCRIPTION OF  
THE PROPERTY OF  
PRESTON AND BEVERLY M.  
MULFORD  
SULLY DISTRICT  
FAIRFAX COUNTY, VIRGINIA**

Being all of the property acquired by Preston and Beverly M. Mulford as recorded in Deed Book 11968 at Page 1106 among the land records of Fairfax County, Virginia and being more particularly described as follows:

Beginning at a point said point lying on the Southerly line of Parcel "A" of the subdivision Sunset Ridge, as recorded in Deed Book 5992 at Page 252 said point also being the Northwesterly corner of Parcel B of the subdivision Singleton's Grove Section 6; as recorded in Deed Book 7061 at Page 589, thence running with the westerly line of said Parcel B and continuing the same with the Westerly line of Parcel 1-A of the subdivision Singleton's Grove Section 1 Phase 1, as recorded in Deed Book 6219 at Page 505.

- 1.) South 18° 46' 04" West 285.00 feet to an iron pipe set said pipe being the Northeasterly corner of Parcel A of the subdivision Singleton's Grove Section 7 as recorded in Deed Book 7656 at Page 34, thence running with the northerly line of said Parcel A Section 7 and continuing the same with the northerly line of Parcel B of the subdivision Singleton's Grove Section 2, as recorded in Deed Book 8189 at Page 1636
- 2.) North 62° 36' 26" West 893.82 feet to an iron pipe set said pipe being the northwest corner of said Parcel B Section 2 and also lying on the easterly right-of-way of Old Centreville Road Route 858 (formerly Old Manassas Road)(variable width), thence running in through over and across said Old Centreville Road the following four (4) courses and distances.
- 3.) North 62° 36' 26" West 32.22 feet to a point, thence
- 4.) North 29° 08' 51" East 36.01 feet to a point, thence