BOARD OF SUPERVISORS ACTION
ON ZONING MAP AMENDMENT
APPLICATION NUMBER R2-81-M-084

Applicant: MARTIN E. TURK & JOHN T. CONLAN, TRS.

Present Zoning: R-3 Requested Zoning: R-12

Proposed Use: R-12 uses

Subject Parcels: 61-4((4)) 6, 7, 156, 155, 10, 11, 12, 13 & 14 Acreage: 5.72025 Acres

At a regular meeting of the Board of Supervisors of Fairfax County, Virginia, held in the Board Room in the Massey Building at Fairfax, Virginia on MARCH 22, 1982, the following action was adopted on the subject application.

☐ Amended the zoning map as requested.

☒ Amended the zoning map as requested, and further restricted the use of the subject property by the conditions proffered and accepted pursuant to Virginia Code Ann., Section 15.1-491(a), which conditions are incorporated into the Zoning Ordinance as it affects said parcel. (See Attachment 1)

☐ Denied the requested _____ District.

☐ Amended the zoning map for the subject property to the _____ District.

☐ Amended the zoning map for the subject property to the _____ District, and further restricted the use of the subject property by the conditions proffered and accepted pursuant to Virginia Code Ann., Section 15.1-491(a), which conditions are incorporated into the Zoning Ordinance as it affects said parcel. (See Attachment 1)

☐ In addition to the action taken above, the applicant presented certain restrictive covenants for recordation governing the subject property (a copy of which is attached).

☒ In addition to the action taken above, the Board of Supervisors instructed that the site plan/~~subdivision plat~~ be forwarded to the ~~Planning Commission~~/Board of Supervisors for its review before approval.

Distribution:
District Supervisor
Clerk to the Board
Director, Office of Research and Statistics
VDH&T
Oscar Hendrickson, Chief, Site Review Branch, DEM

Coordinator RReid

Attachment 1

Application Number RZ-81-M-084

Approved to the R-12 District

Total Number of Dwelling Units 52 townhouses* Density 8.24 du/acre.

Building Floor Area — Floor Area Ratio (FAR) —

The Generalized/~~Conceptual/Final~~ Development Plan was/~~was not~~ proffered.

The following conditions were proffered and accepted pursuant to Virginia Code, Ann., Section 15.1-491(a) and shall further restrict the use of the property subject to the above referenced application:

(1.) See attached proffers
(2.) See proffered development plan.
(3.) Site Plan to return to BOS.
- to review stormwater management plan
- clearing & grading plan.
- erosion control plan.

(4.) No clearing or grading in open space area other than for public utilities.

(5.) Open space or a portion can be dedicated to the Park Authority. Exact area to be determined at site plan.

At a regular meeting of the Board of Supervisors of Fairfax County, Virginia, held in the Board Room in the Massey Building at Fairfax, Virginia on the 22nd day of March, 1982, the following ordinance was adopted:

AN ORDINANCE AMENDING THE ZONING ORDINANCE
(PROPOSAL NO. RZ-81-M-084)

WHEREAS, Martin E. Turk & John T. Conlan, Trustees filed in proper form, an application requesting the zoning of a certain parcel of land hereinafter described, from R-3 District to R-12 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 Mason District, and more particularly described as follows: See attached legal description.
Be, and hereby is, zoned to the R-12 District, and said property is subject to the use regulations of said R-12 District, and further restricted by the conditions proffered and accepted pursuant to Va. Code Ann., § 15.1-491(a), which conditions are incorporated into the Zoning Ordinance as it affects 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 22nd day of March 1982.

Ethel W. Register

Ethel Wilcox Register
Clerk to the Board

PROFFERS IN CONNECTION
WITH RZ-81-M-084

The following commitments are herewith proffered by the plan prepared by Copeland & Kephart dated February, 1982 in connection with the above captioned rezoning application and are submitted voluntarily by the applicant:

1. The applicant proffers a privacy fence or wall along with screening with the planting of trees and shrubs on the northeast property line as developed by a registered landscape architect in order to screen the present commercial area from the proposed development.

