



County of Fairfax, Virginia

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

November 29, 2012

Barbara C. Berlin, Director
Zoning Evaluation Division,
Department of Planning and Zoning
12055 Government Center Parkway, Suite 801
Fairfax, VA 22035-5509

RE: Rezoning Application RZ 2012-DR-006

Dear Ms. Berlin:

Enclosed you will find a copy of an Ordinance adopted by the Board of Supervisors at a regular meeting held on October 16, 2012, granting Rezoning Application RZ 2012-DR-006 in the name of Board of Supervisors' Own Motion. The Board's action rezones certain property in the Dranesville District from the PDH-3 District to the R-1 District to permit the existing residential development to remain on the existing lots. The subject property is located on the S. Side of Lewinsville Road approximately 300 feet W. of its intersection with Spring Hill Road on approximately 8.11 acres of land. [Tax Map 29-1 ((1)) 33, 33A, 34, 34A, 35, 35A pt., 36, 37, 37A, 38, 39, 40B and 41], and portions of Odrick's Lane and Gordon Lane.

Sincerely,

Catherine A. Chianese
Clerk to the Board of Supervisors

Cc: Chairman Sharon Bulova
Supervisor John Foust, Dranesville District
Janet Coldsmith, Director, Real Estate Division, Dept. of Tax Administration
Diane Johnson-Quinn, Deputy Zoning Administrator, Dept. of Planning and Zoning
Thomas Conry, Dept. Manager – GIS - Mapping/Overlay
Angela K. Rodeheaver, Section Chief, Transportation Planning Division
Donald Stephens, Transportation Planning Division
Department of Highways-VDOT
Sandy Stallman, Park Planning Branch Manager, FCPA
Charlene Fuhrman-Schulz, Development Officer, DHCD/Design Development Division
Planning Commission
Denise James, Office of Capital Facilities/Fairfax County Public Schools
Karyn Moreland, Chief Capital Projects Sections, Dept. of Transportation

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 16th day of October, 2012, the following ordinance was adopted:

**AN ORDINANCE AMENDING THE ZONING ORDINANCE
PROPOSAL NUMBER RZ 2012-DR-006**

WHEREAS, the Board of Supervisors' Own Motion, filed in the proper form an application requesting the zoning of a certain parcel of land herein after described, from the PDH-3 District to the R-1 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 Dranesville District, and more particularly described as follows (see attached legal description):

Be, and hereby is, zoned to the R-1 District, and said property is subject to the use regulations of said R-1 District, 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.

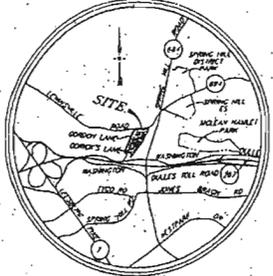
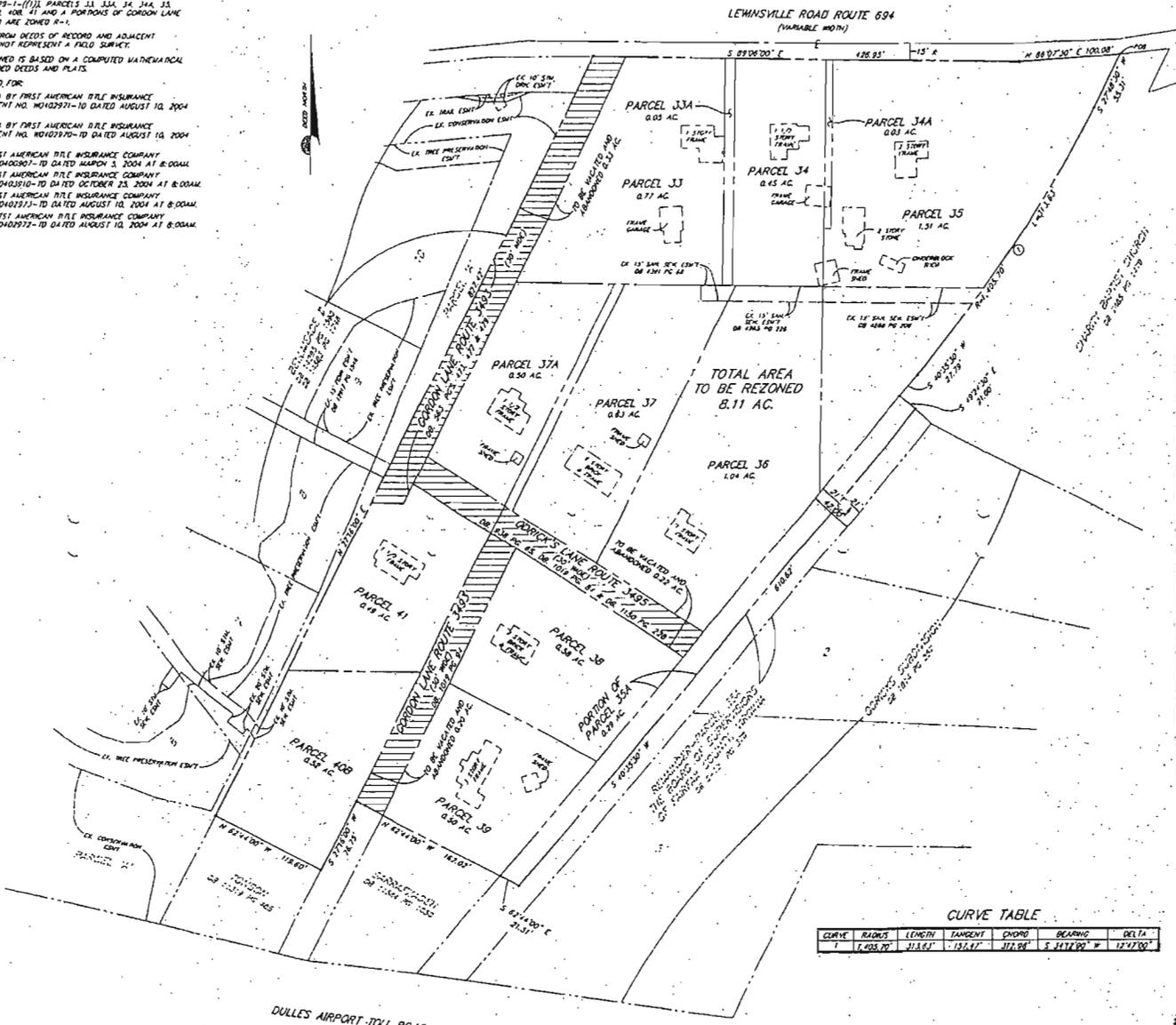
GIVEN under my hand this 16th day of October, 2012.



