



APPLICATION ACCEPTED: October 25, 2007  
APPLICATION AMENDED: February 12, 2008  
PLANNING COMMISSION: March 13, 2008  
BOARD OF SUPERVISORS: Not scheduled

## County of Fairfax, Virginia

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February 28, 2008

### STAFF REPORT

#### SPECIAL EXCEPTION APPLICATION SE 2007-LE-030

#### LEE DISTRICT

<b>APPLICANT:</b>	Veterans of Foreign Wars of the United States, Inc., Springfield Post 7327
<b>ZONING:</b>	R-1, Natural Resources Overlay District
<b>PARCEL(S):</b>	99-2 ((01)) 44, 45, 46, 47, 48, 49
<b>ACREAGE:</b>	2.52 acres
<b>FAR:</b>	0.10
<b>OPEN SPACE:</b>	37.43%
<b>PLAN MAP:</b>	Residential
<b>SE CATEGORY:</b>	Category 3
<b>PROPOSAL:</b>	Applicant seeks a special exception for a private club and public benefit association in order to construct an 11,076 square foot building to serve as VFW Post 7327 in Springfield, VA

#### STAFF RECOMMENDATIONS:

Staff recommends approval of SE 2007-LE-030, subject to the proposed development conditions in Appendix 1.

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Department of Planning and Zoning  
Zoning Evaluation Division  
12055 Government Center Parkway, Suite 801  
Fairfax, Virginia 22035-5509  
Phone 703 324-1290  
FAX 703 324-3924  
[www.fairfaxcounty.gov/dpz/](http://www.fairfaxcounty.gov/dpz/)

Staff further recommends that the barrier be waived along the southern and western boundaries.

Finally, staff further recommends that modification of the Comprehensive Plan Trail requirement in favor of the existing 6-foot asphalt trail along Beulah Street frontage.

It should be noted that it is not the intent of staff to recommend that the Board, in adopting any conditions proffered by the owner, relieve the applicant/owner from compliance with the provisions of any applicable ordinances, regulations, or adopted standards.

It should be further noted that the content of this report reflects the analysis and recommendation of staff; it does not reflect the position of the Board of Supervisors.

The approval of this special exception does not interfere with, abrogate or annul any easement, covenants, or other agreements between parties, as they may apply to the property subject to this application.

For information, contact the Zoning Evaluation Division, Department of Planning and Zoning, 12055 Government Center Parkway, Suite 801, Fairfax, Virginia 22035-5505, (703) 324-1290.



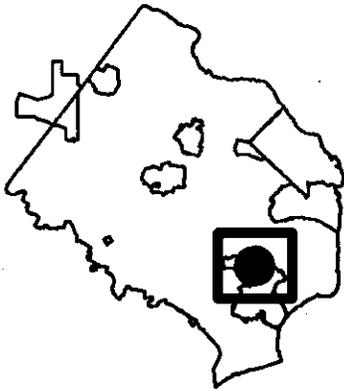
Americans with Disabilities Act (ADA): Reasonable accommodation is available upon 7 days advance notice.  
For additional information on ADA call (703) 324-1334 or TTY 711 (Virginia Relay Center).

# Special Exception

SE 2007-LE-030

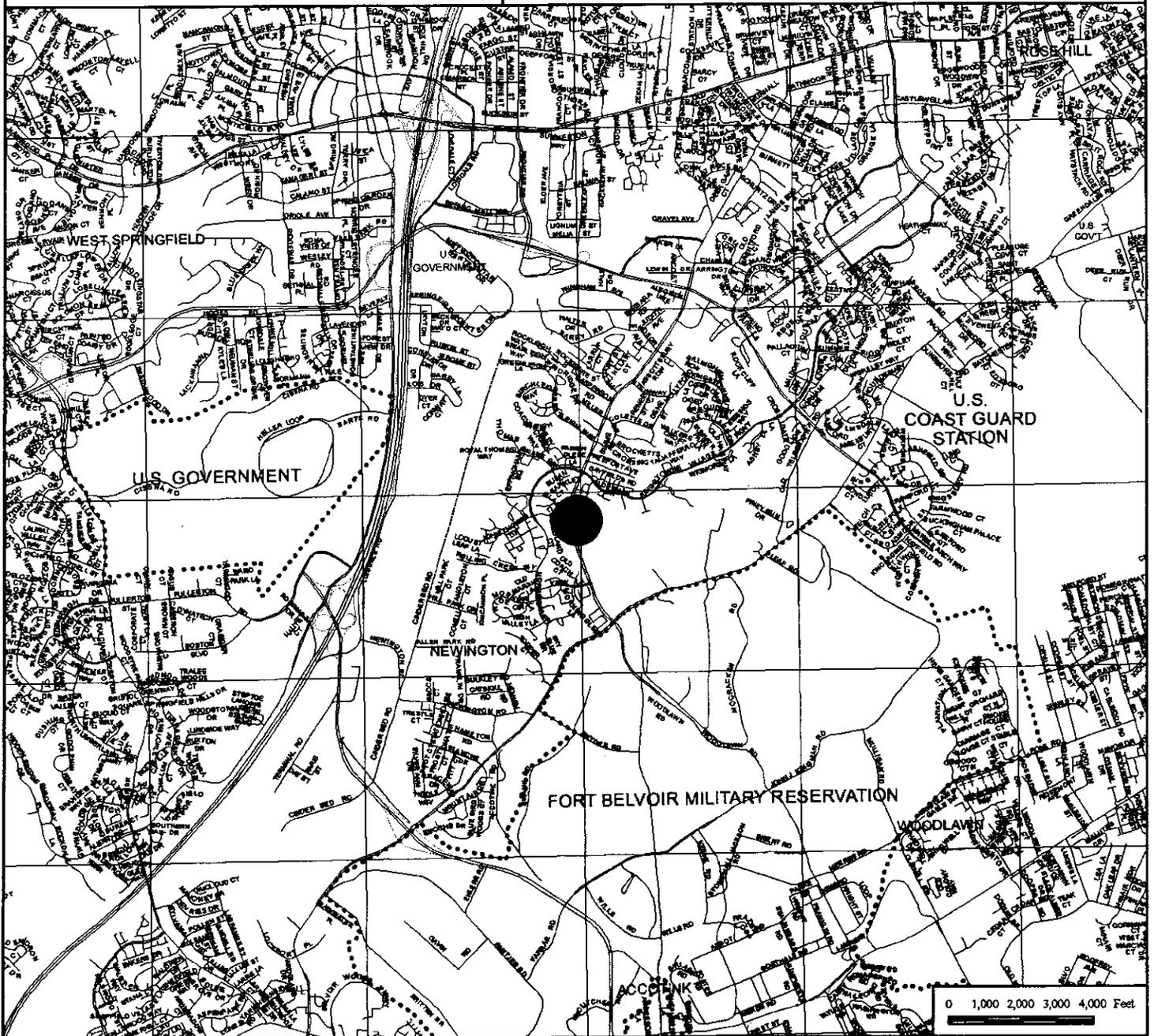
**Applicant:** SPRINGFIELD POST 7327, VETERANS OF FOREIGN WARS OF THE UNITED STATES, INC.

**Accepted:** 10/25/2007 AMENDED 2/12/2008  
**Proposed:** PRIVATE CLUB AND PUBLIC BENEFIT ASSOCIATION



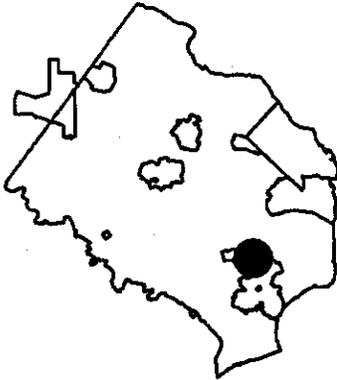
**Area:** 2.52 AC OF LAND; DISTRICT - LEE  
**Zoning Dist Sect:** 03-010403-0104  
**Art 9 Group and Use:** 3-07 3-07  
**Located:** 7711,7713,7715,7717 & 7719 BEULAH STREET

**Zoning:** R- 1  
**Plan Area:** 4,  
**Overlay Dist:**  
**Map Ref Num:** 099-2- /01/ /0044 /01/ /0045  
/01/ /0046 /01/ /0047 /01/  
/0048 /01/ /0049