2. The applicant proffers that the maximum number of units on the site shall be 52.

3. The applicant proffers at least 30 percent open space, which shall be dedicated to the Homeowners Association when formed.

4. The applicant proffers to provide curb and gutter on the on-site roads.

5. The applicant proffers to purchase memberships from the Parklawn Recreation Association for each of the units built on the site. The memberships will be purchased at the time the new homeowner settles on the new home. Thirty days after site plan approval the builder agrees to pay the Parklawn Recreation Association $150.00 in advance for a discounted first year dues for each of the townhouse units approved on the site plan.

6. The applicant proffers to provide at least one tot lot on the subject site.

7. The applicant proffers to provide at least one tot lot on the subject site.

8. The applicant proffers to remove and/or vacate proposed cul de sac.

Respectfully submitted,

Robert C. Frank

Sellers of Property to Applicant

Pauline H. Frank

Charles D. Frank

Mary Lou Frank

7. The applicant proffers to provide at least one tot lot on the subject site.

8. The applicant proffers to remove and/or vacate proposed cul de sac.

Respectfully submitted,

Jesse Goode Alice B. Smith
att'y fact

Sellers of Property to Applicant

7. The applicant proffers to provide at least one tot lot on the subject site.

8. The applicant proffers to remove and/or vacate proposed cul de sac.

Respectfully submitted,

Sellers of Property to Applicant

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8. The applicant proffers to remove and/or vacate proposed cul de sac.

Respectfully submitted,

EUGENE FIELDS

By Sally F. [illegible]

Sellers of Property to Applicant

_____

_____

_____

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8. The applicant proffers to remove and/or vacate proposed cul de sac.

