



FAIRFAX COUNTY

2A
OFFICE OF THE CLERK
BOARD OF SUPERVISORS
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Fairfax, Virginia 22035-0072

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January 10, 2003

Carson Lee Fifer, Esquire
McGuire, Woods, L.L.P.
1750 Tysons Boulevard, Suite 1800
McLean, Virginia 22102-4215

RE: Rezoning Application
Number RZ 2002-LE-014

Dear Mr. Fifer:

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-014 in the name of Little River Development Corporation to rezone certain property in the Lee District from the R-2 District and Highway Corridor Overlay District to the R-12 District and Highway Corridor Overlay District, located on the north side of Holly Hill Road, approximately 500 feet west of its intersection with Richmond Highway (Tax Map 92-4 ((1)) 28 - 32, 35, 36 and 39), subject to the proffers dated November 7, 2002, consisting of approximately 8.87 acres.

The Board also waived the requirement for a 600-foot maximum private street length.

Sincerely,

Nancy Vehrs
Clerk to the Board of Supervisors

NV/ns

RZ 2002-LE-014
January 10, 2003

- 2 -

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

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-014

WHEREAS, Little River Development Corporation filed in the proper form an application requesting the zoning of a certain parcel of land herein after described, from the R-2 District and Highway Corridor Overlay District to the R-12 District and Highway Corridor 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

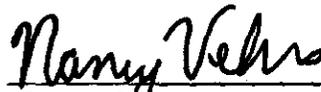
WHEREAS, this Board has today held a duly called public hearing and after due consideration of the reports, recommendation, testimony and facts pertinent to the proposed amendment, the Board is of the opinion that the Ordinance should be amended,

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

Be, and hereby is, zoned to the R-12 District and Highway Corridor Overlay District, and said property is subject to the use regulations of said R-12 District and Highway Corridor 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 9th day of December, 2002.



Nancy Vehrs

Clerk to the Board of Supervisors



Urban Engineering & Associates, Inc.

7712 LITTLE RIVER TURNPIKE
ANNANDALE, VIRGINIA 22003

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Principal
DAVID T. McELHANEY, P.E.
Principal

PHILLIP A. BLEVINS, L.S.
Associate
JEFFREY L. GILLILAND, P.E.
Associate
BRIAN A. SEARS, P.E.
Associate

DESCRIPTION OF PROPOSED REZONING AREA FAIRFAX COUNTY, VIRGINIA

Beginning at a point on the easterly line of Francis B. Saul II, trustee, as acquired in Deed Book 3092 at Page 223, among the land records of Fairfax County, Virginia, said point also being on the northerly right-of-way line of Holly Hill Road, width varies; thence departing said Holly Hill Road and running with the easterly line of said Saul

North 08°19'00" East 263.33 feet to a point being the southwest corner of the Valley View Subdivision, as recorded in Deed Book E-12 at Page 139; thence running with the southerly lines of said Valley View Subdivision

South 82°03'00" East 807.90 feet to a point; thence

South 82°12'00" East 621.99 feet to a point being the northwest corner of Trustees of the Mount Vernon Nazarene Church, as acquired in Deed Book 8647 at Page 763; thence departing said Valley View Subdivision and running with the westerly line of said Nazarene Church

South 07°48'00" West 273.20 feet to a point on the northerly right-of-way line of said Holly Hill Road; thence running with the northerly line of said Holly Hill Road

North 82°12'00" West 159.44 feet to a point; thence running through Holly Hill Road right-of-way

South 07°48'00" West 30.00 feet to a point on the southerly right-of-way line of said Holly Hill Road; thence running with said southerly right-of-way line

North 82°12'00" West 143.67 feet to a point; thence running through Holly Hill Road right-of-way