



COMMONWEALTH OF VIRGINIA  
COUNTY OF FAIRFAX

4100 CHAIN BRIDGE ROAD  
FAIRFAX, VIRGINIA 22030

April 22, 1981



Mr. Marc E. Bettius  
9401 Lee Highway  
Suite 403  
Fairfax, Virginia 22031

Re: Rezoning Application  
Number 80-P-039

Dear Mr. Bettius:

Enclosed you will find a copy of an Ordinance adopted by the Board of Supervisors at a regular meeting held on April 13, 1981, granting, as proffered, Rezoning Number 80-P-039 in the name of David W. Evans, General Partner of MHCE Association, to rezone certain land in Providence District from R-1 and R-12 District to PDC District on subject parcels 48-4 ((1)) 1 and part of 13 consisting of 56.90 acres.

In addition, the Board of Supervisors moved approval of the waivers in the transition screening and barriers.

Very truly yours,

*Catherine A. Gribak*  
for Ethel Wilcox Register  
Clerk to the Board

EWR/mg

cc: Mr. Patteson  
Mr. Knowlton  
Mr. Steele  
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 13 day of April, 1981, the following ordinance was adopted:

AN ORDINANCE AMENDING THE ZONING ORDINANCE  
(PROPOSAL NO. RZ 80-P-039)

WHEREAS, David W. Evans, General Partner of MHCE/ Association filed in proper form, an application requesting the zoning of a certain parcel of land hereinafter described, from R-1 & R-12 District to PDC 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 PDC District, and said property is subject to the use regulations of said PDC 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 13 day of April, 1981.

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

## DESCRIPTION OF

## THE PROPERTY OF

FIRST AMERICAN BANK OF VIRGINIA, TR.

PROVIDENCE DISTRICT

FAIRFAX COUNTY, VIRGINIA

## PARCEL A

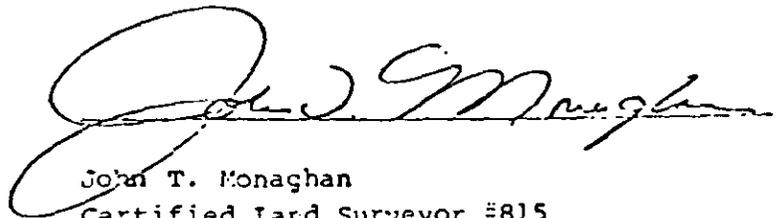
Beginning at a point on the Northerly R/W line of Lee Highway (Routes 29621) said point marking the Southwesterly corner of the property of Fairfax Development Corporation; thence with the said R/W line of Lee Highway (Routes 296211) with a curve to the left whose radius is 1,171.00 feet (whose chord is S 75° 10' 56" W, 119.86 feet) an arc distance of 119.91 feet and S 72° 14' 55" W, 567.08 feet to a point; thence departing Lee Highway and running with the centerline of old Lee Highway the following courses: N 89° 21' 35" W, 426.29 feet; S 68° 09' 25" W, 496.89 feet and S 37° 03' 25" W, 253.81 feet to a point marking the Southeasterly corner of Lot 59 Fairlee Subdivision; thence with the Easterly line of Fairlee Subdivision N 06° 08' 35" W, 2045.21 feet to a point marking a Southwesterly corner of the property of Washington Metropolitan Area Transit Authority; thence with the Southerly boundary of the said Transit Authority the following courses: S 63° 47' 00" E, 426.95 feet; N 77° 00' 19" E, 392.65 feet with a curve to the right whose radius is 250.00 feet (whose chord is S 67° 49' 43" E, 287.97 feet) an arc distance of 306.88 feet; S 32° 39' 45" E, 399.87 feet with a curve to the left whose radius is 150.00 feet (whose chord is S 85° 17' 53" E, 233.77 feet) an arc distance of 268.03 feet and N 53° 10' 13" E, 39.44 feet to a point on the Westerly R/W line of Nutley Road (Route 828); thence with the said R/W line of Nutley Road the following courses: S 36° 50' 09" E, 148.92 feet with a curve to