# Special Exception

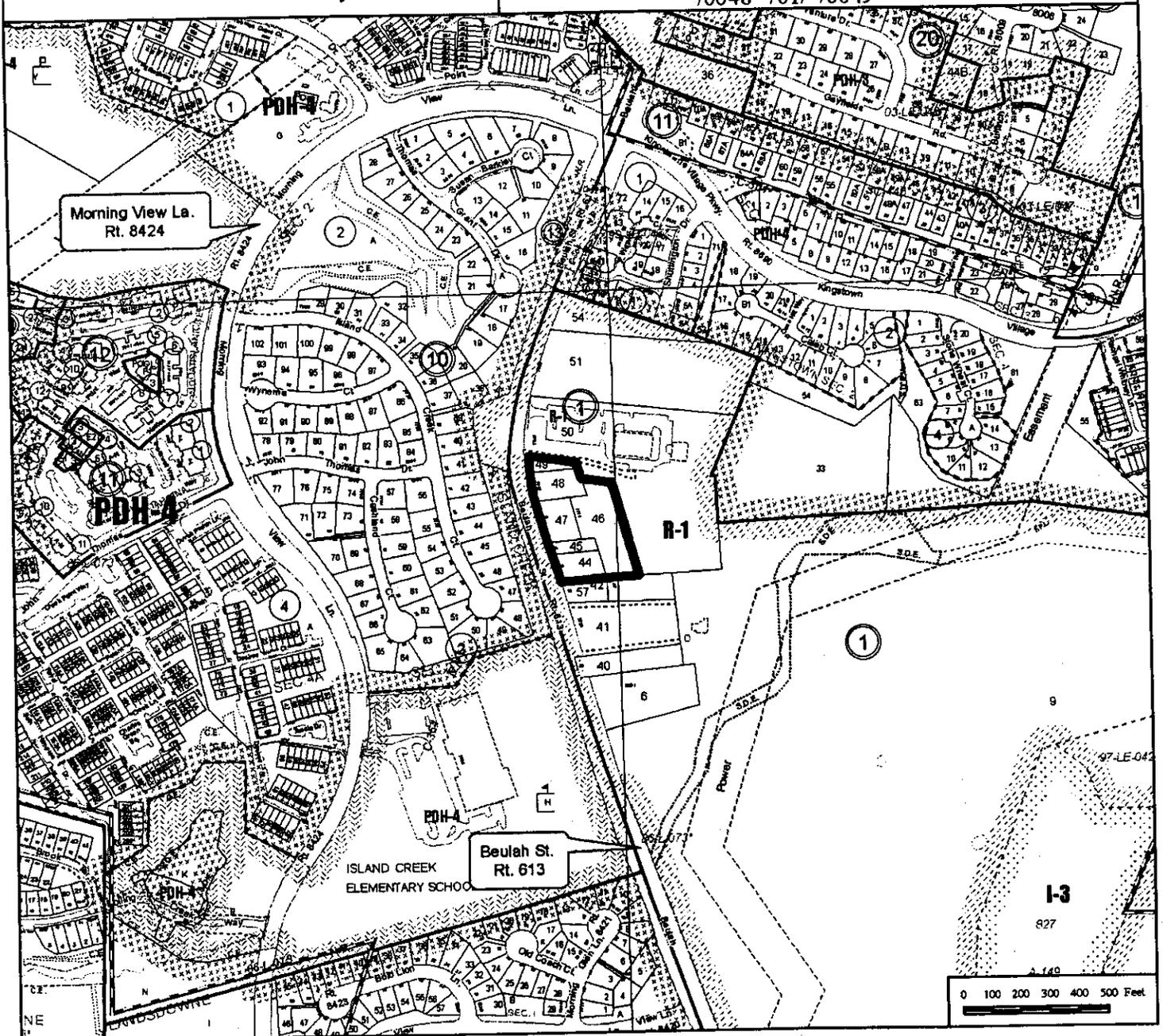
SE 2007-LE-030



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**Accepted:** 10/25/2007 AMENDED 2/12/2008  
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**Area:** 2.52 AC OF LAND; DISTRICT - LEE  
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**Art 9 Group and Use:** 3-07 3-07  
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**Zoning:** R-1  
**Plan Area:** 4,  
**Overlay Dist:** NR  
**Map Ref Num:** 099-2- /01/ /0044 /01/ /0045  
/01/ /0046 /01/ /0047 /01/  
/0048 /01/ /0049























**A GLOSSARY OF TERMS FREQUENTLY  
USED IN STAFF REPORTS WILL BE  
FOUND AT THE BACK OF THIS REPORT**

**DESCRIPTION OF THE APPLICATION**

- Proposal:** The applicant, Veterans of Foreign Wars (VFW) of the United States, Post 7327, requests a Category 3 Special Exception in order to operate the Post, a public benefit association. The applicant proposes to construct an 11,076 square foot (SF) building to serve as Veterans of Foreign Wars (VFW) of the United States Post 7327. The Post is proposed on six lots located at 7711, 7713, 7715, 7717 and 7719 Beulah Street, Springfield, Virginia.
- Membership:** The maximum number of anticipated membership is 225. However, actual attendance at individual events held at the Post would be considerably lower. Typical attendance for activities breaks down as follows:
- 15-20 people for regular VFW meetings
  - 10-15 people for the ladies auxiliary
  - 85-110 people for the bingo games
  - 50 people for special events such as weddings, family reunions, parties, etc.
- Hours:** The regularly scheduled meetings of the VFW will be held on Mondays between 6:00 p.m. and 10:00 p.m. *Ad hoc* meetings of the Ladies Auxiliary would occur on Wednesday between 10:00 a.m. and 2:00 p.m.
- Bingo is proposed to take place on Thursdays and Fridays from 7:00 p.m. to 11:00 p.m. It is expected that special events would take place after 6:00 p.m. on weekdays or after 12:00 p.m. on weekends. All events would be finished by 12:00 a.m. (midnight).
- Employees:** The Post has no plans to employ anyone at this time; the facility will be operated by volunteers. However, the applicant may hire a building manager in the future.
- Waivers and Modifications:** The applicant requests a waiver of the required barrier along the southern and western property lines.

The applicant requests a modification of the required 8-foot wide asphalt trail within a 12 foot wide easement along its Beulah Street frontage in favor of the existing 6 foot wide asphalt trail.

Copies of the proposed development conditions, applicant's affidavit, and applicant's statement of justification are contained in Appendices 1 through 3 of this report.

## LOCATION AND CHARACTER

The subject property, zoned R-1, consists of six parcels totaling 2.52 acres found at 7711, 7713, 7715, 7717 and 7719 Beulah Street in Springfield. Existing structures on the site include a main structure, which appears to be an abandoned single family dwelling, and two smaller accessory buildings. These existing buildings will be removed under this proposal. The proposal also includes removal of the existing onsite driveway.

The site is vegetated at the rear, and includes deciduous evergreens trees in the northern, western and southern portions of the property; much of the existing vegetation will be removed under this application. The topography of the site is generally gently sloping, with the highest point in the center of the consolidated parcels closer to Beulah Street. There are no regulated floodplains or Resource Protection Areas (RPA) designated on the property.

<b>SURROUNDING AREA DESCRIPTION</b>			
<b>Direction</b>	<b>Use</b>	<b>Zoning</b>	<b>Plan</b>
<b>North &amp; East</b>	Franconia Moose Lodge	R-1	Residential; 1-2 du/ac
<b>South</b>	Single Family Detached Dwellings (NR Potters Hill School)	R-1	Residential; 1-2 du/ac
<b>West</b>	Single Family Detached Dwellings (Island Creek)	PDH-4	Residential; 3-4 du/ac

## BACKGROUND

Special Permit, SP 85-L-043, was filed by the Islamic Community Center of Northern Virginia in order to operate a mosque and related facilities. On October 29, 1985, the Board of Zoning Appeals (BZA) denied the application.

No other zoning applications, have been filed on this property.

**COMPREHENSIVE PLAN PROVISIONS**

**Plan Area:** III  
**Plan District:** Rose Hill Planning District,  
**Planning Sector:** Lehigh Community Planning Sector  
**Plan Map:** Residential, 1-2 du/acre  
**Plan Text:**

On page 69 of the 2007 Edition of the Fairfax County Comprehensive Plan, as amended through September 24, 2007, the Plan states

*The parcels along the east side of Beulah Street, south of Kingstowne Village Parkway and north of the Hilltop landfill, are planned for residential use at 1-2 dwelling units per acre. As an option, development at 3-4 dwelling units per acre may be considered if development achieves substantial parcel consolidation and provides consolidated access, adequate internal circulation, and interparcel access if appropriate.*

**ANALYSIS****Special Exception (SE) Plat (Copy at front of staff report)**

**Title of SE Plat:** Springfield Post 7327 Veterans of Foreign Wars of the United States, Inc.

**Prepared By:** EMSI Engineering

**Original and Revision Dates:** April 2007 and revised through February 21, 2008.

The plat submitted here consists of 10 sheets.

<b>Springfield Post 7327 Veterans of Foreign Wars of the United States, Inc.</b>	
<b>Sheet #</b>	<b>Description of Sheet</b>
1 of 10	General Notes, Soils Map, Soils Evaluation, Vicinity Map, Site Tabulations, Parking Tabulations, Sheet Index
2 of 10	Existing Vegetation Map, Vegetation Cover Summary Table
3 of 10	Special Exception Plat with Site Layout, Landscaping Tabulations (Overall Landscaping, Tree Cover, Transitional Screening, Parking Lot Landscaping)
4 of 10	Runoff Computations and Drainage Divides Map
5 of 10	Stormwater Management Computations, BMP Facility Design Calculations, BMP Divides Map, Outfall Narrative
6 of 10	Stormwater Computations

<b>Springfield Post 7327 Veterans of Foreign Wars of the United States, Inc.</b>	
<b>Sheet #</b>	<b>Description of Sheet</b>
7 of 10	Overall Drainage Map
8 of 10	Stormwater Computations
9 of 10	Stormwater Computations
10 of 10	Architectural Exhibits—Front Elevation, Right Side Elevation & Reception/Bingo Entry Elevation

The SE Plat consists of the following features:

**Site Layout:** The site is a consolidation of six parcels that abut Beulah Street. The applicant proposes a two story, 11,076 square foot structure (clubhouse). The clubhouse is proposed to be located 66 feet from the front of property line, in the center of the site. A surface parking lot would surround the building along the sides and to the rear of the structure.

**Parking and Access:** The applicant has depicted two configurations for access to the site from Beulah Street. Sheet 4 shows the original two entrance configuration (as the base map for the drainage divides map), which is the applicant's preferred layout. The two entrance configuration features both as standard commercial entrances; however, they would each be limited to right-in, right-out.

The applicant has also included a depiction on Sheet 3 of the proposed one entrance configuration. The one entrance configuration shows only one right-in, right-out commercial entrance just north of the structure. The more southern entrance is closed under this configuration.

The site would provide 83 parking spaces, which exceeds the parking requirement of 75 spaces (1 space for every 3 members based on 225 members).

Interparcel access is proposed to the north through an access easement and pavement to the property line; interparcel access to the south would be provided through an access easement to be triggered upon any non-residential development (or redevelopment) on the southern parcels.

**Landscaping:** The applicant is providing 26.89% tree cover on site which includes the 35 foot wide transitional screening along the southern property line. This screening area includes existing trees to be preserved and supplemental plantings. The applicant is also providing the required interior and peripheral parking landscaping.

**Stormwater Management/Best Management Practices:** The applicant proposes two underground SWM detention facilities to meet the SWM quantity regulations. The applicant further proposes bio-retention and tree box filters to meet the BMP requirements.

### **Land Use Analysis**

The Comprehensive Plan recommends residential uses for the application property at a density of 1-2 du/ac. The application proposes a public benefit association which is permitted in residential zoning districts with approval of a special exception. In order to complement the residences to the west (Island Creek), the proposed VFW clubhouse would be designed to appear residential in character when viewed from Beulah Street. In addition, 35 feet of transitional screening is proposed along the site's southern boundary to buffer the abutting residences. For these reasons, staff believes that the proposed use is in harmony with the recommendations of the Comprehensive Plan.

