



FAIRFAX COUNTY

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OFFICE OF THE CLERK BOARD OF SUPERVISORS

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V I R G I N I A

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August 3, 2005

Robert A. Young
6718 Whittier Avenue, Suite 220
McLean, Virginia 22101

RE: Rezoning Application Number RZ 2003-HM-042

Dear Mr. Young:

Enclosed you will find a copy of an Ordinance adopted by the Board of Supervisors at a regular meeting held on August 1, 2005, granting Rezoning Application Number RZ 2003-HM-042 in the name of Robert A. Young of Tysons 89, LLC to rezone certain property in the Hunter Mill District from R-1 District to the R-2 District, to permit residential development at a density of 1.62 dwelling units per acre (du/ac), located at the northern terminus of Irvin Street (Tax Map 28-4-((1)) 22B, 23, and property identified as Ashgrove Lane), subject to the proffers dated July 11, consisting of approximately 6.19 acres.

The Board directed that the Department of Public Works and Environmental Services permit the two modified infiltration areas as shown on the proffered Generalized Development Plan.

Sincerely,

Patti M. Hicks
Deputy Clerk to the Board of Supervisors

PMH/ns

RZ 2003-HM-042

August 3, 2005

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cc: Chairman Gerald E. Connolly
Supervisor Catherine M. Hudgins, Hunter Mill District
Janet Coldsmith, Director, Real Estate Div., Dept. of Tax Administration
Barbara A. Byron, Director, Zoning Evaluation Div., DPZ
Leslie B. Johnson, Deputy Zoning Administrator for Zoning Permit Review Branch
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
Plans & Document Control, OSDS, DPWES
Deloris Harris, DPWES
Department of Highways - VDOT
Kirk Holley, Park Planning Branch Mgr., FCPA
Gordon Goodlet, Development Officer, DHCD/Design Development Div.
District Planning Commissioner
Barbara J. Lippa, Executive Director, Planning Commission
Jack Seamon, Acting, Director, Facilities Mgmt. Div., DPWES
Gary Chevalier, Office of Capital Facilities, Fairfax County Public Schools

RECEIVED
Department of Planning & Zoning
AUG 29 2005
Zoning Evaluation Division

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 1st day of August, 2005, the following ordinance was adopted:

AN ORDINANCE AMENDING THE ZONING ORDINANCE
PROPOSAL NUMBER RZ 2003-HM-042

WHEREAS, Robert A. Young of Tysons 89, 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 to the R-2 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

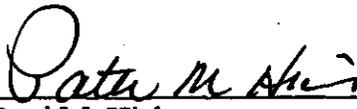
WHEREAS, this Board has today held a duly called public hearing and after due consideration of the reports, recommendation, testimony and facts pertinent to the proposed amendment, the Board is of the opinion that the Ordinance should be amended,

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

Be, and hereby is, zoned to the R-2 District, and said property is subject to the use regulations of said R-2 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 1st day of August, 2005.



Patti M. Hicks
Deputy Clerk to the Board of Supervisors

PROPERTY DESCRIPTION

"BEGINNING AT A POINT IN THE SOUTHERN RIGHT-OF-WAY LINE OF ASHGROVE LANE RECORDED IN DEED BOOK 1671 AT PAGE 282, SAID POINT BEING IN THE NORTHERN RIGHT-OF-WAY OF IRVIN STREET, ROUTE 831 AND A CORNER OF OUTLOT B, TYSON'S ESTATES; THENCE WITH TYSON'S ESTATES, AND THE SAME LINE CONTINUED WITH NOW OR FORMERLY MISLEH, N 26° 26' 32" W, 733.71 FEET TO A CORNER OF NOW OR FORMERLY MITCHELL; THENCE WITH NOW OR FORMERLY MITCHELL, N 63° 24' 48" E, 390.23 FEET TO A POINT IN THE LINE OF ASHGROVE WOODS, LOT 6; THENCE WITH ASHGROVE WOODS, LOT 6, AND THE SAME LINE CONTINUED WITH NOW OR FORMERLY OLIVER AND THEN ASHGROVE WOODS, LOTS 15 AND 16, S 22° 55' 12" E, 735.22 FEET TO A CORNER OF ASHGROVE WOODS, LOT 16; THENCE WITH ASHGROVE WOODS, LOT 16, AND THE SAME LINE CONTINUED WITH ANKERDALE SECTION 2, LOT 43 AND THEN THE NORTHERN RIGHT-OF-WAY LINE OF IRVIN STREET, ROUTE 831, S 63° 24' 48" W, 345.06 FEET TO THE POINT OF BEGINNING AND CONTAINING AN AREA OF 269,745 SQUARE FEET OR 6.1925 ACRES, MORE OR LESS."