



# County of Fairfax, Virginia

*To protect and enrich the quality of life for the people, neighborhoods and diverse communities of Fairfax County*

March 20, 2013

Clifford F. Lindsay, Trustee  
HC 68, Box 11  
Frankford, WV 24938

RE: Rezoning Application RZ 2012-LE-021

Dear Mr. Lindsay:

Enclosed you will find a copy of an Ordinance adopted by the Board of Supervisors at a regular meeting held on March 19, 2013, granting Rezoning Application RZ 2012-LE-021 in the name of Clifford F. Lindsay, Trustee. The Board's action rezones certain property in the Lee District from the PDH-2 District to the R-1 District to permit residential development with an overall density of 0.73, located at 7201, 7209 and 7215 Lackawanna Drive on approximately 4.13 acres of land, [Tax Map 90-3 ((3)) 6, 7 and 8].

Sincerely,

Catherine A. Chianese  
Clerk to the Board of Supervisors

RZ 2012-LE-021  
March 20, 2013

-2-

Cc: Chairman Sharon Bulova  
Supervisor Jeffrey McKay, Lee District  
Tim Shirocky, Acting Director, Real Estate Division, Dept. of Tax Administration  
Barbara Berlin, Director, Zoning Evaluation Division, DPZ  
Diane Johnson-Quinn, Deputy Zoning Administrator, Dept. of Planning and Zoning  
Thomas Conry, Dept. Manager – GIS - Mapping/Overlay  
Angela K. Rodeheaver, Section Chief, Transportation Planning Division  
Donald Stephens, Transportation Planning Division  
Department of Highways-VDOT  
Sandy Stallman, Park Planning Branch Manager, FCPA  
Charlene Fuhrman-Schulz, Development Officer, DHCD/Design Development Division  
Planning Commission  
Denise James, Office of Capital Facilities/Fairfax County Public Schools  
Karyn Moreland, Chief Capital Projects Sections, Dept. of Transportation

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 19<sup>th</sup> day of March, 2013, the following ordinance was adopted:

**AN ORDINANCE AMENDING THE ZONING ORDINANCE  
PROPOSAL NUMBER RZ 2012-LE-021**

**WHEREAS**, Clifford F. Lindsay, Trustee filed in the proper form an application requesting the zoning of a certain parcel of land herein after described, from the PDH-2 District to the R-1 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 Lee District, and more particularly described as follows (see attached legal description):

Be, and hereby is, zoned to the R-1 District, and said property is subject to the use regulations of said R-1 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 19th day of March, 2013.



Catherine A. Chianese  
Clerk to the Board of Supervisors

THIS PAGE IS INTENTIONALLY BLANK





# RZ 2012-LE-021

## Zoning Application Closeout Summary Report

Printed: 3/21/2013

### General Information

**APPLICANT:** CLIFFORD F. LINDSAY, TRUSTEE  
**DECISION DATE:** 03/19/2013  
**CRD:** NO  
**HEARING BODY:** BOS  
**ACTION:** APPROVE  
**STAFF COORDINATOR:** MEGAN BRADY  
**SUPERVISOR DISTRICT:** LEE

**DECISION SUMMARY:**

ON MARCH 19, 2013, THE BOARD UNANIMOUSLY APPROVED RZ 2012-LE-021 ON A MOTION BY SUPERVISOR MCKAY WITHOUT PROFFERS.

**APPLICATION DESCRIPTION:**  
 RESIDENTIAL

### Zoning Information

Existing Zoning		Proposed Zoning		Approved Zoning	
<u>DISTRICT</u>	<u>AREA</u>	<u>DISTRICT</u>	<u>AREA</u>	<u>DISTRICT</u>	<u>AREA</u>
PDH- 2	4.13 ACRES	R- 1	4.13 ACRES	R- 1	4.13 ACRES

### Tax Map Numbers

0903 ((03)) ( )0007      0903 ((03)) ( )0008      0903 ((03)) ( )0006

### Approved Land Uses

Zoning District: R- 1

<u>LAND USE</u>	<u>DU'S</u>	<u>RES LAND AREA</u>	<u>ADU'S</u>	<u>WDU'S</u>	<u>GFA</u>	<u>FAR</u>	<u>NRES LAND AREA</u>
SFD	3	4.13 ACRES					
<b>TOTALS</b>	<b>3</b>						





**COUNTY OF FAIRFAX**  
**Department of Planning and Zoning**  
**Zoning Evaluation Division**  
 12055 Government Center Parkway, Suite 801  
 Fairfax, VA 22035 (703) 324-1290, TTY 711  
[www.fairfaxcounty.gov/dpz/zoning/applications](http://www.fairfaxcounty.gov/dpz/zoning/applications)

*Amended  
Name only*  
**APPLICATION No: RZ 2012-LE-021**  
 (Assigned by staff)

RECEIVED  
 Department of Planning & Zoning  
 JAN 15 2013  
 Zoning Evaluation Division

**APPLICATION FOR A REZONING**  
 (PLEASE TYPE or PRINT IN BLACK INK)

**PETITION**

**TO: THE BOARD OF SUPERVISORS OF FAIRFAX COUNTY, VIRGINIA**

I (We), Clifford F. Lindsay, Trustee, the applicant (s) petition you to adopt an ordinance amending the Zoning Map of Fairfax County, Virginia, by reclassifying from the PDH-2 District to the R-1 District the property described below and outlined in red on the Zoning Section Sheet(s) accompanying and made part of this application.

