



FAIRFAX COUNTY

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**OFFICE OF THE CLERK
BOARD OF SUPERVISORS**
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V I R G I N I A

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September 29, 2004

Robert A. Lawrence, Esquire
Reed Smith, LLP
3110 Fairview Park Drive, Suite 1400
Falls Church, Virginia 22042-4505

RE: Rezoning Application Number RZ 2003-PR-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 July 26, 2004, granting Rezoning Application Number RZ 2003-PR-043 in the name of Van Metre Land Limited Partnership to rezone certain property in the Providence District from the R-1 District to the PDH-3 District, located north of Electric Avenue approximately 700 feet east of its intersection with Woodford Road, Tax Map 39-1 ((1)) 13, 14, 14A, and 15A; 39-3 ((1)) 50, 51, 53, 54, 55, 56, 59, 60, and 61 and portions of Suncrest Lane public rights-of-way to be vacated and/or abandoned, subject to the proffers dated July 7, 2004, and the development conditions dated July 26, 2004, consisting of approximately 12.35 acres.

(Approval of this application may enable the vacation and/or abandonment of portions of the public rights-of-way for Suncrest Lane to proceed under Section 15.2-2272 (2) of the *Code of Virginia*.)

The Conceptual Development Plan was approved; the Planning Commission having previously recommended approval of Final Development Plan FDP 2003-PR-043 on May 20, 2004, subject to the Board's approval of RZ 2003-PR-043.

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

Sincerely,

Nancy Vehrs
Clerk to the Board of Supervisors
NV/ns

RZ 2003-PR-043
September 29, 2004

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cc: Chairman Gerald E. Connolly
Supervisor Linda Q. Smyth, Providence District
Janet Coldsmith, Director, Real Estate Div., Dept. of Tax Administration
Barbara A. Byron, Director, Zoning Evaluation Div., DPZ
Michael R. Congleton, Deputy Zoning Enforcement Branch
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
Deloris Harris, Environment & Facilities Review Division, DPWES
Kenny King, Proffer Administrator, Plans & Document Control, OSDS, DPWES
Department of Highways - VDOT
Irish Granfield, Land Acq. & Planning Div., Park Authority
District Planning Commissioner
James Patteson, Director, Facilities Mgmt. Div., DPWES
Barbara J. Lippa, Executive Director, Planning Commission
Gary Chevalier, Office of Capital Facilities, Fairfax County Public Schools

RECEIVED
Department of Planning & Zoning
OCT 07 2004
Zoning Evaluation Division

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 26th day of July, 2004, the following ordinance was adopted:

AN ORDINANCE AMENDING THE ZONING ORDINANCE
PROPOSAL NUMBER RZ 2003-PR-043

WHEREAS, Van Metre Land Limited Partnership 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

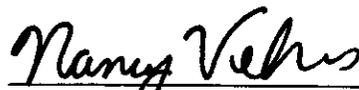
WHEREAS, this Board has today held a duly called public hearing and after due consideration of the reports, recommendation, testimony and facts pertinent to the proposed amendment, the Board is of the opinion that the Ordinance should be amended,

NOW, THEREFORE, BE IT ORDAINED, that that certain parcel of land situated in the Providence 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 26th day of July, 2004.



Nancy Vekrs

Clerk to the Board of Supervisors



Established 1985

Land Design Consultants, Inc.
8568-E Sudley Road
Manassas, Virginia 20110

Phone: 703-631-8387
Fax: 703-631-9414

RECEIVED
Department of Planning & Zoning

FEB 13 2004

Zoning Evaluation Division

February 2, 2004

Metes and Bounds Description

Property Subject to RZ2003-PR-043

Fairfax County Tax Map # 39-1 ((1)) 13, 14, 14A & 15A
and

Fairfax County Tax Map # 39-3 ((1)) 50, 51, 53, 54, 55, 56, 59, 60 & 61
Providence District
Fairfax County, Virginia

Beginning at a point in the northerly right-of-way line of Electric Avenue, Route 5074, said point also being the southeasterly corner of Parcel 52, the property of Robert S. Elron, deed book 10612, page 741; thence departing Electric Avenue and running with Elron, North 30° 19' 08" West, 334.48 feet to a point; thence continuing with Elron and Parcel 47, the property of Thomas and Hughes, deed book 10792, page 1888, North 85° 04' 48" West, 197.75 feet to a point in the easterly line of Lot 48B, Westwood Village; thence departing Thomas and Hughes and running with Lot 48B and 48A, Westwood Village the following two-(2) courses: North 02° 26' 24" West, 178.61 feet to a point; thence continuing, South 87° 33' 36" West, 210.20 feet to a point in the easterly right-of-way line of Woodford Road, Route 697; thence departing Lot 48A, Westwood Village and running with the right-of-way line of Woodford Road, North 02° 26' 24" West, 206.27 feet to a point, said point being the southwesterly corner of Lot 12B, Woodford; thence departing Woodford Road and running with Lot 12B, Woodford, North 87° 33' 36" East, 210.20 feet to a point; thence continuing with Lot 12B, Lot 12 and Lot 12A, Woodford, North 02° 26' 24" West, 226.50 feet to a point in the southerly line of Kristan C. and Sandra M. Motz, deed book 10111, page 837; thence departing Lot 12A, Woodford and running with Motz and Lot 6, Lot 7 and a portion of Lot 8, Robin Glen, Section 3, deed book 6958, page 120, South 59° 03' 49" East, 428.87 feet to a point; thence continuing with Lot 8 and Lot 9, Robin Glen, Section 3, South 30° 15' 58" East, 211.54 feet to a corner to said Lot 9, Robin Glen, Section 3; said corner also being a point in the westerly line of Suncrest Lane a 20-foot outlet road; thence departing Lot 9 and crossing, Suncrest Lane, North 84° 49' 40" East, 22.08 feet to a point in the easterly right-of-way line of said Suncrest Lane; thence continuing with the easterly right-of-way line of Suncrest Lane, North 19° 55' 18" East, 278.65 feet, to a point, said point being the southwesterly corner of Lot 10, Annie C. Williams subdivision; thence departing Suncrest Lane and running with Lot 10 and the southerly right-of-way line of Frank Street, Route 1118, South 58° 52' 09" East, 318.94 feet to a point, said point being the northwesterly corner of Parcel 63, the property of Emory Benson Pate, deed book 8396, page 378; thence departing Frank Street and running with

John L. Marshall, L.S.
President

Sara V. Kroll
Director of Operations

Charles E. Powell L.S.
Director of Survey

Deborah Shreiner
Director of Administration