



FAIRFAX COUNTY

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**OFFICE OF THE CLERK
BOARD OF SUPERVISORS**
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October 23, 2002

Robert A. Lawrence, Esquire
Reed Smith Hazel and Thomas, LLP
3110 Fairview Park Drive, Suite 1400
Falls Church, Virginia 22042-4505

RE: Rezoning Application
Number RZ 2002-SU-011

Dear Mr. Lawrence:

Enclosed you will find a copy of an Ordinance adopted by the Board of Supervisors at a regular meeting held on October 7, 2002, granting Rezoning Application Number RZ 2002-SU-011 in the name of Eastwood Properties, Incorporated to rezone certain property in the Sully District from the R-1 District and Water Supply Protection Overlay District to the R-3 District and Water Supply Protection Overlay District (to permit cluster residential development at a density of 1.75 dwelling units per acre), located at the terminus of Nicholas Schar Way (Tax Map 65-3 ((1)) 7) subject to the proffers dated September 19, 2002, consisting of approximately 2.86 acres.

The Board also:

- Waived the minimum district size for the R-3 cluster district.
- Waived the open space requirements of Paragraph 4 of Section 2-309 of the Zoning Ordinance to allow less than one acre of the open space area to be outside the floodplain.

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- **Waived the Public Facilities Manual standard 2-0103-2 to allow more than 20 percent of the lots to be on a pipestem.**

Sincerely,



Patti M. Hicks
Deputy Clerk to the Board of Supervisors

PMH/ns

cc: **Chairman Katherine K. Hanley**
Supervisor Frey, Sully 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

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 7th day of October, 2002, the following ordinance was adopted:

AN ORDINANCE AMENDING THE ZONING ORDINANCE
PROPOSAL NUMBER RZ 2002-SU-011

WHEREAS, Eastwood Properties, Incorporated 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-3 District and Water Supply Protection Overlay District (cluster residential development), 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

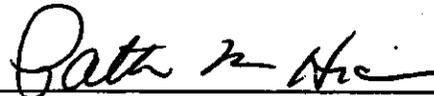
WHEREAS, this Board has today held a duly called public hearing and after due consideration of the reports, recommendation, testimony and facts pertinent to the proposed amendment, the Board is of the opinion that the Ordinance should be amended,

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

Be, and hereby is, zoned to the R-3 District and Water Supply Protection Overlay District, and said property is subject to the use regulations of said R-3 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 7th day of October, 2002.



Patti M. Hicks

Deputy Clerk to the Board of Supervisors