<b>APPLICATION TYPE(S):</b>	PCA ( )	CDP ( )	FDP ( )	CDPA ( )	FDPA ( )
-----------------------------	---------	---------	---------	----------	----------

**LEGAL DESCRIPTION:**

6,7,8	---SEE	---ATTACHED	CHART ----	-----
Lot(s)	Block(s)	Subdivision	Deed Book	Page No.

**TAX MAP DESCRIPTION:**

0903	03		0006, 0007, 0008	4.13
Map No.	Double Circle No.	Single Circle No.	Parcel(s)/Lot(s) No.	Total Acreage

**POSTAL ADDRESS OF PROPERTY:**

7201, 7209, and 7215 Lackawanna Drive, Springfield, VA 22150

**ADVERTISING DISCRIPTION:** (Example - North side of Lee Highway approx. 1000 feet west of its intersection with Newgate Blvd.)

**PRESENT USE:** Residential (Single Family Detached)      **PROPOSED USE:** Residential (Single Family Detached)

**MAGISTERIAL DISTRICT:** Lee      **OVERLAY DISTRICT (S):**

The name(s) and address(s) of owner(s) of record shall provided on the affidavit form attached and made part of this application. The undersigned has the power to authorize and does hereby authorize Fairfax County staff representative on official business to enter on the subject property as necessary to process the application.

Clifford F. Lindsay, Trustee

Type or Print Name

HC 68, Box 11 Frankford, WV 24938

Address

*Clifford F. Lindsay, Trustee*  
 Signature of Applicant or Agent

(Work) 304-256-3242      (Mobile) 304-647-0396

Telephone Number

Please provide name and telephone number of contact if different from above:

**DO NOT WRITE BELOW THIS SPACE**

Date application accepted: 1/16/13

*Virginia Ruffner*

Fee Paid \$

n/a

<b>Tax Map Number</b>	<b>Owner Name</b>	<b>Property Address</b>	<b>Acreage</b>	<b>Deed Book / Page</b>
0903 03 0006	Joyce F. Lindsay Rev Trust	7201 Lackawanna Dr. Springfield VA	1.16	18205 / 0383
0903 03 0007	Joseph A. Gillespie Trust	7209 Lackawanna Dr. Springfield VA	1.3	Not available
0903 03 0008	Susan and Chris Rowley	7215 Lackawanna Dr. Springfield VA	1.68	22063 / 0884



# Charles P. Johnson & Associates, Inc.

Planners Engineers Landscape Architects Surveyors Environmental Services

3959 Pender Drive, Suite 210

Fairfax, VA 22030

703-385-7555

Fax: 703-273-8595

RECEIVED  
Department of Planning & Zoning

AUG 14 2006

Zoning Evaluation Division

August 7, 2006

## LEGAL DESCRIPTION FOR REZONING PURPOSES ONLY

A PARCEL OF LAND SITUATE IN THE LEE DISTRICT, COUNTY OF FAIRFAX, VIRGINIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE COMMON INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF DUDROW ROAD, ROUTE 1297 WITH THE NORTHWEST CORNER OF LOT 18 ACCORDING TO THE PLAT OF MEYER'S SUBDIVISION AS RECORDED IN DEED BOOK 7525 PAGE 592 AND DEED BOOK 7631 PAGE 1292, SAID POINT ALSO BEING THE NORTHEAST CORNER OF LOT 6 ACCOTINK BLUFF SECTION ONE AS RECORDED IN DEED BOOK 1191 PAGE 207 ALL AMONG THE LAND RECORDS OF SAID FAIRFAX COUNTY VIRGINIA;

THENCE South 06 degrees 10 minutes 41 seconds east, along a common line with Lots 18, 17, 16, 15, and 14 of said Meyer's Subdivision a distance of 622.08 feet to a point;

THENCE South 83 degrees 49 minutes 19 seconds west, along a common line with Lots 8 and 9 according to the Plat of Laurel Creek as recorded in Deed Book 11283 Page 1650 of said Land Records a distance of 282.32 feet to a point;

THENCE North 42 degrees 09 minutes 16 seconds west, along a common line with Lot 9 of aforesaid Plat of Accotink Bluff Section One, a distance of 224.94 feet to the easterly right-of-way line of Lackawanna Drive, Va. Route No. 1296 and being a point of a non tangent curve to the right, concave northwesterly, of which the radius point lies north 42 degrees 08 minutes 21 seconds west, a radial distance of 518.81 feet;

THENCE along said Easterly right-of-way line and northeasterly along the arc of said curve, through a central angle of 34 degrees 51 minutes 10 seconds, a distance of 315.59 feet to the curves end, said curve being subtended by a chord bearing and distance of north 30 degrees 26 minutes 04 seconds east, 310.75 feet;

THENCE continue North 13 degrees 00 minutes 29 seconds east, a distance of 230.32 feet to the beginning of a curve to the right, concave southerly, having a radius of 25.00 feet and a central angle of 90 degrees 00 minutes 00 seconds;

THENCE Northeasterly along the arc of said curve a distance of 39.27 feet to the curves end, said curve being subtended by a chord bearing and distance of north 58 degrees 00 minutes 28 seconds east, 35.36 feet and being the southerly right-of-way line of aforesaid Dudrow Road, Va. Route No. 1297;

THENCE South 76 degrees 59 minutes 31 seconds east, along said southerly right-of-way line a distance of 128.76 feet to the POINT OF BEGINNING.

Containing 180,062 square feet or 4.13365 acres, more or less in area.

SUBJECT TO EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD.

N:\06505\wp\Legal\_Description\ZONING06505.doc