



COMMONWEALTH OF VIRGINIA  
COUNTY OF FAIRFAX

4100 CHAIN BRIDGE ROAD  
FAIRFAX, VIRGINIA 22030



December 8, 1977

Mr. William H. Hansbarger  
10523 Main Street  
Fairfax, Virginia 22030

Re: Proposal No. 76-P-104

Dear Mr. Hansbarger:

Enclosed you will find a copy of an Ordinance adopted by the Board of Supervisors at its meeting on November 21, 1977, granting, with proffers, the application of Realty Growth Investors, No. 76-P-104, to rezone certain land in Providence District from PAD District to RM-2 District.

Very truly yours,

*Ethel Wilcox Register*  
Ethel Wilcox Register  
Clerk to the Board

EWR/mmg

cc: Mr. Patteson  
Mr. Yates  
Mr. Knowlton  
Mr. Beales

At a regular meeting of the Board of Supervisors of Fairfax County, Virginia, held in the Board Room in the Massey Building at Fairfax, Virginia on the 21 day of November , 1977, the following ordinance was adopted:

AN ORDINANCE AMENDING THE ZONING ORDINANCE  
(PROPOSAL NO.76-P-104 )

WHEREAS, Realty Growth Investors filed in proper form, an application requesting the zoning of a certain parcel of land hereinafter described, from PAD District to RM-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

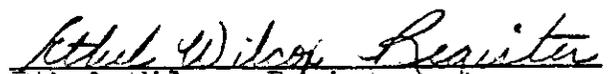
WHEREAS, this Board has today held a duly called public hearing and after due consideration of the reports, recommendation, testimony and facts pertinent to the proposed amendment, the Board is of the opinion that the Ordinance should be amended,

NOW, THEREFORE, BE IT ORDAINED, that that certain parcel of land situated in the Providence District, and more particularly described as follows: See attached legal description.

Be, and hereby is, zoned to the RM-2 District, and said property is subject to the use regulations of said RM-2 District, and further restricted by the conditions proffered and accepted pursuant to Va. Code Ann., § 15.1-491(a), which conditions are incorporated into the Zoning Ordinance as it affects 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 21 day of November , 1977.

  
Ethel Wilcox Register  
Clerk to the Board

Patton, Harris, Rust & Guy

a professional corporation

10523 Main Street

Fairfax, Virginia 22030

(703) 273-1200

June 17, 1976

J.L. Patton, P.E., L.S.

W.G. Harris, Jr., P.E., L.S.

T.D. Rust, P.E.

L.L. Guy, Jr., P.E.

E.F. Fournier, L.S.

C.R. Weber, P.E.

W.F. Ostrander, Jr., AIP

T.D. Eason, Jr., L.S.

J.W. Darroch, P.E.

H.L. Baxley, Jr., P.E., L.S.

W.C. Putman, P.E.

W.D. Payne, L.S.

W.M. Kelly, L.S.

DESCRIPTION OF THE LAND OF  
REALTY GROWTH INVESTORS  
PROVIDENCE DISTRICT  
FAIRFAX COUNTY, VA.

Beginning at the northwesterly corner of the tract, being a point on the southerly line of the 30-foot right of way of Blake Lane, Route #655, and being also the northeasterly corner of the land of United Developers Housing Corp. (Parcel E, Oakton Village Section 2);

Thence departing said Parcel E and running with Route #655 S 83° 30' 25" E 851.86 feet to a point, being a corner to land now or formerly owned by Jeffrey Sneider and Co., Inc.;

Thence departing Route #655 and running with Sneider the following courses and distances to a point, being a corner to Sneider and McAtee:

S 13° 35' 00" W 643.70 feet;

S 83° 39' 00" E 660.04 feet;

N 13° 35' 00" E 12.24 feet;

Thence departing Sneider and running with McAtee S 83° 03' 00" E 250.32 feet to a point, being the northwesterly corner of Lot 5-A, Bannockburn Estates Subdivision Section 1;

