



FAIRFAX COUNTY

OFFICE OF THE CLERK
BOARD OF SUPERVISORS
12000 Government Center Parkway, Suite 533
Fairfax, Virginia 22035-0072

Tel: 703-324-3151 Fax: 703-324-3926

V I R G I N I A

May 3, 1995

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

RE: Rezoning Application
Number RZ 93-H-043

Dear Mr. Lawrence:

Enclosed you will find a copy of an Ordinance adopted by the Board of Supervisors at a regular meeting held on April 17, 1995, granting, as proffered, Rezoning Application Number RZ 93-H-043 in the name of Wolf Trap Creek, Limited Partnership, to rezone certain property in the Hunter Mill District from the R-1 District to the R-2 District, subject to the proffers dated April 14, 1995, on subject parcels 28-4 ((1)) 8, 9, 13, 14B, 15, 16, 20; and 28-4 ((10)) 30 consisting of approximately 29.45 acres.

The Board also directed that the Director of the Department of Environmental Management (DEM):

- Simultaneously process the Preliminary and Final Subdivision Plans; and
- Waive the 20 percent limitation on pipe stem lots to that shown on the General Development Plan (GDP).

Sincerely,

Nancy Vehrs
Clerk to the Board of Supervisors

NV/ns

RZ 93-H-043

May 3, 1995

2.

cc: John M. Yeatman, Director, Real Estate Dvs., Assessments
Melinda M. Artman, Deputy Zoning Administrator
Barbara A. Byron, Director, Zoning Evaluation Dvs., OCP
Fred R. Beales, Supervisor Base Property Mapping/Overlay
Robert Moore, Trnsprt'n. Planning Dvs., Office of Transportation
Paul Eno, Project Planning Section, Office of Transportation
Department of Environmental Management
Y. Ho Chang, Resident Engineer, VDOT
Land Acqu. & Planning Dvs., Park Authority

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 17th day of April, 1995, the following ordinance was adopted:

AN ORDINANCE AMENDING THE ZONING ORDINANCE
PROPOSAL NUMBER RZ 93-H-043

WHEREAS, Wolf Trap Creek, Limited Partnership filed in the proper form, an application requesting the zoning of a certain parcel of land hereinafter described, from the R-1 Districts, to the R-2 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

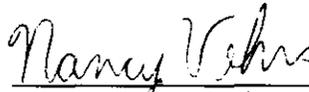
WHEREAS, this Board has today held a duly called public hearing and after due consideration of the reports, recommendation, testimony and facts pertinent to the proposed amendment, the Board is of the opinion that the Ordinance should be amended,

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

Be, and hereby is, zoned to the R-2 District, and said property is subject to the use regulations of said R-2 District, and further restricted by the conditions proffered and accepted pursuant to Va. Code Ann., §15.1-491(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 parcels.

GIVEN under my hand this 17th day of April, 1995.



Nancy Vehrs
Clerk to the Board of Supervisors

The BC Consultants, Inc.

Planners • Engineers • Surveyors • Landscape Architects

November 29, 1994

Job No. - 19226

DESCRIPTION OF THE LANDS OF WOLF TRAP CREEK, L.P. AND SEKAS HOMES LTD. HUNTER MILL DISTRICT FAIRFAX COUNTY, VIRGINIA

Being the same property now in the names of Wolf Trap Creek, L.P. as recorded in Deed Book 8806 at Page 509 and Deed Book 8841 at Page 603, and Sekas Homes LTD. as recorded in Deed Book 9127 at Page 1889, all among the land records of Fairfax County, Virginia and being more particularly described as follows:

Beginning at an iron pipe found on the Northerly right-of-way line of Old Courthouse Road, Route 677, variable width, said pipe being the Southeasterly corner of Carter (Deed Book 1757, Page 63), thence leaving Old Courthouse Road and running with the Easterly line of Carter

1. North 5° 17' 20" East 529.75 feet to a concrete monument found, being the Southeasterly corner of Payne and Cuppett (Deed Book 6193, Page 817), thence running with the Easterly line of Payne and Cuppett and continuing with the Easterly line of Long et. al. (Deed Book 8026, Page 1075)
2. North 17° 09' 36" West 604.63 feet to a concrete monument found, being a corner to lots 3 and 7 Spring Lake Section 2 (Deed Book 1734, Page 22), thence running with the Southeasterly line of said Spring Lake
3. North 48° 18' 32" East 1208.82 feet to a point (passing over an iron pipe found at 1208.62 feet), thence continuing with the Southeasterly line of said Spring Lake and also running with Southeasterly line of Bluffs of Wolftrap Section Three (Deed Book 5256, Page 141)
4. North 48° 35' 09" East 361.16 feet to an iron pipe found on the Westerly line of Parcel C Bluffs of Wolftrap Section One (Deed Book 5190, Page 101), thence running with said Westerly line the following two (2) courses and distances