### **Transportation Analysis (Appendix 4)**

#### ***Issue: Access***

The applicant's preferred site layout includes two vehicular access points from Beulah Street. The applicant has also provided a sheet depicting how the site could be laid out with one vehicular access point. Staff and VDOT have recommended that the two entrances along Beulah Street be consolidated into one single entrance.

#### ***Resolution:***

The applicant believes that the two right-in, right-out entrances are necessary to achieve reasonable traffic circulation within the site. The applicant also contends that, since the subject site is located along a straight section of Beulah Street, the road geometry presents no sight distance issues and that the two entrances can work. Moreover, the applicant notes that the most intense traffic in and out of the site will occur on Thursday and Friday nights *outside* of the peak travel periods for Beulah Street. Finally, the applicant believes that since the by-right development of each parcel would result in at least five separate entrances, the proposed site layout actually results in less access points to this road than allowed by-right.

Staff continues to recommend that the proposed two entrances be consolidated. Staff believes that on-site circulation can work with a single entrance. In addition, while this section of Beulah Street is a "straighter" portion of the road with a speed limit of 35 miles per hour (MPH), Beulah Street is a busy divided highway where access should be limited to avoid conflict points, especially given that the average daily travel for this street is in excess of 22,000 vehicles per day. For that reason, staff believes that prudent access management for this site requires one access to Beulah Street. Furthermore, with a possible 100 vehicles entering the site (all with right turn ingress) the VDOT warrant for a right turn lane into the site would be met. While staff recognizes that this proposal will limit the number of access points which could occur by right, the intensity of the use of this entrance would be greater with this commercial use than the residential uses for which the properties are currently zoned.

Therefore, staff recommends a development condition which would prohibit more than one entrance into the site. Staff further recommends a development condition that will require a right turn lane into the site. With the implementation of these development conditions, this issue is resolved.

***Issue: Interparcel Access***

The originally submitted SE Plat showed no interparcel access to the abutting properties. In order to limit trips along Beulah Street, staff recommended that interparcel access be provided to the property line to the north and to the south.

***Resolution:***

The site layout has been amended to provide interparcel access to both the property line to the north and to the south. To the north, the SE Plat depicts pavement extending to the property line with a proposed access easement. Staff recommends a development condition which requires that this connection be constructed at the time of site improvements. To the south, the applicant proposes a public access easement. Staff recommends a development condition which would require that the applicant to record this easement at such time as the property to the south, which is currently developed with a single family detached home, develops/redevelops as a non-residential use.

With the proposed development conditions, staff finds that this issue is resolved.

***Issue: Bus Shelter***

Staff recommended that the applicant provide a bus shelter along the site's Beulah Street frontage and provide the general maintenance and clean-up of the shelter. As an alternative, staff recommended that the applicant could provide a concrete pad and easement for construction of a bus shelter to be built by others. It should be noted that a shelter built by others may display advertising.

***Resolution:***

The revised plat depicts a concrete pad large enough to accommodate a bus shelter along the frontage of the property. While the applicant shows the location of the shelter on the SE Plat, staff proposes a development condition which would require that the applicant work with FCDOT on determining the exact location of the bus shelter and the location of the sidewalk which would connect the shelter to site.

With the implementation of the proposed development condition, this issue is resolved.

***Issue: Pedestrian Access***

In order to provide safe access between the parking lot and the clubhouse, staff recommended that appropriate pathways be provided across the travel aisle onsite between the accessible parking and the building.

***Resolution:***

The revised SE Plat now depicts a 6-foot wide crosswalk between the building and accessible parking in travel aisle. However, the crosswalk ends in a drive aisle. In order to provide safe access from those spaces to the building entrance, staff recommends a condition which requires that the exact location of the crosswalk for the accessible parking spaces to be determined at the time of site plan approval.

With implementation of staff proposed development condition, this issue is resolved.

**Environmental Analysis (See Appendices 5-7)*****Issue: Best Management Practices (BMPs)***

The Chesapeake Bay Preservation Ordinance requires BMPs to be incorporated into a development plan in order to achieve 40% phosphorous removal efficiency.

***Resolution:***

The applicant indicates that on-site BMPs in the form of Filterra systems and a rain garden pond will be provided. The use of this type of innovative Low Impact Development (LID) feature is helpful onsite as it has allowed the applicant to remove a previously proposed detention pond and thus save trees along the southern property boundary. It should be noted that a PFM modification will be required at the time of site plan for the use of the Filterra system as innovative BMP. This issue has been adequately addressed by the proposed development conditions.

***Issue: Adequate Outfall Narrative***

The Zoning Ordinance requires the applicant to submit an outfall narrative with any zoning application so that staff can analyze the capacity and stability of each site outfall downstream to where the drainage area is 100 times the site size or 1 square mile. Staff is specifically concerned about this request as there are downstream complaints on file along the outfall for this Property within the extent of review,

***Resolution:***

The applicant has added an Outfall Narrative within the SE Plat (Sheet 5). To ensure conformance with DPWES policies and regulations, staff proposes a development condition which requires the applicant to provide adequate outfall in accordance with the PFM, as determined by DPWES, at the time of site plan review. With implementation of the proposed development condition, this issue is resolved.

***Issue: Tree Preservation***

The subject property is characterized by a dense canopy of deciduous and evergreen trees on the northern, western and southern portions of the subject property. Urban Forestry Management notes that the subject site contains a mix of mature pine and mature and young hardwoods (predominantly oaks and maples). However, several of the larger trees are in a state of decline and/or encumbered with English Ivy and are not worth preserving. Staff recommended that the applicant layout the site to preserve trees where possible.

***Resolution:***

The current SE Plat proposes to preserve some trees around the south and east borders. The site layout will provide 26.89% of tree cover through a combination of preservation and revegetation. This exceeds the 20% tree cover requirement for this proposal. The proposal also includes a commitment in Note 29 of the SE Plat which states: *"Planting trees within the canopy of trees to be preserved shall be carefully done by hand digging only. No heavy machinery will be allowed. Tree preservation shall be in accordance with the Fairfax County Public Facilities Manual."* This commitment has been further ratified in the proposed development conditions relating to tree preservation. Therefore, this issue is resolved.

***Issue: Soils***

The generalized soil survey for Fairfax County does not identify the soil type which characterizes the subject property; however, significant areas of marine clay are found in areas proximate to the subject property.

***Resolution:***

As such, the applicant has submitted a geotechnical study for review by staff. While this study is not adequate for site plan approval at this time, the proposed development conditions will require a geotechnical analysis approved by DPWES prior to site plan approval.

With the implementation of the proposed development condition, this issue is resolved.

***Issue: Energy and Environmental Design***

The Comprehensive Plan was recently amended to recommend that buildings and associated landscapes be designed and constructed to use energy and water resources efficiently and to minimize negative impacts on the environment and building occupants. Therefore, staff encouraged the applicant to evaluate this development proposal against the standards established by the U.S. Green Building Council through their LEED (Leadership in Energy and Environmental Design) program; and to implement building and development practices designed to ensure water and energy conservation.

Consistent with the Comprehensive Plan, staff recommends a development condition which would require the applicant to use appliances, fixtures, systems, and building components, as applicable, that are ENERGY STAR qualified:

**Resolution:**

The applicant has agreed to use Energy Star qualified appliances in their building. With the implementation of the proposed development condition, this issue is resolved.

**Issue: Trails Requirement** (Appendix 8)

The Countywide Trails Plan map depicts a major paved trail (defined as asphalt or concrete varying from 8 feet to 10 feet in width) on the east side of Beulah Street, adjacent to the subject property. The SE Plat depicts that a 6-foot wide, asphalt trail currently exists. The applicant is seeking a modification of the trail requirement to permit this trail to remain. The applicant notes that improvements to Beulah Street in recent years have included the 6-foot wide pedestrian trail and an on-street bike lane.

**Resolution:**

Staff contacted the Lee District Representative of the Trails and Sidewalks committee to review the request. However, by letter dated February 5, 2008, the representative recommended denial of the request, finding that the existing conditions did not meet current trail requirements and that there was no obstacle for the installation of the depicted trails. Nevertheless, given the recent Beulah Street road improvements that have included the existing 6-foot wide asphalt trail and on-street bike lane, staff supports this request for modification.

**ZONING ORDINANCE PROVISIONS** (Appendix 10)

<b>Bulk Standards (R-1)</b>		
<b>Standard</b>	<b>Required</b>	<b>Provided</b>
Lot Size	36,000 SF	109,553 SF/2.52 acres
Lot Width	150 feet	462.65 feet
Building Height	60 feet (uses other than single family detached structures)	40 feet
Front Yard	Controlled by a 50° angle of bulk plane, but not less than 40 feet (42 feet)	66 ft
Side Yard	Controlled by a 45° angle of bulk plane, but not less than 20 feet (40 feet)	164 feet (to South)
Rear Yard	Controlled by a 45° angle of bulk plane, but not less than 25 feet (40 feet)	89 feet
FAR	0.15	0.10
Open Space	None required	36%

<b>Bulk Standards (R-1)</b>		
<b>Standard</b>	<b>Required</b>	<b>Provided</b>
<b>Parking</b> Parking Spaces	1 space for every three members=75 spaces	83 spaces
Loading Spaces	0	2
<b>Transitional Screening</b> North & East (Franconia Moose Lodge)	No requirement	-----
South (Single Family Dwellings)	Transitional Screening 2 (35 foot wide strip of landscaping)	35 feet of landscaping
West (Open Space for Island Creek Subdivision)	No requirement	-----
<b>Barrier</b> North & East (Franconia Moose Lodge)	No requirement	-----
South (Single Family Dwellings)	D, E or F (6 foot high barrier)	Waiver Requested
West (Open Space for Island Creek Subdivision)	D,E, or F (6 foot high barrier)	Waiver Requested

### **Waivers and Modifications**

#### *Waiver of Barrier Requirements along the Western and Southern Boundaries*

The western boundary, which is also the frontage of the subject site along Beulah Street, is across the street from community open space owned by the Island Creek Subdivision. While the Zoning Ordinance does not require transitional screening between this open space (community use) and a quasi public use (VFW Post), a Barrier D, E, or F is required. The applicant has proposed landscaping as a buffer between the parking lot and the street. In addition, the applicant has designed the architecture of the proposed VFW Post to resemble a single family detached home in terms of style and materials.

