



FAIRFAX COUNTY

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BOARD OF SUPERVISORS
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V I R G I N I A

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August 21, 2003

Lynne J. Strobel, Esquire
Walsh, Colucci, Stackhouse, Emrich and & Terpak, PC
2200 Clarendon Boulevard, 13th Floor
Arlington, Virginia 22201-3359

RE: Rezoning Application
Number RZ 2002-HM-024

Dear Ms. Strobel:

Enclosed you will find a copy of an Ordinance adopted by the Board of Supervisors at a regular meeting held on May 5, 2003, granting Rezoning Application Number RZ 2002-HM-024 in the name of Engle Homes Virginia, Incorporated to rezone certain property in the Hunter Mill District from the R-1 District to the PDH-8 District, located on the south side of Frying Pan Road, at the terminus of Fox Mill Road (Tax Map 25-1 ((1)) 5), subject to the proffers dated March 27, 2003, consisting of approximately 2.74 acres.

The Conceptual Development Plan was approved; the Planning Commission having previously approved Final Development Plan FDP 2002-HM-024 on April 23, 2003, subject to Development Conditions dated April 22, 2003, and the Board's approval of RZ 2002-HM-024.

Sincerely,

Patti M. Hicks
Deputy Clerk to the Board of Supervisors

PMH/ns

RZ 2002-HM-024
August 21, 2003

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cc: **Chairman Katherine K. Hanley**
Supervisor Hudgins, Hunter Mill District
Janet Coldsmith, Director, Real Estate Div., Dept. of Tax Administration
Michael R. Congleton, Deputy Zoning Enforcement Branch
Barbara A. Byron, Director, Zoning Evaluation Div., DPZ
Thomas Conry, Dept. Mgr. - GIS - Mapping/Overlay
Angela K. Rodeheaver, Section Chief, Trnsprt'n. Planning Div.,
Charles Strunk, Project Planning Section, Dept. of Transportation
Michellé Brickner, Deputy Director, DPWES
Kenny King, Proffer Administrator, Plans & Document Control, OSDS, DPWES
Frank Edwards, Department of Highways - VDOT
Joyce Evans, Land Acqu. & 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

Charles P. Johnson & Associates, Inc.

Planners Engineers Landscape Architects Surveyors

Fairfax, VA

Silver Spring, MD

Frederick, MD

CPJ Associates

RECEIVED
Department of Planning & Zoning

May 9, 2002

MAY 22 2002

Zoning Evaluation Division

Description Of
McNair Farms Parcel 5
The Property Of
Batman McNair Associates L.P.
Deed Book 7320 Page 898
(For Rezoning Purposes Only)
Hunter Mill District
Fairfax County, Virginia

Beginning at a point on the southerly right-of-way line of Frying Pan Road said point also being a corner to Parcel C, Section 2, Landbay 12, McNair Farms; thence departing said Parcel C and running with said southerly right-of-way line of Frying Pan Road the following courses and distances:

- 1) 194.37' along the arc of a curve to the left, said curve having a radius of 4,622.66', a central angle of 02°24'33", and a chord which bears N59°14'28"E 194.37' to a point;
- 2) N58°02'11"E 281.71' to a point; thence continuing with said southerly right-of-way line of Frying Pan Road then with Parcel A, Section One, Oakmill the following courses and distances:
- 3) S52°46'41"E 176.65' to a point;
- 4) S38°43'30"W 479.30' to a point being a corner to Parcel D, Section 2, Landbay 12, McNair Farms; thence departing said Parcel A, Section One, Oakmill and running first with said Parcel C, Section 2, Landbay 12, McNair Farms, then with the aforementioned Parcel C, Section 2, Landbay 12, McNair Farms
- 5) N46°44'38"W 338.92' to the point of beginning and containing 119,433 square feet or 2.74180 acres of land.

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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 5th day of May, 2003, the following ordinance was adopted:

AN ORDINANCE AMENDING THE ZONING ORDINANCE
PROPOSAL NUMBER RZ 2002-HM-024

WHEREAS, Engle Homes Virginia, Incorporated 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-8 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

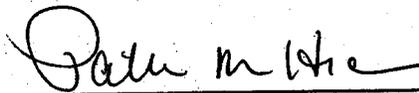
WHEREAS, this Board has today held a duly called public hearing and after due consideration of the reports, recommendation, testimony and facts pertinent to the proposed amendment, the Board is of the opinion that the Ordinance should be amended,

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-8 District, and said property is subject to the use regulations of said PDH-8 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 5th day of May, 2003.



Patti M. Hicks

Deputy Clerk to the Board of Supervisors