Catherine A. Chianese
Clerk to the Board of Supervisors

NOTES

- 1.) THE PROPERTIES DELINEATED ON THIS PLAT ARE LOCATED ON ASSESSMENT MAP NO. 039-1-(17)S. PARCELS 33, 34, 34A, 34B, 35, 35A, 36, 37, 37A, 38, 39, 40B, 41 AND A PORTIONS OF GORDON LANE AND GORCK'S LANE, AND ARE ZONED R-1.
- 2.) THIS PLAT IS COMPILED FROM DEEDS OF RECORD AND ADJACENT INFORMATION AND DOES NOT REPRESENT A FIELD SURVEY.
- 3.) TOTAL AREA TO BE REZONED IS BASED ON A COMPUTED MATHEMATICAL CLOSURE OF THE RECORDED DEEDS AND PLATS.
- 4.) TITLE REPORTS FURNISHED FOR:
 - A.) PARCELS 33 & 33A BY FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NO. R0402971-10 DATED AUGUST 10, 2004 AT 8:00AM.
 - B.) PARCELS 34 & 34A BY FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NO. R0402970-10 DATED AUGUST 10, 2004 AT 8:00AM.
 - C.) PARCEL 35 BY FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NO. R0403007-10 DATED MARCH 3, 2004 AT 8:00AM.
 - D.) PARCEL 36 BY FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NO. R0403010-10 DATED OCTOBER 23, 2004 AT 8:00AM.
 - E.) PARCEL 37 BY FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NO. R0403737-10 DATED AUGUST 10, 2004 AT 8:00AM.
 - F.) PARCEL 37A BY FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NO. R0402972-10 DATED AUGUST 10, 2004 AT 8:00AM.



OWNER AND AREA TABULATION

PARCEL NO	ZONING	OWNER	DEED BOOK/PAGE	AREA (ACRES)
33	R-1	THOMAS H. GORDON	1088/1709	0.77 AC.
33A	R-1	THOMAS H. GORDON	1088/1709	0.81 AC.
34	R-1	MARY ANNE GLENN	1192/1791	0.43 AC.
34A	R-1	MARY ANNE GLENN	1192/1791	0.83 AC.
35	R-1	THOMAS H. GORDON	821/1303	1.31 AC.
PORTION OF 35A	R-1	P.E. & S. OF SHERWOODS OF FAIRFAX COUNTY VIRGINIA	0-12,030	0.28 AC.
36	R-1	WOOD TO ON STATE OF VA	13112/1787	1.04 AC.
37	R-1	JOHN AUGUSTUS DASH	148/233	0.43 AC.
37A	R-1	THOMAS H. GORDON	1103/208	0.50 AC.
38	R-1	CHARLES A. ROBINSON JR.	0849/1791	0.58 AC.
39	R-1	JOHN K. ROBINSON	1173/1790	0.90 AC.
40B	R-1	OLGA M. BRIDGES	0363/1789	0.19 AC.
41	R-1	OLGA M. BRIDGES	0363/1789	0.19 AC.
PORTION OF GORDON LANE (TO BE REZONED AND ABANDONED)	R-1		363/171	0.33 AC.
GORCK'S LANE (TO BE REZONED AND ABANDONED)	R-1		83/83	0.22 AC.
PORTION OF GORDON LANE (TO BE REZONED AND ABANDONED)	R-1		100/74	0.20 AC.
TOTAL AREA TO BE REZONED				8.11 AC.

CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
1	1,403.20'	113.61'	182.61'	112.94'	S 11°12'00" W	12°12'00"

PLAT SHOWING
PROPOSED POH-3 ZONE
MCLEAN GLEN
GRANESVILLE DISTRICT
FAIRFAX COUNTY, VIRGINIA
SCALE: 1" = 50' DATE: DECEMBER 8, 2005

RECEIVED
DEC 8 9 10AM
LAND SURVEYING

BC Consultants
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