



# FAIRFAX COUNTY

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OFFICE OF THE CLERK  
BOARD OF SUPERVISORS  
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Fairfax, Virginia 22035-0072

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March 19, 2003

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

RE: Rezoning Application Number RZ 2002-SP-004  
(Concurrent with SE 2002-SP-032)

Dear Mr. Martin:

Enclosed you will find a copy of an Ordinance adopted by the Board of Supervisors at a regular meeting held on February 24, 2003, granting Rezoning Application Number RZ 2002-SP-004 in the name of Equity Homes, L.L.C., to rezone certain property in the Springfield District from the R-1 District and Water Supply Protection Overlay District to the R-2 District and Water Supply Protection Overlay District, to permit cluster residential development at a density of 1.42 dwelling units per acre (du/ac) and interim use as a plant nursery on a portion of the site, located on the north side of Route 29, approximately 200 feet west of Willowmeade Drive, (Tax Map 55-4 ((1)) 1, 2, 3, 4A, 5 and 6) subject to the proffers dated February 3, 2003, consisting of approximately 28.94 acres.

The Board also modified the Public Facilities Manual to permit a trail in lieu of a sidewalk along Lee Highway and waived the service drive requirement along Lee Highway.

Sincerely,

Nancy Vehrs  
Clerk to the Board of Supervisors

NV/ns

RZ 2002-SP-004  
March 19, 2003

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cc: Chairman Katherine K. Hanley  
Supervisor McConnell, Springfield 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, Tnsprt'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 Acq. & Planning Div., Park Authority  
District Planning Commissioner  
James Patteson, Director, Facilities Mgmt. Div., DPWES

RECEIVED  
Department of Planning & Zoning  
MAR 20 2003  
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 24th day of February, 2003, the following ordinance was adopted:

AN ORDINANCE AMENDING THE ZONING ORDINANCE  
PROPOSAL NUMBER RZ 2002-SP-004  
(CONCURRENT WITH SE 2002-SP-032)

WHEREAS, Equity Homes, L.L.C. filed in the proper form an application requesting the zoning of a certain parcel of land herein after described, from the R-1 District and Water Supply Protection Overlay District to the R-2 District (to permit cluster residential development) and Water Supply Protection Overlay 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

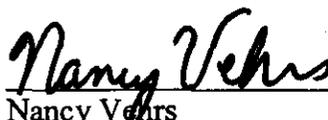
WHEREAS, this Board has today held a duly called public hearing and after due consideration of the reports, recommendation, testimony and facts pertinent to the proposed amendment, the Board is of the opinion that the Ordinance should be amended,

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

Be, and hereby is, zoned to the R-2 District and Water Supply Protection Overlay District, and said property is subject to the use regulations of said R-2 District and Water Supply Protection Overlay 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 24th day of February, 2003.



Nancy Vears

Clerk to the Board of Supervisors