



# FAIRFAX COUNTY

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

Telephone: 703-324-3151

April 28, 1993

Walter D. Webdale, Assistant Secretary  
Fairfax County Redevelopment and Housing Authority  
One University Plaza  
Fairfax, Virginia 22030

Re: Rezoning Application  
Number RZ 88-L-078

Dear Mr. Webdale:

Enclosed you will find a copy of an Ordinance adopted by the Board of Supervisors at a regular meeting held on April 12, 1993, granting, as proffered, Rezoning Application RZ 88-L-078 in the name of Fairfax County Redevelopment and Housing Authority (FCRHA), to rezone certain property in the Lee District from the C-8 District and Highway Corridor District to the R-20 District and Highway Corridor District, subject to the proffers dated February 2, 1993, on subject parcel 101-2 ((6)) 507A consisting of approximately 8.34 acres.

Sincerely,

Nancy Vehrs  
Clerk to the Board of Supervisors

NV/ns

cc: John M. Yeatman, Director, Real Estate Dvsn., Assessments  
Melinda M. Artman, Deputy Zoning Administrator  
Barbara A. Byron, Director, Zoning Evaluation Dvsn., OCP  
Fred R. Beales, Supervisor, Base Prop. Mapping/Overlay  
Robert Moore, Trnsprt'n. Planning Dvsn., Office of Transportation  
Kathy Ichter, Trnsprt'n. Road Bond Dvsn., Office of Transportation  
Department of Environmental Management  
Y. Ho Chang, Resident Engineer, VDOT  
Land Acq. & Planning Dvsn., Park Authority

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 12th day of April, 1993, the following ordinance was adopted:

AN ORDINANCE AMENDING THE ZONING ORDINANCE  
PROPOSAL NO. RZ 88-L-078

WHEREAS, Fairfax County Redevelopment and Housing Authority (FCRHA), filed in the proper form, an application requesting the zoning of a certain parcel of land hereinafter described, from the C-8 District and Highway Corridor District to the R-20 District and Highway Corridor 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

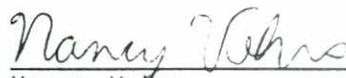
WHEREAS, this Board has today held a duly called public hearing and after due consideration of the reports, recommendation, testimony and facts pertinent to the proposed amendment, the Board is of the opinion that the Ordinance should be amended,

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-20 District and Highway Corridor District, and said property is subject to the use regulations of said R-20 District and Highway Corridor 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 parcels.

GIVEN under my hand this 12th day of April, 1993.



Nancy Veirs  
Clerk to the Board of Supervisors

Proffers

RZ 88-L-078

February 2, 1993

Pursuant to Section 15.1-491(a), Code of Virginia, as amended, subject to the Board of Supervisors approving rezoning to the R-20 District, the Applicant, Fairfax County Redevelopment and Housing Authority proffers to the following:

1. Pursuant to Section 18-204 of the Fairfax County Zoning Ordinance, the subject property shall be developed in substantial conformance with the Generalized Development Plan and Landscape Plans, consisting of three sheets, prepared by Dewberry and Davis and dated October 16, 1991, provided that the amounts of landscaping and other similar visual amenities shown on the GDP shall be minimum amounts and may be increased as funds may become available.
2. The total number of dwelling units shall not exceed 195 and all 195 units shall be "affordable" in accordance with the provisions of Sect. 2-800 of the Zoning Ordinance.



Assistant Secretary

Walter Webdale,  
The Fairfax County Redevelopment and  
Housing Authority  
(Title Owner)

## Exhibit A

## PROPERTY DESCRIPTION

The land referred to herein is located in Fairfax County, Virginia, and is described as follows:

Parcel A, containing 8.3422 acres of land, being parts of Lots 507 through 512, inclusive, EVERGREEN FARMS, as the same is shown on a plat of resubdivision recorded with a Deed of Subdivision among the land records of Fairfax County, Virginia, in Deed Book 3021 at page 373, as further described by metes and bounds as follows:

BEGINNING at a point in the northerly line of Lot 513 of Evergreen Farms, said point lying North 68° 08' 30" West, 414.52 feet from the intersection of said line with the westerly right of way line of U. S. Route No. 1; thence with the line of the aforesaid Lot 513, North 68° 08' 30" West, 544.74 feet to a point in the easterly line of the land of George Faigen; thence with the line of the land of Faigen, North 27° 24' 00" East, 732.72 feet to a point; thence with the southerly line of Lot 506 of Evergreen Farms, South 79° 50' 50" East, 393.50 feet to a point; thence thru the tract of which the parcel herein is a part, the following courses and distances: South 13° 25' 20" West, 555.86 feet; South 47° 59' 00" West, 54.64 feet; and South 13° 25' 20" West, 212.52 feet to the point of beginning; containing 8.3422 acres.

TOGETHER WITH that certain ingress and egress easement dated April 12, 1967, and recorded in Deed Book 2901 at page 13 of said land records.

RECEIVED  
OFFICE OF COMMISSIONER OF PLANNING  
OCT 2 1967  
ZONING EVALUATION DIVISION