

BOARD OF SUPERVISORS ACTION

ON ZONING MAP AMENDMENT

APPLICATION NUMBER 77-P-001

Applicant: MORTIMER B. PHILLIPS

Present Zoning: RE-0.5

Requested Zoning: R-12.5

Proposed Use: RESIDENTIAL

Subject Parcels: 48-3 ((1)) 4 & 22 Acreage:

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 SEPTEMBER 26, 1977, the following action was adopted on the subject application.

- Amended the zoning map as requested.
- Amended the zoning map as requested, and further restricted the use of the subject property by the conditions proffered and accepted pursuant to Virginia Code Ann., Section 15.1-491(a), which conditions are incorporated into the Zoning Ordinance as it affects said parcel. (See Attachment 1)
- Denied the requested _____ District.
- Amended the zoning map for the subject property to the _____ District.
- Amended the zoning map for the subject property to the _____ District, and further restricted the use of the subject property by the conditions proffered and accepted pursuant to Virginia Code Ann., Section 15.1-491(a), which conditions are incorporated into the Zoning Ordinance as it affects said parcel. (See Attachment 1)
- In addition to the action taken above, the applicant presented certain restrictive covenants for recordation governing the subject property (a copy of which is attached).
- In addition to the action taken above, the Board of Supervisors instructed that the site plan/subdivision plat be forwarded to the Planning Commission/Board of Supervisors for its review before approval.

Distribution:

District Supervisor
Applicant
Clerk to the Board
Executive Director, Planning Commission
Supervisor of Assessments
Director, Mapping Division, Overlay Branch
Director, Zoning Enforcement Division
Director, Office of Research and Statistics
Public Affairs

Coordinator RR

Application Number 77-P-001
Approved to the R-12.5 District

Total Number of Dwelling Units 13 Density _____
Building Floor Area _____ Floor Area Ratio (FAR) _____

The following conditions were proffered and accepted pursuant to Virginia Code, Ann., Section 15.1-491(a) and shall further restrict the use of the property subject to the above referenced application:

See Attachment 2 for proffers.

BOOTHE, PRICHARD & DUDLEY

4085 UNIVERSITY DRIVE
P. O. BOX 338
FAIRFAX, VIRGINIA 22030

TELEPHONE (703) 273-4600
TELECOPIER (703) 273-7740

ALEXANDRIA OFFICE
711 PRINCESS STREET
P. O. BOX 1101
ALEXANDRIA, VIRGINIA 22313

MANASSAS OFFICE
9256 MOSBY STREET
P. O. BOX 1400
MANASSAS, VIRGINIA 22110

E. WALLER DUDLEY
WILLIAM W. KOONTZ
FAIRFAX SHELD McCANDLISH
A. HUGO BLANKINGSHIP, JR.
CARRINGTON WILLIAMS
JOHN S. STUMP
EDGAR ALLEN PRICHARD
HAYNIE S. TRDTER
FRED C. ALEXANDER, JR.
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RICHARD R. G. HOBSON
PHILIP TIERNEY
J. JAT CORSON, IV
STANLEY M. FRANKLIN
ARTHUR P. SCIBELLI
JAMES HDWE BROWN, JR.
CHARLES S. PERRY
COURTLAND L. TRAVER
TERRENCE NET
THOMAS L. APPLER
THOMAS C. BROWN, JR.
MICHAEL T. BRADSHAW

OF COUNSEL
ARMISTEAD L. BOOTHE
SCHUYLER WILLIAM LIVINGSTON
GARDNER L. BODTHE (1872-1964)

MINERVA WILSON ANDREWS
MUNFORD R. YATES, JR.
C. L. DIMOS
CARSON LEE FIFER, JR.
K. STEWART EVANS, JR.
DAVID J. BREWER
C. TORRENCE ARMSTRONG
N. CARR STOGNER, JR.
EDWARD F. RODRIGUEZ, JR.
JAMES M. LEWIS
ELIZABETH LAND LEWIS
C. THOMAS HICKS, III
GRADY C. FRANK, JR.
STEPHEN M. COLANGELO

September 20, 1977

Mr. Richard Reid
Plan Implementation Branch
Office of Comprehensive Planning
4100 Chain Bridge Road
Fairfax, Virginia 22030

Re: Rezoning 77-P-001 - Mortimer B. Phillips

Dear Mr. Reid:

Enclosed please find a copy of the redrawn development plan to be attached to the proffers of August 15, 1977. Please note that the new plan relocates the pedestrian easement to a position adjacent to the south property line. Please note also that at the southeastern edge of Lot 5 the walkway intersects Barney Road. It is our intent that the easement would terminate there and that Barney Road would be used for access from that point to Five Oaks Road. If, however, for some reason Barney Road is not available for such access, the easement will continue down the easterly side of Lot 5 as well.

Sincerely yours,

Carson Lee Fifer, Jr.

CLFJr/rsc
Enc.

cc: Supervisor James M. Scott
Mr. Mortimer B. Phillips

275 Lugo Road
Palm Springs, California
92262

August 15, 1977

Mr. Philip G. Yates, Chief
Plan Implementation Branch
Office of Comprehensive Planning
4100 Chain Bridge Road
Fairfax, Virginia 22030

Rezoning 77-P-001 - Parcels 4 & 22 - Tax Map 48-3((1))

Dear Mr. Yates:

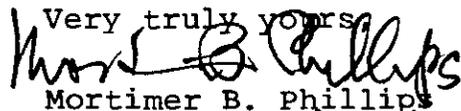
Pursuant to §15.1-491(a) of the Code of Virginia, 1950, as amended, and §30-13.1(4) of the Zoning Ordinance of Fairfax County (1959 as amended), I, the landowner and applicant in the above-referenced rezoning, hereby proffer that the development of the property shall be in strict accordance with the conditions set forth in this submission unless amended by mutual agreement with the Board of Supervisors. These proffered conditions are the only ones offered on this rezoning and any prior proffers are hereby declared void and of no effect.

1. The maximum number of lots developed shall be thirteen (13).

2. Plantation Parkway (Route 3592) and Five Oaks Road (Route 701) shall be cul-de-sacked on this property generally in accord with the development plan submitted herewith. In no event shall Plantation Parkway and Five Oaks Road be connected as a result of the development of this parcel.

3. A 10' easement shall be dedicated between Plantation Parkway and Five Oaks Road and a 4' walk shall be constructed for public use generally as shown on the development plan submitted herewith. Best efforts will be made to the extent possible to minimize the clearing of existing vegetation with particular attention to preserving existing bushes and trees along Route 66. Best efforts will be made to provide a tree belt of a minimum of 25' with supplemental plantings to buffer and screen houses constructed on the lots with frontage along Route 66.

Very truly yours,


Mortimer B. Phillip


Anne D. Phillips