Thence departing McAtee and running with the westerly line of said Lot 5-A and with said course extended across the 50-foot right of way of Thistle Lane S 05° 32' 00" W 272.91 feet;

Thence with Thistle Lane the following courses and distances to the point of intersection of said southerly line of Thistle Lane and the westerly line of the variable-width right of way of Cyrandall Valley Road, Route #701:

S 84° 28' 00" E 274.65 feet;

A distance of 39.77 feet along the arc of a curve to the right, said curve having a radius of 50.00 feet, a central angle of 45° 34' 20" and a chord which bears S 61° 40' 50" E 38.73 feet;

S 84° 28' 00" E 34.73 feet;

Thence departing Thistle Lane and running with Route #701 the following courses and distances to the point of intersection of the westerly line of Route #701 and the northerly line of the variable-width right of way of Interstate Route #66:

S 13° 20' 50" W 147.76 feet;  
N 80° 35' 10" W 15.42 feet;  
S 13° 39' 20" W 67.98 feet;

Thence departing Route #701 and running with Interstate Route #66 S 71° 23' 50" W 42.44 feet and S 71° 27' 10" W 340.56 feet to a point, being a corner to land now or formerly Walters;

Thence departing Interstate Route #66 and running N 83° 03' 00" W 293.60 feet to a point, corner to United Developers Housing Corp. (Parcel G, Oakton Village Section 2);

Thence departing Walters and running with United Developers Housing Corp. the following courses and distances to a point, being a corner to Berger/Berman Builders, Inc.:

N 85° 29' 00" W 294.40 feet;  
A distance of 144.27 feet along the arc of a curve to the left, said curve having a radius of 850.00 feet, a central angle of 09° 43' 29" and a chord which bears N 00° 20' 46" W 144.10 feet;  
A distance of 51.17 feet along the arc of a curve to the left, said curve having a radius of 50.00 feet, a central angle of 58° 38' 29" and a chord which bears N 34° 31' 46" W 48.97 feet;  
N 63° 51' 00" W 31.06 feet;

Thence departing United Developers Housing Corp. and running with Berger/Berman Builders the following courses and distances to a point, being a corner to Jeffrey Sneider and Co., Inc.:

N 63° 51' 00" W 83.23 feet;  
A distance of 18.58 feet along the arc of a curve to the left, said curve having a radius of 197.44 feet, a central angle of 05° 23' 34" and a chord which bears N 66° 32' 47" W 18.58 feet;

Thence departing Berger/Berman Builders and running with Sneider the following courses and distances to a point, being a corner to Berger/Berman Builders:

A distance of 85.26 feet along the arc of a curve to the left, said curve having a radius of 197.44 feet, a central angle of 24° 44' 26" and a chord which bears N 81° 36' 47" W 84.59 feet;  
S 86° 01' 00" W 435.22 feet;  
S 87° 54' 48" W 387.14 feet;

Thence departing Sneider and running with Berger/Berman Builders S 87° 54' 48" W 452.86 feet to a point;

Thence with the line of Berger/Berman Builders, and with the same course extended on the line of United Developers Housing Corp. N 02° 06' 10" W 434.46 feet to a point;

Thence with United Developers Housing Corp. the following courses and distances to a point:

S 86° 07' 57" E 172.66 feet;  
S 38° 14' 43" W 106.57 feet;  
S 02° 32' 07" E 125.09 feet;  
S 85° 17' 27" E 259.57 feet;  
S 02° 46' 03" W 28.91 feet;

Thence with United Developers Housing Corp., and with the same course extended on the line of Jeffrey Sneider and Co., Inc. S 87° 13' 57" E 74.40 feet to a point, being a corner to Sneider;

Thence continuing with Sneider the following courses and distances to a point:

N 02° 07' 13" E 243.67 feet;  
S 86° 07' 57" E 177.71 feet;  
N 03° 59' 00" W 580.59 feet;

Thence running with Sneider, and with the same course extended on the line of United Developers Housing Corp., N 06° 29' 00" E 240.76 feet to the point of beginning and containing 37.6242 ac., more or less;

Subject, however, to all easements, rights of way and restrictions of record.