The southern boundary is adjacent to single family detached dwellings. Transitional Screening 2 is required and provided with a mixture of existing vegetation and supplemental plantings. In addition, the closest part of this development is the parking lot, roughly 35 feet from the transitional screening.

Per Par. 3 of Sect 13-304, staff believes that the building and the land between that building and the property line has been specifically designed to minimize adverse impact through a combination of architectural and landscaping techniques. Therefore, staff supports these requested waivers.

### *Modification of Trail Requirement*

As discussed in the Environmental Analysis, the applicant is seeking a modification of the requirement for an 8- to 10-foot wide trail along Beulah Street to permit the existing 6-foot wide asphalt trail. As discussed in the Environmental Analysis, the Sidewalks and Trails Committee does not support this modification. However, overall, staff feels that the existing 6-foot wide asphalt trail and on-street bike path provide adequate trail facilities in this area. Therefore staff supports the requested modification.

### **Other Zoning Ordinance Requirements**

#### Sect. 9-006: General Special Exception Standards

General Standard 1 and 2 require that the proposed use be in harmony with the adopted comprehensive plan and the general purpose and intent of the applicable zoning district regulations. As discussed in the Land Use Analysis, staff finds the proposed public benefit association in harmony with the Comprehensive Plan. In addition, as discussed earlier, the application meets the zoning requirements for an R-1 district. Therefore, staff finds that these standards are satisfied.

General Standard 3 requires that the proposed use shall be such that it will be harmonious with and will not adversely affect the use or development of neighboring properties. In order to ensure that this project is harmonious with and will not affect the adjacent properties, staff has proposed development conditions relating to the architecture of the building, hours of operation, environmental performance standards and lighting performance standards. With the implementation of these proposed development conditions, staff believes that this standard is satisfied.

General Standard 4 requires that the proposed use shall be such that pedestrian and vehicular traffic associated with such use will not be hazardous or conflict with the existing and anticipated traffic in the neighborhood. With the consolidation of the entrances, the addition of a right turn lane, and appropriate on-site crosswalks, staff believes that the traffic associated with this use will not conflict with the current and future traffic in the neighborhood. With implementation of these transportation improvements and the staff proposed development conditions, staff believes that this standard is satisfied.

General Standard 5 requires landscaping and screening in accordance with the provisions of Article 13. The applicant has provided the required screening and landscaping, including parking lot landscaping; therefore, this standard has been satisfied.

General Standard 6 requires that open space shall be provided in an amount equivalent to that specified for the zoning district in which the proposed use is located. There are no open space requirements in this district. However, as the applicant is providing over 36% open space, this standard is satisfied.

General Standard 7 requires that adequate utility, drainage, parking, loading and other necessary facilities to serve the proposed use shall be provided and that parking and loading requirements be in accordance with the provisions of Article 11. The proposed site layout exceeds the parking and loading requirements. To ensure conformance with DPWES policies and regulations relating to drainage, staff proposes a development condition which requires the applicant to provide adequate outfall in accordance with the PFM, as determined by DPWES, at the time of site plan review. Therefore, this standard has been satisfied

General Standard 8 states that signs are regulated by Article 12 but that stricter requirements may be imposed by the Board. With the implementation of the staff proposed development condition requiring that all signage meet the requirements of the Zoning Ordinance, this standard is satisfied.

#### Sect. 9-304: Standards for all Category 3 Uses

*Standard 1* states that, for public uses, it shall be concluded that the proposed location of the special exception use is necessary for the rendering of efficient governmental services to residents of properties within the general area of the location. The proposed site is not a public use; therefore, Standard 1 is not applicable.

*Standard 2* states that, except as may be qualified in the following sections, all uses must comply with the lot size requirements of the zoning district in which located. The minimum lot size requirement in the R-1 residential district is 36,000 square feet. The subject property is 109,553 SF; therefore, this standard has been met.

*Standard 3* states that, except as may be qualified in the following sections, all uses must comply with the bulk regulations of the zoning district in which located. As previously discussed, the site conforms to all of the standards of the R-1 District. Therefore, this standard has been met.

*Standard 4* states that all uses must comply with the performance standards specified for the zoning district in which located. Staff recommends a development condition which requires lighting to meet the provisions of Article 14 of the Zoning Ordinance. With implementation of the staff proposed development condition, this standard has been met.

*Standard 5* states that before establishment, all uses, including modifications or alterations to existing uses, shall be subject to the provisions of Article 17, Site Plans. With the implementation of the staff proposed development conditions, this standard has been satisfied.

**Overlay District Requirements**

The use does not fall within those uses further regulated by the Natural Resources (NR) Overlay District. (Sect. 7-300). Therefore, by meeting the underlying zoning requirements for the R-1 zone, the NR District standards have been met.

**Summary of Zoning Ordinance Provisions**

All applicable standards have been satisfied with the proposed development conditions.

**CONCLUSIONS AND RECOMMENDATIONS****Staff Conclusions**

Staff finds that the proposed public benefit association is in harmony with the Comprehensive Plan and is in conformance with the Zoning Ordinance.

**Recommendation**

Staff recommends that SE 2007-LE-030 be approved subject to the development conditions in Appendix 1.

Staff further recommends that the barrier be waived along the western and southern boundaries.

Finally, staff further recommends that modification of the Comprehensive Plan Trail requirement in favor of the existing 6-foot asphalt trail along Beulah Street frontage.

It should be noted that it is not the intent of staff to recommend that the Board, in adopting any conditions proffered by the owner, relieve the applicant/owner from compliance with the provisions of any applicable ordinances, regulations, or adopted standards.

The approval of this special exception does not interfere with, abrogate or annul any easement, covenants, or other agreements between parties, as they may apply to the property subject to this application.

It should be further noted that the content of this report reflects the analysis and recommendations of staff; it does not reflect the position of the Board of Supervisors.

**APPENDICES**

1. Proposed Development Conditions
2. Affidavit
3. Statement of Justification
4. Transportation Analysis
5. Environmental Analysis
6. SWM Analysis
7. Urban Forest Management
8. Facilities Planning
9. Applicable Zoning Ordinance Provisions
10. Glossary

## PROPOSED DEVELOPMENT CONDITIONS

SE 2007-LE-030

February 28, 2008

If it is the intent of the Board of Supervisors to approve the VFW Post 7327 located at 7711, 7713, 7715, 7717 and 7719 Beulah Street, Springfield, Virginia (Tax Map 99-2 ((01)) 44, 45,46,47,48, 49) for use as a public benefit association pursuant to Sect. 9-301 of the Fairfax County Zoning Ordinance, then staff recommends that the Board condition the approval by requiring conformance with the following development conditions:

1. This Special Exception is granted for and runs with the land indicated in this application and is not transferable to other land.
2. This Special Exception is granted only for the purpose(s), structure(s) and/or use(s) indicated on the special exception plat approved with the application, as qualified by these development conditions. Other by-right special permit and/or special exception uses may be permitted on the Application Property without the approval of a Special Exception Amendment if such uses do not affect this Special Exception.
3. This Special Exception is subject to the provisions of Article 17, Site Plans, as may be determined by the Director, Department of Public Works and Environmental Services (DPWES). Any plan submitted pursuant to this special exception shall be in substantial conformance with the approved Special Exception Plat entitled "*Springfield Post 7327 Veterans of Foreign Wars of the United States, Inc.*", prepared by EMSI Engineering and dated April 2007 and revised through February 21, 2008, and these conditions. Minor modifications to the approved special exception may be permitted pursuant to Par. 4 of Sect. 9-004 of the Zoning Ordinance.
4. Access Points. There shall be only one vehicular entrance to the site from Beulah Street. The entrance shall generally conform to the depiction shown on the SE Plat, as reviewed and approved by the Fairfax County Department of Transportation (FCDOT) and/or the Virginia Department of Transportation (VDOT). If any changes to the landscaping in the area of the entrance and/or turn lane are required, any displaced landscaping will be replaced on another part of the site as approved by Urban Forest Management, DPWES.
5. Right Turn Lane. A right turn lane shall be provided along Beulah Street into the site entrance as reviewed and approved by FCDOT and/or VDOT. If changes to the landscaping in the area of the entrance and/or turn lane are required, any displaced landscaping will be replaced on another part of the site as approved by Urban Forest Management, DPWES.

6. Easements. Prior to site plan approval of this site, a public access easement shall be filed with the land records of Fairfax County allowing interparcel access to Tax Map Parcel 99-2 ((1)) 50. If the property to the south develops as a non-residential use, a public access easement shall be recorded by the applicant prior to the approval of such site plan on the adjacent parcels to the south.
7. Stormwater Management: A stormwater management/best management practices (SWM/BMP) facility, which may include a Filterra, shall be provided in accordance with the Public Facilities Manual (PFM) as determined by DPWES. A PFM modification will be required at the time of site plan for the use of the Filterra system as innovative BMP. The applicant shall also provide adequate outfall in accordance with the PFM, as determined by DPWES, at the time of site plan review. If a modification of the PFM to permit the proposed stormwater management/best management practices as shown on the SE Plat is not granted by DPWES and SWM/BMP facilities in substantial conformance with the SE Plat cannot be provided, then a Special Exception Amendment (SEA) shall be filed to provide water quantity and quality control measures in accordance with the PFM as determined by DPWES.
8. Tree Preservation. A Tree Preservation plan shall be submitted as part of the first and all subsequent subdivision plan submissions. The preservation plan shall be prepared by a professional with experience in the preparation of tree preservation plans, such as a certified arborist or landscape architect, and shall be subject to the review and approval of the Urban Forest Management Division, DPWES. The tree preservation plan shall consist of tree survey that includes the location, species, size, crown spread and condition rating percentage of all trees 8 inches in diameter and greater, and 25 feet to either side of the limits of clearing and grading as shown on the Special Exception Plat for the entire site. The tree preservation plan shall provide for the preservation of those areas shown for tree preservation, those areas outside of the limits of clearing and grading shown on the Special Exception Plat and those additional areas in which trees can be preserved as a result of final engineering. The condition analysis ratings shall be prepared using methods outlined in the latest edition of the Guide for Plant Appraisal published by the International Society of Arboriculture. Specific tree preservation activities that will maximize the survivability of any tree identified to be preserved, such as: crown pruning, root pruning, mulching, fertilization, and others as necessary, shall be included in the plan." The applicant shall also submit concurrently a monetary value for each tree surveyed that is to be preserved. The monetary values shall be determined using the Trunk Formula Method contained in the latest edition of the Guide for Plant Appraisal published by the International Society of Arboriculture, and shall be subject to review and approval by UFMD. The Location Factor of the Trunk Formula Method shall be based on projected post-development Contribution and Placements ratings. The Site rating component shall be equal to at least 80%. The combined total of monetary values identified in the approved Tree Preservation Plan for trees designated to be preserved shall serve as a baseline sum in determining the amount of the Tree Bond.