Property of  
First American of Virginia, Tr.  
Fairfax District  
Fairfax County, Virginia  
Page Two  
September 23, 1980

the left whose radius is 5751.08 feet (whose chord is S 38° 34' 33" E, 349.25 feet) an arc distance of 349.31 feet and S 40° 18' 57" E, 255.81 feet to a point marking the Northeastly corner of the property of Virginia Electric and Power Company thence departing Nutley Road and running with the Northerly boundary of the said VEPCO and continuing with the Northerly boundary of the property of the Commonwealth of Virginia S 84° 45' 22" W, 144.94 feet to a point marking the Northwest corner of the said Commonwealth of Virginia; thence with the Westerly boundary of the Commonwealth of Virginia S 05° 14' 38" E, 127.66 feet to a point marking the Southwestly corner of the Commonwealth of Virginia; thence with the Southerly boundary of Commonwealth of Virginia and continuing with the Southerly boundary of the aforementioned VEPCO N 84° 43' 08" E, 98.42 feet to a point marking the Northwestly corner of B P Oil, Inc.; thence with the Westerly boundary of B P Oil, Inc. and continuing with the Westerly boundary of the aforementioned Fairfax Development Corporation S 05° 16' 52" E, 200.67 feet to the point of beginning, containing 54.69915 acres of land.

All being more particularly described on a plan hereto attached and made a part hereof.

Given under my hand this 23rd day of September, 1980.



John T. Monaghan  
Certified Land Surveyor #815  
DENBERRY, NEALON & DAVIS

DESCRIPTION OF

PART OF PROPERTY OF

HOLAND E. THOMPSON et al tr.

PROVIDENCE DISTRICT

SPRINGFIELD COUNTY, VIRGINIA

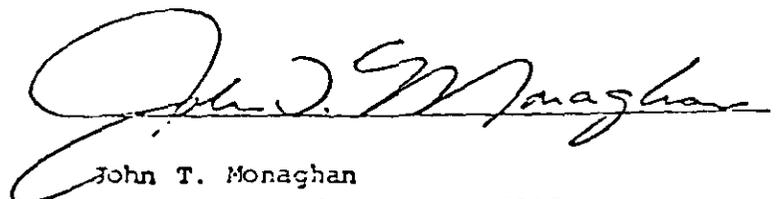
PARCEL B

---

Beginning at a point on the Northernly R/W line of Lee Highway (Routes 29&211) said point marking the Southeasterly corner of Diana Dee Devers; thence depart Lee Highway and running with the Easterly boundary of Devers N 08° 31' 15" W, 116.73 feet to a point on the Southerly R/W line of old Lee Highway; thence with the said Southerly line of old Lee Highway N 69° 09' 21" E, 454.39 feet and S 29° 21' 35" E, 411.98 feet to a point on the aforementioned Northernly R/W line of Lee Highway (Routes 29&211); thence with the said R/W line of Lee Highway (Routes 29&211) S 72° 26' 24" W, 691.22 feet and with a curve to the left whose radius is 1179.00 feet (whose chord is S 66° 14' 34" W, 172.59 feet) an arc distance of 172.75 feet to the point of beginning, containing 1.81813 acres of land.

All being more particularly described on a plat hereto attached and made a part hereof.

Given under my hand this 23rd day of September, 1980.



John T. Monaghan  
Certified Land Surveyor #815  
DEWBERRY, NEALON & DAVIS

*(First American Bank)*

DESCRIPTION OF

A PORTION OF OLD LEE HIGHWAY

PROVIDENCE DISTRICT

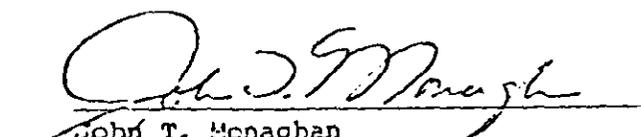
FAIRFAX COUNTY, VIRGINIA

PARCEL C

Beginning at a point in the Northerly R/W line of Lee Highway (Routes marking the most Easterly corner of Roland E. Thompson et al trs.; thence S from Lee Highway with the Southerly lines of Thompson N 89° 21' 35" W, 411. and S 69° 09' 25" W, 414.39 feet to a point marking a common corner to The Diana Dee Drovers; thence through old Lee Highway N 52° 01' 15" W, 15.00 S 37° 58' 45" W, 277.66 feet and N 17° 26' 17" W, 11.06 feet to a point marking the Southwesterly corner of First American Bank of Virginia, tr.; thence with the Southerly lines of First American Bank of Virginia, tr. the following course: N 37° 03' 25" E, 253.81 feet; N 69° 09' 25" E, 486.89 feet and S 89° 21' 35" W, 486.29 feet to a point in the aforementioned Northerly R/W line of Lee Highway; thence with the Northerly R/W line of Lee Highway S 78° 47' 10" W, 73.02 feet to the point of beginning, containing 0.38203 of an acre of land.

All being more particularly described on a plat hereto attached and a part hereof.

Given under my hand this 23rd day of September, 1980.

  
 John T. Monaghan  
 Certified Land Surveyor #815  
 DEWBERRY, NEALON & DAVIS