



# County of Fairfax, Virginia

*To protect and enrich the quality of life for the people, neighborhoods and diverse communities of Fairfax County*

ZED

February 9, 2006

Lynne J. Strobel  
Walsh, Colucci, Lubeley, Emrich & Terpak, P.C.  
2200 Clarendon Boulevard, 13<sup>th</sup> Floor  
Arlington, Virginia 22201

RE: Rezoning Application Number RZ 2003-MV-060

Dear Ms. Strobel:

Enclosed you will find a copy of an Ordinance adopted by the Board of Supervisors at a regular meeting held on February 6, 2006, granting Rezoning Application Number RZ 2003-MV-060 in the name of D.R. Horton, Incorporated to rezone certain property in the Mount Vernon District from the R-1 and HD Districts to the PDH-8 and HD Districts, located on the east side of Telegraph Road approximately 1000 feet north of its intersection with Richmond Highway (Tax Map 108-1 ((1)) 12, 13, 14, 15, and 16; 108-1 ((3)) 1, 2, and 2A), subject to the proffers dated January 24, 2006, consisting of approximately 12.79 acres.

The Conceptual Development Plan (CDP) was approved. The Board also approved Final Development Plan Application Number FDP 2003-MV-060, subject to the proposed development conditions dated February 6, 2006.

**The Board also:**

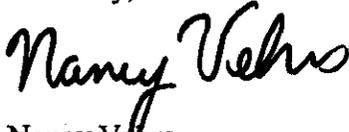
- **Modified the trail requirement along Telegraph Road in favor of the existing 5 foot wide sidewalk.**
- **Approved a variance in accordance with Paragraph 8 of Section 16-401 to permit a noise wall to be located in the front yard to be a height greater than 4 feet for a maximum of 8 feet.**
- **Modified the transitional screening and barrier requirement to the south, in favor of that shown on the CDP/FDP.**
- **Waived the 600 foot maximum length of private streets.**

Office of Clerk to the Board of Supervisors  
12000 Government Center Parkway, Suite 533  
Fairfax, Virginia 22035

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<http://www.fairfaxcounty.gov/bosclerk>

- **Modified the transitional screening and waiver of the barrier requirements between uses within the development in favor of that shown on the CDP/FDP.**

Sincerely,



Nancy Vehrs  
Clerk to the Board of Supervisors

NV/ns

cc: Chairman Gerald E. Connolly  
Supervisor Gerry Hyland, Mount Vernon District  
Janet Coldsmith, Director, Real Estate Div., Dept. of Tax Administration  
Barbara A. Byron, Director, Zoning Evaluation Div., DPZ  
Leslie B. Johnson, Deputy Zoning Administrator for Zoning Permit Review Branch  
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  
Marie Langhorne, Plans & Document Control, OSDS, DPWES  
Deloris Harris, DPWES  
Department of Highways - VDOT  
Kirk Holley, Park Planning Branch Mgr., FCPA  
Gordon Goodlett, Development Officer, DHCD/Design Development Div.  
District Planning Commissioner  
Barbara J. Lipa, Executive Director, Planning Commission  
Jose Comayagua, Director, Facilities Management  
Gary Chevalier, Office of Capital Facilities, Fairfax County Public Schools

RECEIVED  
Department of Planning & Zoning  
MAR 10 2006  
Zoning Evaluation Division

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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 6th day of February, 2006, the following ordinance was adopted:

AN ORDINANCE AMENDING THE ZONING ORDINANCE  
PROPOSAL NUMBER RZ 2003-MV-060

WHEREAS, D.R. Horton, Incorporated filed in the proper form an application requesting the zoning of a certain parcel of land herein after described, from the R1 and HD Districts to the PDH-8 and HD 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

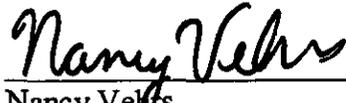
WHEREAS, this Board has today held a duly called public hearing and after due consideration of the reports, recommendation, testimony and facts pertinent to the proposed amendment, the Board is of the opinion that the Ordinance should be amended,

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

Be, and hereby is, zoned to the PDH-8 and HD Districts, and said property is subject to the use regulations of said PDH-8 and HD 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 6th day of February, 2006.

  
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Nancy Veltz  
Clerk to the Board of Supervisors