9. Tree Bond: A letter of credit, or a cash contribution equal to one half (50%) of the total monetary value of trees to be designated to be preserved as identified above shall be placed with the County. The Tree Bond letter of credit shall be prepared in a manner acceptable to the County Attorney naming the County as beneficiary to ensure the preservation, conservation, replacement, removal and/or treatment of the trees identified in the Tree Preservation Plan, and to ensure the undisturbed areas identified on the approved SE. The cash or Tree Bond shall be held by the County as a cash reserve that can be used by the County to ensure the preservation, conservation, replacement, removal and/or treatment of the trees identified in the Tree Preservation Plan and as approved on the subdivision plan, and for work relating to the protection and management of undisturbed areas identified on the approved SE. If the applicant fails to complete any work identified in the approved subdivision plan, then the County may use cash or money from the Tree Bond to accomplish the required work. If the County must use all or part of the cash or Tree Bond to accomplish the outstanding work, then the applicant will replenish the cash or Tree Bond to its full amount. If the applicant fails to replenish the cash or Tree Bond to its full amount, then the cash or Tree Bond may be used by the County to replenish the Tree Preservation Deposit to its full amount. The cash/Tree Bond may be used by the County as described in the Tree Preservation condition, above. Any cash or funds remaining in the Tree Bond shall be released along with the project's final bond-release, or sooner, if approved in writing by UFMD, DPWES.
10. Tree Preservation Walk-Through. The services of a certified arborist or landscape architect shall be retained by the applicant, and the limits of clearing and grading shall be marked with a continuous line of flagging prior to the walk-through meeting. During the tree-preservation walk-through meeting, the Applicant's certified arborist or landscape architect shall walk the limits of clearing and grading with an UFMD, DPWES, representative to determine where adjustments to the clearing limits can be made to increase the area of tree preservation and/or to increase the survivability of trees at the edge of the limits of clearing and grading, and such adjustment shall be implemented. Trees that are identified as dead or dying may be removed as part of the clearing operation. Any tree that is so designated shall be removed using a chainsaw and such removal shall be accomplished in a manner that avoids damage to surrounding trees and associated understory vegetation. If a stump must be removed, this shall be done using a stump-grinding machine in a manner causing as little disturbance as possible to adjacent trees and associated understory vegetation and soil conditions.
11. Limits of Clearing and Grading. The limits of clearing and grading shall be strictly adhered to as shown on the Special Exception Plat, subject to allowances specified on the SE Plat, in these conditions and for the installation of utilities and/or trails as determined necessary by the Director of DPWES, as described herein. If it is determined necessary to install utilities and/or trails in areas

protected by the limits of clearing and grading as shown on the Special Exception Plat, they shall be located in the least disruptive manner necessary as determined by UFMD, DPWES. A replanting plan shall be developed and implemented, subject to approval by UFMD, DPWES, for any areas protected by the limits of clearing and grading that must be disturbed for such trails or utilities.

12. Tree Preservation Fencing: All trees shown to be preserved on the tree preservation plan shall be protected by tree protection fence. Tree protection fencing in the form of four (4) foot high, fourteen (14) gauge welded wire attached to six (6) foot steel posts driven eighteen (18) inches into the ground and placed no further than ten (10) feet apart or, super silt fence to the extent that required trenching for super silt fence does not sever or wound compression roots which can lead to structural failure and/or uprooting of trees shall be erected at the limits of clearing and grading as shown on the demolition, and phase I & II erosion and sediment control sheets, as may be modified by the "Root Pruning" proffer below. All tree protection fencing shall be installed after the tree preservation walk-through meeting but prior to any clearing and grading activities, including the demolition of any existing structures. The installation of all tree protection fencing shall be performed under the supervision of a certified arborist, and accomplished in a manner that does not harm existing vegetation that is to be preserved. Three (3) days prior to the commencement of any clearing, grading or demolition activities, but subsequent to the installation of the tree protection devices, the UFMD, DPWES, shall be notified and given the opportunity to inspect the site to ensure that all tree protection devices have been correctly installed. If it is determined that the fencing has not been installed correctly, no grading or construction activities shall occur until the fencing is installed correctly, as determined by UFMD, DPWES.
  
13. Root Pruning and Mulching: Root pruning and mulching shall be performed as needed to comply with the tree preservation requirements of these conditions. All treatments shall be clearly identified, labeled, and detailed on the erosion and sediment control sheets of the subdivision plan submission. The details for these treatments shall be reviewed and approved by UFMD, DPWES, accomplished in a manner that protects affected and adjacent vegetation to be preserved, and may include, but not be limited to the following:
  - Root pruning shall be done with a trencher or vibratory plow to a depth of 18 inches.
  - Root pruning shall take place prior to any clearing and grading, or demolition of structures.
  - Root pruning shall be conducted with the supervision of a certified arborist.
  - Immediately after the phase II E&S activities are complete, mulch shall be applied at a depth of 3 inches within designated areas without the use of motorized equipment.
  - Mulch shall consist of wood chips, shredded hardwood and/or pine bark mulch. Hay or straw mulch shall not be used within tree preservation areas.
  - An UFMD, DPWES, representative shall be informed when all root pruning and tree protection fence installation is complete.

14. Site Monitoring. During any clearing or tree/vegetation/structure removal on the Applicant Property, a representative of the Applicant shall be present to monitor the process and ensure that the activities are conducted in conformance with these conditions and as approved by UFMD. The Applicant shall retain the services of a certified arborist or landscape architect to monitor all construction and demolition work and tree preservation efforts in order to ensure conformance with all tree preservation proffers, and UFMD approvals. The monitoring schedule shall include once weekly inspections during phase I activities and once monthly inspections during phase II activities. This schedule shall be described and detailed in the Landscaping and Tree Preservation Plan, and reviewed and approved by UFMD, DPWES.
15. Bus Shelter. Prior to issuance of the Non-RUP, a bus shelter (with pad) shall be provided along the Beulah Street frontage of the site. The exact location of the shelter will be determined by FCDOT. In addition, additional concrete shall be included between the sidewalk and curb (aka the utility strip) for an approximate length of 50 feet for the general purpose of providing secure footing for the pedestrians that board/ disembark the bus. The general maintenance of the shelter, including the dispensing of the trash in and around the receptacle, shall be the responsibility of the applicant.
16. Soils: Prior to site plan approval, a geotechnical analysis shall be submitted for the review and approval of the DPWES. Any site changes required by that review that are not in substantial conformance with the approved SE Plat and Development Conditions will require a Special Exception Amendment.
17. Green Building Practices. All of the following types of appliances, fixtures, systems, and building components used in the project, as applicable, will be ENERGY STAR qualified: heating and cooling systems; clothes washers; dishwashers; refrigerators/freezers; ceiling fans; ventilation fans (including kitchen and bathroom fans); light fixtures; exit signs; programmable thermostats; windows and doors; skylights; computers; monitors; printers; laptops; fax machines; copiers; mailing machines; and scanners. Prior to issuance of the Non-Residential Use Permit, the applicant will submit to DPWES certification of compliance with this commitment from a LEED-accredited professional. This commitment will apply only to appliances, fixtures, systems, and building components provided with the initial construction of the development; this commitment will not apply to subsequent operations of the facility.
18. Outdoor Lighting. All outdoor lighting fixtures shall be in accordance with the Performance Standards contained in Part 9 (Outdoor Lighting Standards) of Article 14 of the Zoning Ordinance architecture.
19. Hours. The hours of operation shall be limited to 9:00 A.M. to 12:00 A.M. midnight, seven days a week.
20. Membership: The maximum number of members shall be 225; the maximum number of full-time employees shall be two (2).

21. Signage: All signage shall conform with the requirements of Article 12 of Zoning Ordinance. Irrespective of the sign location shown on the SE Plat, the proposed monument sign location may be placed at another location onsite so long as the sign conforms to the requirements of the Zoning Ordinance.
22. Architecture. The architecture shall be in general conformance with that shown on the SE Plat.

The above proposed conditions are staff recommendations and do not reflect the position of the Board of Supervisors unless and until adopted by that Board.

This approval, contingent on the above noted conditions, shall not relieve the applicant from compliance with the provisions of any applicable ordinances, regulations, or adopted standards. The applicant shall be himself responsible for obtaining the required Non-Residential Use Permit through established procedures, and this Special Exception shall not be valid until this has been accomplished.

Pursuant to Section 9-015 of the Zoning Ordinance, this special exception shall automatically expire, without notice, thirty (30) months after the date of approval unless the use has been established or construction has commenced and been diligently prosecuted. The Board of Supervisors may grant additional time to establish the use or to commence construction if a written request for additional time is filed with the Zoning Administrator prior to the date of expiration of the special exception. The request must specify the amount of additional time requested, the basis for the amount of time requested and an explanation of why additional time is required.

