



FAIRFAX COUNTY

ZED
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

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April 3, 2003

Timothy S. Sampson, Esquire
Walsh, Colucci, Stackhouse, Emrich & Terpak, PC
2200 Clarendon Boulevard, 13th Floor
Arlington, Virginia 22201-3359

RE: Rezoning Application
Number RZ 2002-MV-022

Dear Mr. Sampson:

Enclosed you will find a copy of an Ordinance adopted by the Board of Supervisors at a regular meeting held on March 10, 2003, granting Rezoning Application Number RZ 2002-MV-022 in the name of Rolling Oaks LLC to rezone certain property in the Mount Vernon District from the R-1 District to the PDH-3 District, located on the east side of Rolling Road, approximately 1600 feet north of Alban Road (Tax Map 98-4 ((1)) 18 and 98-4 ((3)) 11 Pt.), subject to the proffers dated February 24, 2003, consisting of approximately 7.94 acres.

The Conceptual Development Plan was approved; the Planning Commission having previously approved Final Development Plan FDP 2002-MV-022 on February 20, 2003, subject to the Board's approval of RZ 2002-MV-022 and the Conceptual Development Plan.

The Board also approved a variance to permit a fence exceeding four feet in height along the Rolling Road frontage of the property.

Sincerely,

Nancy Vehrs
Clerk to the Board of Supervisors

NV/ns

RZ 2002-MV-022

April 3, 2003

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cc: Chairman Katherine K. Hanley
Supervisor Hyland, Mount Vernon 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 Acqu. & Planning Div., Park Authority
District Planning Commissioner
James Patteson, Director, Facilities Mgmt. Div., DPWES
Barbara J. Lipka, Executive Director, Planning Commission
Gary Chevalier, Office of Capital Facilities, Fairfax County Public Schools

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 10th day of March, 2003, the following ordinance was adopted:

AN ORDINANCE AMENDING THE ZONING ORDINANCE
PROPOSAL NUMBER RZ 2002-MV-022

WHEREAS, Rolling Oaks LLC filed in the proper form an application requesting the zoning of a certain parcel of land herein after described, from the R-1 District to the PDH-3 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

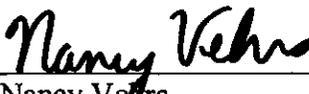
WHEREAS, this Board has today held a duly called public hearing and after due consideration of the reports, recommendation, testimony and facts pertinent to the proposed amendment, the Board is of the opinion that the Ordinance should be amended,

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

Be, and hereby is, zoned to the PDH-3 District, and said property is subject to the use regulations of said PDH-3 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 10th day of March, 2003.



Nancy Veers
Clerk to the Board of Supervisors

BC Consultants

Planners · Engineers · Surveyors · Landscape Architects

December 4, 2002

Manz/Thompson Property

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Page 1 of 2

RECEIVED
Department of Planning & Zoning

JAN 09 2003

Zoning Evaluation Division

DESCRIPTION OF PROPOSED PDH-3 ZONE ROLLING OAKS MOUNT VERNON DISTRICT FAIRFAX COUNTY, VIRGINIA

Being part of the property of Wilhelmina F. Manz, executor and heir at law of the estate of Irene Jessie Buchan Thompson as recorded in Will Book 371 at Page 1781 and Deed Book 2715 at Page 352 both among the Land Records of Fairfax County, Virginia and being more particularly described as follows:

Beginning at a point on the Easterly right-of-way line of Rolling Road, Route 638, variable width, said point being in line with the Northerly line of Parcel "L" Springfield Oaks Section Six as recorded in Deed Book 6297 at Page 671, thence running with the said right-of-way line of said Rolling Road the following four (4) courses and distances.

- 1) North 13° 21' 00" East 124.00 feet to a point, thence
- 2) North 22° 14' 00" East 175.00 feet to a point, thence
- 3) South 67° 46' 00" East 10.00 feet to a point, thence
- 4) North 22° 14' 00" East 95.00 feet to a point being the common front corner of Lots 10 & 11 Rollingwood Subdivision Section One as recorded in Deed Book 844 at Page 35, thence running with a portion of the Southerly line of said Lot 10
- 5) South 67° 46' 00" East 27.19 feet to a point, thence leaving said Lot 10 and running through the aforementioned Lot 11 the following three (3) courses and distances
- 6) South 22° 14' 00" West 43.60 feet to a point, thence
- 7) South 67° 46' 00" East 40.00 feet to a point, thence
- 8) North 22° 14' 00" East 43.60 feet to a point on the aforementioned Southerly line of Lot 10 Rollingwood Subdivision Section One, thence running with the Southerly line of said Lot 10

The BC Consultants, Inc.

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- 9) South 67° 46' 00" East 157.81 feet to a point being the Southeasterly corner of said Lot 10, thence running with the Easterly line of said Lot 10 and continuing with a portion of the Easterly line of Lot 9
- 10) North 22° 14' 00" East 115.08 feet to a point being the Southwesterly corner of Lot 250 of Terra Grande Section Four as recorded in Deed Book 5193 at Page 723, thence running with the Southerly line of Lot 250 and continuing with the Southerly lines of Lots 249, 248 and 247 of said Terra Grande
- 11) South 64° 21' 00" East 490.87 feet to a point being the Southwesterly corner of Lot 238 and the Northwesterly corner of Lot 237 of said Terra Grande, thence running with the Westerly line of Lot 237 and continuing with the Westerly lines of Lots 236, 235, 234, 233 and 232 of said Terra Grande the following two (2) courses and distances
- 12) South 22° 14' 00" West 401.17 feet to a point, thence
- 13) South 13° 21' 00" West 121.90 feet to a point on the Northerly line of Parcel "D" Springfield Oaks Section Four as recorded in Deed Book 6052 at Page 1404, thence running with the Northerly line of said Parcel "D" and continuing with the Northerly line of the aforementioned Parcel "L" Springfield Oaks Section Six
- 14) North 64° 21' 00" West 725.96 feet to the point of beginning containing 345,924 square feet or 7.94132 acres of land.

Subject to easements and/or rights-of-way as shown in a Title Report furnished by Stewart Title Guaranty Company, Commitment No. W0200425JLL dated January 20, 2002 at 8:00 am.