



FAIRFAX COUNTY

ZED

**OFFICE OF THE CLERK
BOARD OF SUPERVISORS**
12000 Government Center Parkway, Suite 533
Fairfax, Virginia 22035-0072

V I R G I N I A

May 28, 2003

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Gregory J. Budnick, P.E.
P.O. Box 1214
Newington, Virginia 22122

RE: Rezoning Application Number RZ 2002-LE-023
(Amended to include complete set of proffers)

Dear Mr. Budnick:

Enclosed you will find a copy of an Ordinance adopted by the Board of Supervisors at a regular meeting held on March 24, 2003, granting Rezoning Application Number RZ 2002-LE-023 in the name of William K. Ames to rezone certain property in the Lee District from the R-2 District and Highway Corridor Overlay District to the R-8 District and Highway Corridor Overlay District, located at 4001 and 4003 Buckman Road (Tax Map 101-2 ((1)) 4 and 5), subject to the proffers dated March 21, 2003, consisting of approximately 2.04 acres.

The Board also:

- **Waived the minimum district size for the R-8 District.**
- **Modified the transitional screening requirements along the northern and western boundaries to that shown on the Generalized Development Plan.**
- **Waived the barrier requirements along the northern and western boundaries.**

Sincerely,

Nancy Vehrs
Clerk to the Board of Supervisors

NV/ns

RZ 2002-LE-023

Amended - May 28, 2003

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cc: Chairman Katherine K. Hanley
Supervisor Kauffmann, Lee 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
Michelle Brickner, Deputy Director, DPWES
Kenny King, Proffer Administrator, Plans & Document Control, OSDS, DPWES
Frank Edwards, Department of Highways - VDOT
Land Acqu. & Planning Div., Park Authority
District Planning Commissioner
James Patteson, Director, Facilities Mgmt. Div., DPWES
Barbara J. Lipa, Executive Director, Planning Commission
Gary Chevalier, Office of Capital Facilities, Fairfax County Public Schools

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 24th day of March, 2003, the following ordinance was adopted:

AN ORDINANCE AMENDING THE ZONING ORDINANCE
PROPOSAL NUMBER RZ 2002-LE-023

WHEREAS, William K. Ames filed in the proper form an application requesting the zoning of a certain parcel of land herein after described, from the R-2 District and Highway Corridor Overlay District to the R-8 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 Lee District, and more particularly described as follows (see attached legal description):

Be, and hereby is, zoned to the R-8 District and Highway Corridor Overlay District, and said property is subject to the use regulations of said R-8 District and Highway Corridor Overlay 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 24th day of March, 2003.



Nancy Velts
Clerk to the Board of Supervisors

(Amended 5-28-2003 to include complete set of proffers.)

**METES & BOUNDS DESCRIPTION
AMES/BUCKMAN ROAD PROPERTY**

Beginning at a point along the southerly right-of-way of Buckman Road, State Road 683, thence with the southerly right-of-way north 65 degrees 11 minutes 28 seconds - 206.64', to a point, thence south 28 degrees 0 minutes 0 seconds - 425.12' to a iron pipe found, common to northeast corner of Barnes and a point in the westerly line of Roxbury of Mt. Vernon, Parcel B, thence with northerly line of said Barnes parcel south 64 degrees 0 minutes 0 seconds - 210.17', to a point with in the easterly line of Gustafson, Lot 18 and the northwest corner of said Barnes, thence with the easterly line of said Gustafson subdivision north 27 degrees 30 seconds 11 minutes - 429.30' to the point of beginning, containing acres, more or less.

Note: This metes & bounds description is based on public record and is not the result of a field survey. It has been prepared solely for the purpose of meeting the submission standards of the rezoning application that it is attached to and for describing the area to be rezoned. It is not be used for settlement purposes, construction or any other use other than the purpose of processing a rezoning application.

RECEIVED
Department of Planning & Zoning

MAY 31 2002

Zoning Evaluation Division