**SPECIAL EXCEPTION AFFIDAVIT**

DATE: February 1, 2008  
 (enter date affidavit is notarized)

I, Robert F. Flinn, attorney, do hereby state that I am an  
 (enter name of applicant or authorized agent)

(check one)       applicant  
                           applicant's authorized agent listed in Par. 1(a) below      97846 a

in Application No.(s): SE 2007-LE-030  
 (enter County-assigned application number(s), e.g. SE 88-V-001)

and that, to the best of my knowledge and belief, the following information is true:

1(a). The following constitutes a listing of the names and addresses of all **APPLICANTS, TITLE OWNERS, CONTRACT PURCHASERS, and LESSEES** of the land described in the application,\* and, if any of the foregoing is a **TRUSTEE,\*\*** each **BENEFICIARY** of such trust, and all **ATTORNEYS** and **REAL ESTATE BROKERS**, and all **AGENTS** who have acted on behalf of any of the foregoing with respect to the application:

**(NOTE:** All relationships to the application listed above in **BOLD** print are to be disclosed. Multiple relationships may be listed together, e.g., **Attorney/Agent, Contract Purchaser/Lessee, Applicant/Title Owner**, etc. For a multiparcel application, list the Tax Map Number(s) of the parcel(s) for each owner(s) in the Relationship column.)

<b>NAME</b> (enter first name, middle initial, and last name)	<b>ADDRESS</b> (enter number, street, city, state, and zip code)	<b>RELATIONSHIP(S)</b> (enter applicable relationships listed in <b>BOLD</b> above)
SPRINGFIELD POST 7327, VETERANS OF FOREIGN WARS OF THE UNITED STATES, INC.	P.O. BOX 123 SPRINGFIELD, VIRGINIA 22150	OWNER/APPLICANT
FLINN & BEAGAN	8300 BOONE BOULEVARD SUITE 225 VIENNA, VIRGINIA 22182	<b>ATTORNEY/AGENT FOR APPLICANT</b>
ROBERT F. FLINN	8300 BOONE BOULEVARD SUITE 225 VIENNA, VIRGINIA 22182	<b>ATTORNEY/AGENT FOR APPLICANT</b>

(check if applicable)       There are more relationships to be listed and Par. 1(a) is continued on a "Special Exception Attachment to Par. 1(a)" form.

\* In the case of a condominium, the title owner, contract purchaser, or lessee of 10% or more of the units in the condominium.

\*\* List as follows: Name of trustee, Trustee for (name of trust, if applicable), for the benefit of: (state name of each beneficiary).

SPECIAL EXCEPTION AFFIDAVIT

DATE: February 1, 2008
(enter date affidavit is notarized)

97846a

for Application No. (s): SE 2007-LE-030
(enter County-assigned application number(s))

1(b). The following constitutes a listing\*\*\* of the SHAREHOLDERS of all corporations disclosed in this affidavit who own 10% or more of any class of stock issued by said corporation, and where such corporation has 10 or less shareholders, a listing of all of the shareholders:

(NOTE: Include SOLE PROPRIETORSHIPS, LIMITED LIABILITY COMPANIES, and REAL ESTATE INVESTMENT TRUSTS herein.)

CORPORATION INFORMATION

NAME & ADDRESS OF CORPORATION: (enter complete name and number, street, city, state, and zip code)

SPRINGFIELD POST 7327, VETERANS OF FOREIGN WARS OF THE UNITED STATES, INC.
P.O. Box 123
Springfield, VA 22150

DESCRIPTION OF CORPORATION: (check one statement)

- [x] There are 10 or less shareholders, and all of the shareholders are listed below.
[ ] There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
[ ] There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF SHAREHOLDERS: (enter first name, middle initial and last name)

SPRINGFIELD POST 7327
VETERANS OF FOREIGN WARS
OF THE UNITED STATES, INC.,
is a non-stock Virginia corporation
without shareholders

(check if applicable) [x] There is more corporation information and Par. 1(b) is continued on a "Special Exception Affidavit Attachment 1(b)" form.

\*\*\* All listings which include partnerships, corporations, or trusts, to include the names of beneficiaries, must be broken down successively until: (a) only individual persons are listed or (b) the listing for a corporation having more than 10 shareholders has no shareholder owning 10% or more of any class of stock. In the case of an APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE\* of the land that is a partnership, corporation, or trust, such successive breakdown must include a listing and further breakdown of all of its partners, of its shareholders as required above, and of beneficiaries of any trusts. Such successive breakdown must also include breakdowns of any partnership, corporation, or trust owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE\* of the land. Limited liability companies and real estate investment trusts and their equivalents are treated as corporations, with members being deemed the equivalent of shareholders; managing members shall also be listed. Use footnote numbers to designate partnerships or corporations, which have further listings on an attachment page, and reference the same footnote numbers on the attachment page.

SPECIAL EXCEPTION AFFIDAVIT

DATE: February 1, 2008
(enter date affidavit is notarized)

97846 a

for Application No. (s): SE 2007-LE-030
(enter County-assigned application number(s))

1(c). The following constitutes a listing\*\*\* of all of the PARTNERS, both GENERAL and LIMITED, in any partnership disclosed in this affidavit:

PARTNERSHIP INFORMATION

PARTNERSHIP NAME & ADDRESS: (enter complete name, and number, street, city, state, and zip code)
FLINN & BEAGAN
8300 BOONE BOULEVARD, SUITE 225
VIENNA, VIRGINIA 22182

(check if applicable) [ ] The above-listed partnership has no limited partners.

NAMES AND TITLE OF THE PARTNERS (enter first name, middle initial, last name, and title, e.g. General Partner, Limited Partner, or General and Limited Partner)

ROBERT F. FLINN GENERAL PARTNER

ROBERT J. BEAGAN GENERAL PARTNER

MATHEW D. RAVENCRAFT GENERAL PARTNER

(check if applicable) [ ] There is more partnership information and Par. 1(c) is continued on a "Special Exception Affidavit Attachment to Par. 1(c)" form.

\*\*\* All listings which include partnerships, corporations, or trusts, to include the names of beneficiaries, must be broken down successively until: (a) only individual persons are listed or (b) the listing for a corporation having more than 10 shareholders has no shareholder owning 10% or more of any class of stock. In the case of an APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE\* of the land that is a partnership, corporation, or trust, such successive breakdown must include a listing and further breakdown of all of its partners, of its shareholders as required above, and of beneficiaries of any trusts. Such successive breakdown must also include breakdowns of any partnership, corporation, or trust owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE\* of the land. Limited liability companies and real estate investment trusts and their equivalents are treated as corporations, with members being deemed the equivalent of shareholders; managing members shall also be listed. Use footnote numbers to designate partnerships or corporations, which have further listings on an attachment page, and reference the same footnote numbers on the attachment page.

SPECIAL EXCEPTION AFFIDAVIT

DATE: February 1, 2008  
(enter date affidavit is notarized)

97846a

for Application No. (s): SE 2007-LE-030  
(enter County-assigned application number(s))

1(d). One of the following boxes **must** be checked:

In addition to the names listed in Paragraphs 1(a), 1(b), and 1(c) above, the following is a listing of any and all other individuals who own in the aggregate (directly and as a shareholder, partner, and beneficiary of a trust) 10% or more of the **APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE\*** of the land:

Other than the names listed in Paragraphs 1(a), 1(b), and 1(c) above, no individual owns in the aggregate (directly and as a shareholder, partner, and beneficiary of a trust) 10% or more of the **APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE\*** of the land.

2. That no member of the Fairfax County Board of Supervisors, Planning Commission, or any member of his or her immediate household owns or has any financial interest in the subject land either individually, by ownership of stock in a corporation owning such land, or through an interest in a partnership owning such land.

**EXCEPT AS FOLLOWS:** (**NOTE:** If answer is none, enter "NONE" on the line below.)

NONE.

(check if applicable)  There are more interests to be listed and Par. 2 is continued on a "Special Exception Attachment to Par. 2" form.

Application No.(s): SE 2007-LE-030  
(county-assigned application number(s), to be entered by County Staff)

**SPECIAL EXCEPTION AFFIDAVIT**

DATE: February 1, 2008  
(enter date affidavit is notarized)

97846 a

3. That within the twelve-month period prior to the public hearing of this application, no member of the Fairfax County Board of Supervisors, Planning Commission, or any member of his or her immediate household, either directly or by way of partnership in which any of them is a partner, employee, agent, or attorney, or through a partner of any of them, or through a corporation in which any of them is an officer, director, employee, agent, or attorney or holds 10% or more of the outstanding bonds or shares of stock of a particular class, has, or has had any business or financial relationship, other than any ordinary depositor or customer relationship with or by a retail establishment, public utility, or bank, including any gift or donation having a value of more than \$100, singularly or in the aggregate, with any of those listed in Par. 1 above.

**EXCEPT AS FOLLOWS:** (NOTE: If answer is none, enter "NONE" on line below.)

NONE.

**NOTE:** Business or financial relationships of the type described in this paragraph that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings. See Par. 4 below.)

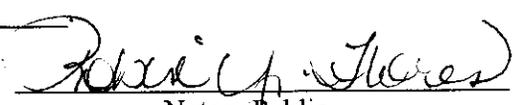
(check if applicable)  There are more disclosures to be listed and Par. 3 is continued on a "Special Exception Attachment to Par. 3" form.

4. That the information contained in this affidavit is complete, that all partnerships, corporations, and trusts owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE\* of the land have been listed and broken down, and that prior to each and every public hearing on this matter, I will reexamine this affidavit and provide any changed or supplemental information, including business or financial relationships of the type described in Paragraph 3 above, that arise on or after the date of this application.

