



FAIRFAX COUNTY

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**OFFICE OF THE CLERK
BOARD OF SUPERVISORS**
12000 Government Center Parkway, Suite 533
Fairfax, Virginia 22035-0072

V I R G I N I A
January 3, 2003

Telephone: 703-324-3151
FAX: 703-324-3926
TTY: 703-324-3903

Susan Wise Clay
Village Truf, Incorporated.
P.O. Box 289
Mount Vernon, Virginia 22121-0289

RE: Rezoning Application
Number RZ 2002-LE-005

Dear Ms. Clay:

Enclosed you will find a copy of an Ordinance adopted by the Board of Supervisors at a regular meeting held on December 9, 2002, granting Rezoning Application Number RZ 2002-LE-005 in the name of Susan Wise Clay (Formerly Susan C. Beck) to rezone certain property in the Lee District from the R-2, C-8 Districts, and Highway Corridor Overlay and Commercial Revitalization Districts to the C-8 District, and Highway Corridor Overlay and Commercial Revitalization Districts, located on the north side of Richmond Highway, approximately 500 feet north of its intersection with Martha Street (Tax Map 101-4 ((1)) 11A and 12), subject to the proffers dated December 6, 2002 consisting of approximately 1.23 acres.

The Board also:

- **Waived the lot width requirement for Section 9-622 of the Zoning Ordinance.**
- **Modified the transitional screening requirements, along the northern, western, and a portion of the southern property line to permit landscaping as shown on the Generalized Development Plan (GDP) with the commitment set forth in the proffers dated December 6, 2002.**
- **Modified the barrier requirements along the northern, western, and a portion of the southern property lines as shown on the GDP and reflected in the revised proffers dated December 6, 2002.**

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- **Modified the streetscape requirement along Richmond Highway to that shown on the GDP and as further modified by the revised proffers dated December 6, 2002.**
- **Waived the interior parking lot landscaping requirement.**
- **Waived the service drive requirement.**
- **Waived the front yard setback requirement for Section 9-622 of the Zoning Ordinance.**
- **Waived the frontage improvements along Richmond Highway to permit existing conditions to remain.**

Sincerely,



Nancy Vehrs
Clerk to the Board of Supervisors

NV/ns

cc: Chairman Katherine K. Hanley
Supervisor Kauffman, Lee 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, Trnsprt'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
JAN 08 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 9th day of December, 2002, the following ordinance was adopted:

AN ORDINANCE AMENDING THE ZONING ORDINANCE
PROPOSAL NUMBER RZ 2002-LE-005

WHEREAS, Susan Wise Clay (Formerly Susan C. Beck) filed in the proper form an application requesting the zoning of a certain parcel of land herein after described, from the R-2, C-8 Districts, and Highway Corridor Overlay and Commercial Revitalization Districts to the C-8 District, and Highway Corridor Overlay and Commercial Revitalization Districts, 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

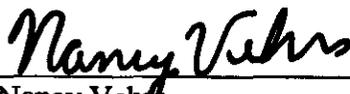
WHEREAS, this Board has today held a duly called public hearing and after due consideration of the reports, recommendation, testimony and facts pertinent to the proposed amendment, the Board is of the opinion that the Ordinance should be amended,

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

Be, and hereby is, zoned to the C-8 District, and Highway Corridor Overlay and Commercial Revitalization Districts, and said property is subject to the use regulations of said the C-8 District, and Highway Corridor Overlay and Commercial Revitalization Districts, 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 9th day of December, 2002.



Nancy Vehrs
Clerk to the Board of Supervisors

ALEXANDRIA SURVEYS INTERNATIONAL, LLC
6343 SOUTH KINGS HIGHWAY • ALEXANDRIA, VIRGINIA 22306
(703) 660-6615 • FAX (703) 768-7764

JANUARY 14, 2002

**DESCRIPTION OF THE
PROPERTY LOCATED AT
8218 RICHMOND HIGHWAY
(TAX MAP PARCEL 101-4-01-11A)
LEE DISTRICT
FAIRFAX COUNTY, VIRGINIA**

Beginning at a point on the northerly right-of-way line Richmond Highway, U.S. Route 1, point of beginning being a corner common to the property, now or formerly, of Susan C. Beck; thence running with the northerly right-of-way line of Richmond Highway S58°56'21"W 80.73 feet to a point; thence running with the northerly line of Richmond Highway, in part, and continuing with the easterly line of Parcel A, Phase One, Roxbury of Mount Vernon N30°29'30"W 319.98 feet to a corner common to Parcel B, Phase Two, Roxbury of Mount Vernon; thence running with the southerly line of Parcel B N59°00'00"E 166.47 feet to the northwest corner of the property of John and Ermione Spanos; thence running with the westerly line of the Spanos property S30°41'00"E 66.53 feet to the northeast corner of the property, now or formerly, of Susan C. Beck; thence running with the, now or formerly Beck property S59°00'00"W 78.20 feet to a point, and S28°44'20"E 253.55 feet to the point of beginning, containing 32,523 square feet.