



FAIRFAX COUNTY

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**OFFICE OF THE CLERK
BOARD OF SUPERVISORS**
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January 24, 1997

Martin D. Walsh, Esquire
Walsh, Colucci, Stackhouse,
Emrich, Lubeley, P.C.
2200 Clarendon Boulevard
Thirteenth Floor
Arlington, Virginia 22201-3359

RE: Rezoning Application
Number RZ 96-H-022

Dear Mr. Walsh:

Enclosed you will find a copy of an Ordinance adopted by the Board of Supervisors at a regular meeting held on January 6, 1997 granting Rezoning Application Number RZ 96-H-022 in the name of Pulte Home Corporation and Eakin/Youngtob Associates, Inc., to rezone certain property in the Hunter Mill District from the R-1, I-4, I-5 Districts and Highway Corridor Overlay District to the PDH-12 District and Highway Corridor Overlay District subject to the proffers dated December 19, 1996, on subject parcels 29-1 ((1)) Pt. 10C and 29-3 ((1)) 1A consisting of approximately 24.88 acres.

The Conceptual Development Plan was approved subject to the following development condition:

“Notwithstanding the note on the Conceptual/Final Development Plan the actual number of parking spaces to be provided within the two acres associated with the Ashgrove House shall be determined through the Park Master Planning Process. It is to be understood that the parking spaces are to be constructed by others and are not the responsibility of the applicant.”

The Planning Commission previously approved Final Development Plan Application FDP 96-H-022 on November 13, 1996, subject to the Board of Supervisors' approval of RZ 96-H-022.

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The Board also:

- **Modified the transitional screening yard and barrier requirements in favor of that shown on the proffered Conceptual and Final Development Plan, in accordance with the provisions of Section 13-304 of the Zoning Ordinance;**
- **Approved the requested deviation from the setback requirements along the Dulles Airport Access Road as provided in Section 2-414 of the Zoning Ordinance;**
- **Waived the requirement for a 200 square foot privacy yard, pursuant to the provisions of Section 6-107 of the Zoning Ordinance;**
- **Waived the requirement that private streets be limited to 600 feet in length, in accordance with the provisions of Section 11-303 of the Zoning Ordinance; and**
- **Waived the service drive requirement along Dulles Airport Toll Road (Route 267).**

The Board stated that the applicant must file a Final Development Plan Amendment Application related to this application for the sole purpose of getting the Final Development Plan certified such that it will satisfy an amendment to the Subdivision Ordinance that the Board adopted on December 9, 1996. Given this narrow technicality and based on the premise that the amendment is limited solely to the certification of the Final Development Plan:

The Board:

- **Directed the Planning Commission to schedule this Final Development Plan Amendment Application at the earliest convenience; and**
- **Directed that the filing fee for the amendment be reduced to the amount that will cover the advertising posting requirements related to the public hearing and minimal staff as determined by the Director of the Zoning Evaluation Division.**

Sincerely,



Nancy Vehrs
Clerk to the Board of Supervisors

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 January, 1997, the following ordinance was adopted:

**AN ORDINANCE AMENDING THE ZONING ORDINANCE
PROPOSAL NUMBER RZ 96-H-022**

WHEREAS, Pulte Home Corporation and Eakin/Youngentob Associates, Inc. filed in the proper form, an application requesting the zoning of a certain parcel of land hereinafter described, from the R-1, I-4, I-5 District and Highway Corridor Overlay District to the PDH-12 District and Highway Corridor Overlay 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

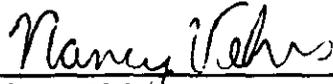
WHEREAS, this Board has today held a duly called public hearing and after due consideration of the reports, recommendation, testimony and facts pertinent to the proposed amendment, the Board is of the opinion that the Ordinance should be amended,

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 PDH-12 District and Highway Corridor Overlay District, and said property is subject to the use regulations of said PDH-12 District and Highway Corridor Overlay 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 6th day of January, 1997.



Nancy Veltz
Clerk to the Board of Supervisors

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cc: John M. Yeatman, Director, Real Estate Div., Assessments
Melinda M. Artman, Deputy Zoning Administrator
Barbara A. Byron, Director, Zoning Evaluation Div., OCP
Fred R. Beales, Supervisor Base Property Mapping/Overlay
Robert Moore, Trnsprt'n. Planning Div., Office of Transportation
Paul Eno, Project Planning Section, Office of Transportation
Department of Environmental Management
Dorothy Purvis, Permits Department, VDOT
Land Acqu. & Planning Div., Park Authority
James D. Gorby, Acting Director, Facilities Mgmt. Div., Office of General Svcs.
Barbara J. Lippa, Deputy Executive Director, Planning Commission

RECEIVED
OFFICE OF COMPREHENSIVE PLANNING
JAN 31 1997
ZONING EVALUATION DIVISION