WITNESS the following signature:   
(check one)  Applicant  Applicant's Authorized Agent

ROBERT F. FLINN, attorney  
(type or print first name, middle initial, last name, and & title of signee)

Subscribed and sworn to before me this 1st day of February 20 08, in the State/Comm. of Virginia, County/City of Fairfax

  
Notary Public

My commission expires: November 30, 2008

FLINN & BEAGAN  
ATTORNEYS AT LAW  
SUITE 225  
8300 BOONE BOULEVARD  
VIENNA, VIRGINIA 22182-2630

ROBERT F. FLINN  
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(703) 448-6800  
FAX (703) 448-0249

www.flinnandbeagan.com

February 5, 2008

Suzanne Lin, Planner II  
Zoning Evaluation Division  
Department of Planning and Zoning  
12055 Government Center Parkway, Suite 801  
Fairfax, Virginia 22035-5505

Re: Application for Special Exception for Private Club and  
Public Benefit Association  
Springfield Post 7327 Veterans of Foreign Wars  
Tax Map Reference 099-2-01-44 through 49

Dear Ms. Lin:

We represent Springfield Post 7327, Veterans of Foreign Wars of the United States, Inc. Please accept this letter as our revised statement of justification for a special exception to permit the construction of a Veterans of Foreign Wars meeting facility on the above-referenced property.

Subject Property. The property consists of six lots jointly comprising 2.47 acres. The property is zoned R-1 (Residential District, One Dwelling Unit Per Acre). Private clubs and public benefit associations are permitted in the R-1 District as a category three special exception from the Board of Supervisors. The property is currently vacant.

Proposed VFW Facility. The proposed Veterans of Foreign Wars facility will be a meeting place for the former military combat veterans and their spouses who are members of the Springfield VFW Post. The facility will house administrative offices, meeting rooms, a bingo hall and recreational space. The building will be a two-story structure approximately forty feet in height with architectural characteristics similar to a single-family home. The building will include a one-story wing in the rear which will house a bingo hall, recreational space and a full kitchen. An architectural elevation of the proposed building is

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included with the Special Exception Plat.

Hours of Operation and Meeting Events. Hours of operation for regularly scheduled meetings will be from 6:00 p.m. to 10:00 p.m. each Monday. Small ad hoc meetings of the ladies auxiliary will ordinarily occur on Wednesday between 10:00 a.m. and 2:00 p.m. Bingo operations are customarily conducted on Thursdays and Fridays between 7:00 p.m. and 11:00 p.m. Special events will normally be conducted after 7:00 p.m. on weekdays or after 12:00 p.m. on weekends.

It is estimated that the maximum number of members, volunteers and guests which will attend any activity will not exceed 110 persons. Ordinarily, 15 to 20 persons attend regular meetings, 10 to 15 persons attend meetings of the ladies auxiliary, 85 to 110 persons attend bingo games, and approximately 50 persons attend special events. The facility will be operated by volunteers, and the VFW has no immediate plans to hire employees, although a building manager may ultimately be hired. The facility is intended to serve the Springfield, Alexandria, Annandale and Franconia areas.

Comprehensive Plan. The property is located in the Rose Hill Planning District of Area IV of the Fairfax County Comprehensive Plan. The Plan text states that parcels along the east side of Beulah Street are planned for residential use at 1-2 dwellings units per acre with an option to develop at 3-4 dwellings units per acre if the development achieves substantial parcel consolidation, consolidated access, and adequate internal circulation. The proposed VFW facility consolidates six parcels, limits access to Beulah Street and otherwise conforms to the recommendations of the Comprehensive Plan.

Vehicle Traffic. It is estimated that a maximum of 75 to 100 vehicle trips per day will be generated by the proposed facility. The overwhelming portion of these vehicle trips will occur outside of the morning and evening peak hour traffic periods. The applicant has agreed to limit its bingo games and social events which have the potential for generating the most traffic to non-peak hour traffic periods, thereby eliminating any potential adverse impact on traffic movement on Beulah Street.

Entrances onto Beulah Street. Two right-in-right-out entrances are proposed in order to achieve reasonable traffic

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circulation within the site. Both proposed entrances are located along a straight section of Beulah Street with excellent sight distance for north-bound vehicles. Beulah Street is a four-lane divided facility with a posted speed limit of only 35 miles per hour. The VFW's estimated maximum vehicle trips per day of only 75 to 100 trips will be divided equally between these two entrances. This results in only 38 to 50 vehicle trips per entrance, trips which are insignificant.

No deceleration lane or taper is proposed because the estimated vehicle trips do not warrant a deceleration lane or taper. The same conclusion was reached for the adjacent Moose Lodge which was not required to provide a deceleration lane or taper as part of its special exception approved on October 17, 2005 (SE 2004-LE-003).

Waiver of Barrier Along Beulah Street Western Boundary. The property located on the western side of Beulah Street from the subject property is community association property which is heavily wooded, and the combination of the existing mature trees and topography effectively screen the subject property from view from the west. The screening ordinance does not require a screening yard between the subject property and the community association property. Additionally, the applicant's most recent revised plan reflects substantial landscaping along the subject property's Beulah Street frontage, and this landscaping effectively screens much of the vehicle parking areas from view from Beulah Street. The barrier requirements of the ordinance may be modified in specific landscaping techniques or topography are such that a barrier would not be effective. Also, a barrier would tend to isolate the proposed use from the neighborhood. An identical waiver of the barrier requirement was granted to the Moose Lodge as part of its special exception application (SE 2004-LE-033).

Waiver of the Barrier Requirement Along the Southern Boundary. No barrier is required by ordinance along the northern and eastern boundaries of the property. The entire area along the southern boundary of the property is occupied by mature, dense trees and vegetation. Under the circumstances, a barrier along the southern boundary would be unnecessary and ineffective.

Waiver of Ten-Foot Trail Requirement. As part of recent improvements to Beulah Street, a six-foot wide trail was

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February 5, 2008  
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constructed along the applicant's side of the road. The applicant requests that this trail remain and not be replaced with a ten-foot wide trail as requested by the staff. The removal and replacement of the existing six-foot trail was not required of the adjacent Moose Lodge as part of its approved special exception (SE-2004-LE-0330) and, in any event, the removal of the existing trail is wasteful and unnecessary. Replacement of the existing six-foot trail will also be ineffective since it will simply connect to the existing six-foot trail to the north and south of the property.

Except as noted, the proposed facility will conform to the provisions of all applicable ordinances, regulations, adopted standards and any applicable conditions.

No known hazardous or toxic substances or hazardous waste or petroleum products will be generated, utilized, stored, treated or disposed of on site as part of the VFW's operations, and there are no known existing or proposed storage tanks or containers on the property.

Thank you.

Very truly yours,



Robert F. Flinn

Enclosures

cc: Wayne Yancey



# County of Fairfax, Virginia

## MEMORANDUM

DATE: January 14, 2008

**TO:** Regina Coyle, Director  
Zoning Evaluation Division  
Department of Comprehensive Planning

**FROM:** Angela Kadar Rodeheaver, Chief  
Site Analysis Section  
Department of Transportation

**FILE:** 3- 5 (SE 2007-LE-030)

**SUBJECT:** Transportation Impact

**REFERENCE:** SE 2007-LE-030; Springfield Post 7327, Veterans of Foreign Wars of  
the United States, Inc.  
Traffic Zone: 1488  
Land Identification Map: 99-2 ((01)) 44-49

Transmitted herewith are comments from the Department of Transportation with respect to the referenced application. These comments are based on the applicant's revised plat with Professional Engineers date stamp of December 27, 2007.

The applicant requests a special exception for the construction of a building for use of a private club and public benefit association. This department offers the following comments:

- The applicant should provide only one access point to Beulah Street.
- The applicant should provide an interparcel access to the property line to the north and to the south.
- The applicant should provide a right turn taper along Beulah Street at the site entrance.
- The applicant should provide a bus shelter along the site on Beulah Street and provide the general maintenance and clean-up of the shelter or the applicant can provide a concrete pad and easement for construction of a bus shelter to be built by others that may display advertising. Note: With either alternative, the applicant should provide additional concrete between the sidewalk and curb (aka the utility strip) for approximate length of 50 feet for the general purpose of providing secure footing for the pedestrians that board/ disembark the bus. The applicant shall work with county on determining the location of the bus shelter and a contiguous sidewalk from the site to shelter is also required.
- The applicant should provide a crosswalk across the travel aisle ( from the north side of building to bisect the accessible parking) so as to provide a pathway directly to the accessible parking.

AKR/AK C:SE2007LE030VeteransofForeignWars

CC: Michelle Brickner, Director, Design Review, DPW & ES

Fairfax County Department of Transportation  
12055 Government Center Parkway, Suite 1034  
Fairfax, VA 22035-5500  
Phone: (703) 324-1100 TTY: (703) 324-1102  
Fax: (703) 324 1450

[www.fairfaxcounty.gov/fcdot](http://www.fairfaxcounty.gov/fcdot)





# County of Fairfax, Virginia

## MEMORANDUM

DATE: February 8, 2007

**TO:** Regina Coyle, Director  
Zoning Evaluation Division  
Department of Comprehensive Planning

**FROM:** Angela Kadar Rodeheaver, Chief  
Site Analysis Section  
Department of Transportation *AKR*

**FILE:** 3- 5 (SE 2007-LE-030)

**SUBJECT:** Transportation Impact Addendum

**REFERENCE:** SE 2007-LE-030; Springfield Post 7327, Veterans of Foreign Wars of  
the United States, Inc.  
Traffic Zone: 1488 Land Identification Map: 99-2 ((01)) 44-49

Transmitted herewith are comments from the Department of Transportation with respect to the referenced application. These comments are based on the applicant's revised plat dated January 31, 2008 and revised justification dated February 5, 2008.

X The applicant has not fully addressed the outstanding issues in our previous memo dated January 14, 2008.

The revised justification submitted by the applicant discloses that it is estimated that 75 to 100 vehicular trips would be expected to be generated by the site, outside the mainline peak hours, and presumably before such nighttime events such as Bingo night. The site affords access to a high traffic volume 4-lane divided Beulah Street with an AADT in excess of 22,000 vehicles per day, and functions as an arterial roadway where access management is critical. Prudent access management for this site requires one site access to Beulah Street and with a possible 100 vehicles entering the site, all with right turn ingress, the VDOT warrant for a Standard northbound right turn lane on Beulah Street would be triggered. (Note: This requirement, as charted in VDOT's Standard for Entrances to State Highways, provides built-in safety factors that contribute to the warrant requirement for turns lanes.) This requirement for a right turn lane replaces this department previous request for a right turn "taper" on our previous memo.