Respectfully submitted,

Sellers of Property to Applicant

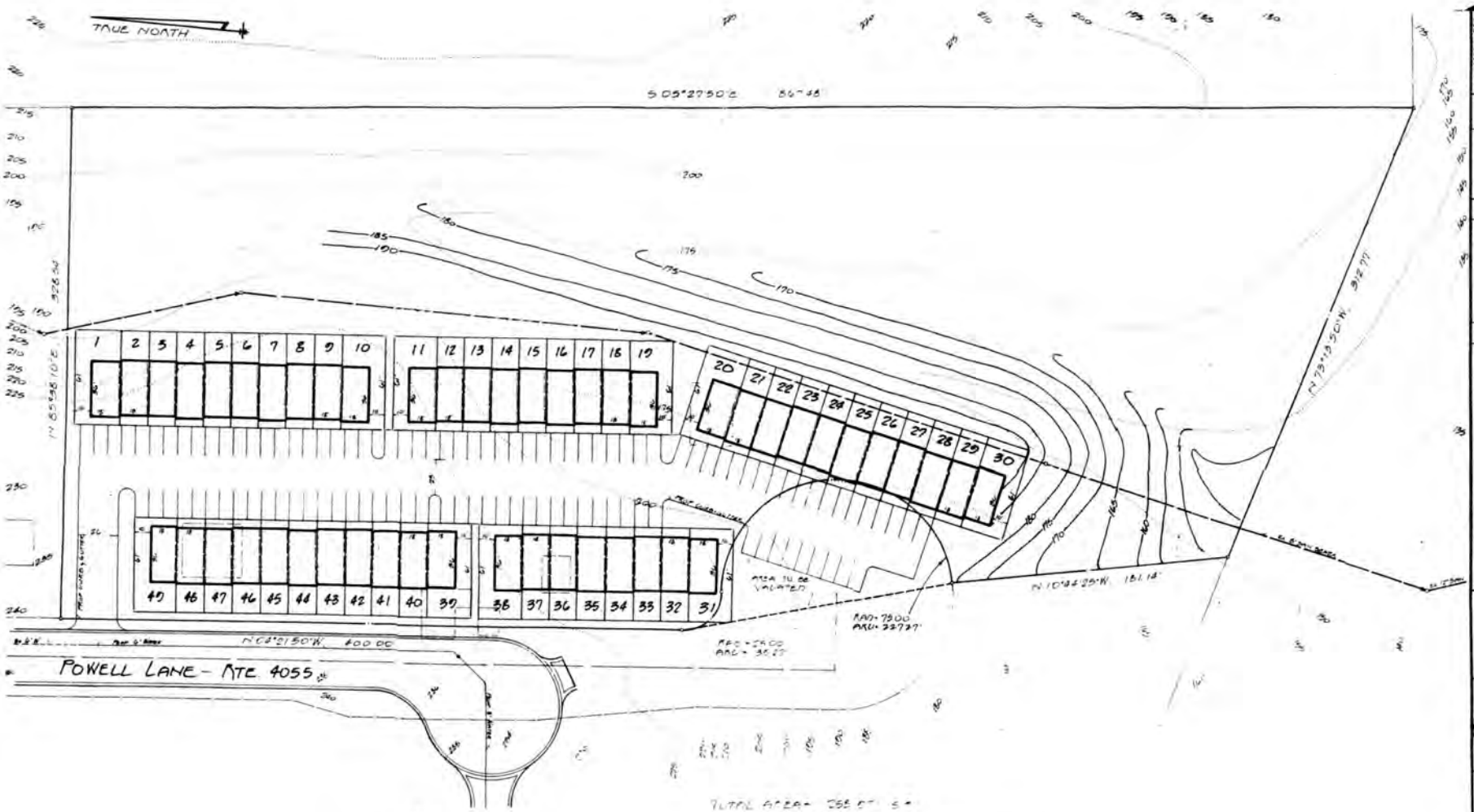
Emma C. Neal

Helen L. Neal

7. The applicant proffers to remove and/or vacate proposed cul de sac.

Respectfully submitted,

Sellers of Property to Applicant



TOTAL AREA = 258,071 SF
LOT AREA = 50,902 SF
STREET & PARKING AREA = 32,578 SF
[illegible] = 24,723 SF (25%)
[illegible] = 166,401 SF
PARKING REQUIRED = 95 (2.10)
PARKING PROPOSED = 106 (2.16/DU)
TOTAL DWELLING UNITS = 49
UNDISTURBED AREA = 50% OF TOTAL AREA

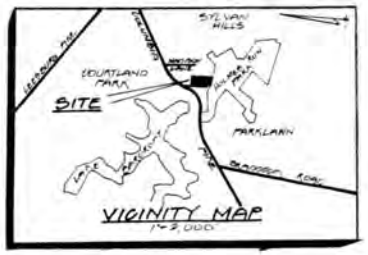
SITE AREA = 249,174 SF
VACATED AREA = 8,797 SF
TOTAL = 258,071 SF OR 5.9245 AC

DENSITY = 12(5.9245) = 71 UNITS

STUDY #6

NOTES

1. NO TITLE REPORT FURNISHED
2. CLIENT MARTIN TURA
   % ONTO HOUSE REALTY
   4231 WARMAN STREET
   FAIRFAX, VA 22032
3. NO SOIL INFORMATION AVAILABLE AT THIS TIME
4. PROPERTY SHOWN AS PARCELS 156-1-56 001 AND 57 & 7 [illegible] 15-1-12, 004 SECTION MAP # 6-4
5. BOUNDARY AND TOPOGRAPHIC INFORMATION OBTAINED FROM AVAILABLE RECORDS AND DOES NOT REPRESENT A FIELD SURVEY.



NO.	DESCRIPTION	DRAWN BY	APPROVED	DATE

REVISION APPROVED BY DIVISION OF DESIGN REVIEW

DATE MAR. 1982
SCALE 1"=30'
JOB NO. 8-085
DWN. BY GNR
CHK. BY JAK
SHEET 1 OF 1

SUBDIVISION DEVELOPMENT PLAN
AMBROSE HILLS
MASON DISTRICT, FAIRFAX COUNTY, VA
CLIENT MARTIN TURA

COPELAND & EPHART
ENGINEERING
PLANNING
SURVEYING
546-5252
546-4488
810 MONTGOMERY STREET, ALEXANDRIA, VIRGINIA