



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
October 17, 2002

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Keith C. Martin, Esquire
Walsh, Colucci, Stackhouse, Emrich and Lubeley, P.C.
2200 Clarendon Boulevard, 13th Floor
Arlington, Virginia 22201-3359

RE: Rezoning Application Number RZ 2001-PR-054

Dear Mr. Martin:

Enclosed you will find a copy of an Ordinance adopted by the Board of Supervisors at a regular meeting held on September 23, 2002, granting Rezoning Application Number RZ 2001-PR-054 in the name of D.R. Horton, Incorporated to rezone certain property in the Providence District from the R-2 District to the PDH-4 District, located in the southeast quadrant of the intersection of Chain Bridge Road and Sutton Road, Tax Map 48-1 ((1)) 55A, subject to the proffers dated September 13, 2002, consisting of approximately 3.49 acres.

The Board also approved the Conceptual Development Plan subject to the proffers dated September 13, 2002; the Planning Commission having previously approved Final Development Plan FDP 2001-PR-054 on June 27, 2002, subject to the Board's approval of RZ 2001-PR-054, and the Conceptual Development Plan.

In addition, the Board:

- **Waived the service drive requirement along the frontage of Route 123.**
- **Approved a variance to the fence height along the Route 123 frontage of the site to permit a six-foot wall in accordance, with the provisions of Section 16-401 of the Zoning Ordinance.**

Sincerely,

Patti M. Hicks
Deputy Clerk to the Board of Supervisors

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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 23rd day of September, 2002, the following ordinance was adopted:

AN ORDINANCE AMENDING THE ZONING ORDINANCE
PROPOSAL NUMBER RZ 2001-PR-054

WHEREAS, D.R. Horton, Incorporated filed in the proper form an application requesting the zoning of a certain parcel of land herein after described, from the R-2 District to the PDH-4 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

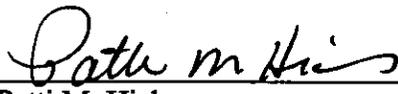
WHEREAS, this Board has today held a duly called public hearing and after due consideration of the reports, recommendation, testimony and facts pertinent to the proposed amendment, the Board is of the opinion that the Ordinance should be amended,

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-4 District, and said property is subject to the use regulations of said PDH-4 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 23rd day of September, 2002.



Patti M. Hicks,
Deputy Clerk to the Board of Supervisors