For convenience this department provides an update to our previously written comments:

- The applicant should provide one access point to Beulah Street.
- The applicant should provide an interparcel access or stub to the property line to the north along with an access easement. An interparcel stub to the south should also be provided, subject to the lot-use to south being redeveloped as a non-residential use.
- Per VDOT standards, the applicant should provide a northbound right turn lane on Beulah Street at the one site entrance.

Regina Coyle  
February 8, 2008  
Page two

- The applicant should commit to provide the following. A bus shelter along the site on Beulah Street and provide the general maintenance and clean-up of the shelter or the applicant can provide a concrete pad and easement for construction of a bus shelter to be built by others that may display advertising. Note: With either alternative, the applicant should provide additional concrete between the sidewalk and curb (aka the utility strip) for approximate length of 50 feet for the general purpose of providing secure footing for the pedestrians that board/ disembark the bus. The applicant shall work with county on determining the location of the bus shelter. A contiguous sidewalk from the site to shelter is also required.
- It is recommended that the applicant provide a crosswalk across the travel aisle from the north side of the building to bisect the accessible parking so as to provide a pathway directly in the center of the accessible parking area. The revised plan delivers the person with a handicap outside the accessible parking area and into the vehicle travelway.

The following is this department's brief response to the applicant's revised justification relating to this department and VDOT's unresolved concerns.

The proposed site affords direct access to Beulah Street, but not at a median break. This raises significant concerns as patrons arriving from the north would have to make U-turns to enter the site. This creates the deleterious effect of additional vehicle conflicts, as U-turning vehicles have to then accelerate from a low turning speed to the expected travel speed, and then weave over to the site access. Keep in mind that the patrons expecting to arrive are generally older clientele for whom studies show a proclivity for decreased night vision. Also, mentioned here-in, is another major contributor of traffic accidents; the change of speed, not necessarily speed. Therefore, in consideration of expected patrons (older drivers), with some limited night vision impairment ; and the expected U-turns with a significant change of speed (high accident factor), it becomes more prudent to plan for future connections to a median break. Future access to a median break on Beulah Street would allow patrons access to the site from the north and/or south without U-turns. These reasons mentioned above should be significant enough for the applicant to stub vehicular travelways, with easements to the north and the south to help secure a future access to a median break.

The applicant has submitted justification to limit its Bingo games and social events which generate the need for traffic improvements. This statement alludes to possible traffic issues, but does not mitigate this department's concerns. The applicant's justification for two accesses onto Beulah Street states, that both accesses are necessary to provide proper on-site circulation. Our response here is twofold. For one, why is Beulah Street required for on-site circulation? On site circulation should work adequately on-site and with one access point. Second, on-site circulation can be improved by the addition of a travel lane across the front of the building. This would provide a travel way around the perimeter of the building. Also, the strategic relocation of the building could also help improve circulation. The building location is not indelibly carved in stone, but rather is still on paper and in the planning stage, so its location could be adjusted. Furthermore, two access points onto an arterial, in close proximity to each other, adds to the vehicle conflicts on Beulah Street and introduces the possibility of false right turns, another contributing factor to vehicular accidents.

Overall, the submitted proposal would need additional mitigation to alleviate this department's and VDOT's concerns.



# COMMONWEALTH of VIRGINIA

DAVID S. EKERN, P.E.  
COMMISSIONER

## DEPARTMENT OF TRANSPORTATION

14685 Avion Parkway  
Chantilly, VA 20151  
(703) 383-VDOT (8368)

January 14, 2008

Ms. Regina Coyle  
Director of Zoning Evaluation  
Department of Planning and Zoning  
12055 Government Center Parkway, Suite 801  
Fairfax, Virginia 22035-5511

Re: SE 2007-LE-030, Veterans of Foreign Wars of the United States  
Tax Map No.: 099-2 /01/ /0044 /01/ /0045 /01/ /0046 /01/ /0047 /01/, etc.

Dear Ms. Coyle,

This office has reviewed the special exception plat relative to special exception application 2007-LE-030 and offers the following comments.

The entrances along Beulah Street should be consolidated. The applicant should provide interparcel access to parcel 50 where access to a median break along Beulah Street can be afforded.

For any additional information please contact this office.

Sincerely,

A handwritten signature in black ink, appearing to read "Noreen H. Maloney".

Noreen H. Maloney  
Transportation Engineer

cc: Ms. A. Rodeheaver



## County of Fairfax, Virginia

**MEMORANDUM**

DATE: January 14, 2008

**TO:** Regina Coyle, Director  
Zoning Evaluation Division, DPZ

**FROM:** Pamela G. Nee, Chief *PN*  
Environment and Development Review Branch, DPZ

**SUBJECT:** ENVIRONMENTAL ANALYSIS: SE 2007-LE-030  
Springfield Post 7327, VFW of the USA, Inc.

This memorandum, prepared by Mary Ann Welton, AICP, includes citations from the Comprehensive Plan that list and explain environmental policies for this property. Plan citations are followed by a discussion of concerns including a description of potential impacts that may result from the proposed development as depicted on the revised special exception plat dated, December 27, 2007. Possible solutions to remedy identified issues are suggested. Other solutions may be acceptable, provided that they achieve the desired degree of mitigation and are also compatible with Plan policies.

**COMPREHENSIVE PLAN CITATIONS**

The Comprehensive Plan is the basis for the evaluation of this application. The assessment of the proposal for conformity with the environmental recommendations of the Comprehensive Plan is guided by the following citations from the Plan:

The Fairfax County Comprehensive Plan, Policy Plan, 2007 Edition, Environment section as amended through December 3, 2007, pages 7-9 states:

- “Objective 2: Prevent and reduce pollution of surface and groundwater resources. Protect and restore the ecological integrity of streams in Fairfax County. . . .**
- Policy a. Maintain a best management practices (BMP) program for Fairfax County and ensure that new development and redevelopment complies with the County’s best management practice (BMP) requirements. . . .
- Policy e. Update erosion and sediment regulations and enforcement procedures as new technology becomes available. Minimization

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and phasing of clearing and grading are the preferred means of limiting erosion during construction. . .

Development proposals should implement best management practices to reduce runoff pollution and other impacts. Preferred practices include: those which recharge groundwater when such recharge will not degrade groundwater quality; those which preserve as much undisturbed open space as possible; and, those which contribute to ecological diversity by the creation of wetlands or other habitat enhancing BMPs, consistent with State guidelines and regulations.”

The Fairfax County Comprehensive Plan, Policy Plan, 2007 Edition, Environment section as amended through December 3, 2007, page 9, states:

**“Objective 3: Protect the Potomac Estuary and the Chesapeake Bay from the avoidable impacts of land use activities in Fairfax County.**

Policy a. Ensure that new development and redevelopment complies with the County’s Chesapeake Bay Preservation Ordinance, as applied to Chesapeake Bay Preservation Areas adopted by the Board of Supervisors . . .”

The Fairfax County Comprehensive Plan, Policy Plan, 2007 Edition, Environment section as amended through December 3, 2007, page 12, states:

“There are hazards to property in some areas of the County posed by wet or unstable soils. Marine clay soils found in the eastern part of the County...can cause foundation failures, cracked and shifting walls, and in extreme cases, catastrophic slope failure....

**Objective 6: Ensure that new development either avoids problem soil areas, or implements appropriate engineering measures to protect existing and new structures from unstable soils.**

Policy a: Limit densities on slippage soils, and cluster development away from slopes and potential problem areas.

Policy b: Require new development on problem soils to provide appropriate engineering measures to ensure against geotechnical hazards.”

The Fairfax County Comprehensive Plan, Policy Plan, 2007 Edition, Environment section as amended through December 3, 2007, page 16, states:

**“Objective 10: Conserve and restore tree cover on developed and developing sites. Provide tree cover on sites where it is absent prior to development.**

Policy a: Protect or restore the maximum amount of tree cover on developed and developing sites consistent with planned land use and good silvicultural practices.

Policy b: Require new tree plantings on developing sites which were not forested prior to development and on public rights of way.”

The Fairfax County Comprehensive Plan, Policy Plan, 2007 Edition, Environment section as amended through December 3, 2007, pages 17-19 state:

**“Objective 13: Design and construct buildings and associated landscapes to use energy and water resources efficiently and to minimize short- and long-term negative impacts on the environment and building occupants.**

Policy a. Consistent with other Policy Plan objectives, encourage the application of energy conservation, water conservation and other green building practices in the design and construction of new development and redevelopment projects. These practices can include, but are not limited to:

- Environmentally-sensitive siting and construction of development.
- Application of low impact development practices, including minimization of impervious cover (See Policy k under Objective 2 of this section of the *Policy Plan*).
- Optimization of energy performance of structures/energy-efficient design.
- Use of renewable energy resources.
- Use of energy efficient appliances, heating/cooling systems, lighting and/or other products.
- Application of water conservation techniques such as water efficient landscaping and innovative wastewater technologies.
- Reuse of existing building materials for redevelopment projects.
- Recycling/salvage of non-hazardous construction, demolition, and land clearing debris.
- Use of recycled and rapidly renewable building materials.

- Use of building materials and products that originate from nearby sources.
- Reduction of potential indoor air quality problems through measures such as increased ventilation, indoor air testing and use of low-emitting adhesives, sealants, paints/coatings, carpeting and other building materials.

Encourage commitments to implementation of green building practices through certification under established green building rating systems (e.g., the U.S. Green Building Council's Leadership in Energy and Environmental Design (LEED®) program or other comparable programs with third party certification). Encourage commitments to the attainment of the ENERGY STAR® rating where applicable and to ENERGY STAR qualification for homes. Encourage the inclusion of professionals with green building accreditation on development teams. Encourage commitments to the provision of information to owners of buildings with green building/energy efficiency measures that identifies both the benefits of these measures and their associated maintenance needs.”

## ENVIRONMENTAL ANALYSIS

This section characterizes the environmental concerns raised by an evaluation of this site and the proposed land use. Solutions are suggested to remedy the concerns that have been identified by staff. There may be other acceptable solutions. Particular emphasis is given to opportunities provided by this application to conserve the County's remaining natural amenities.

**Stormwater Management /Water Quality Protection:** This application proposes to construct a new two story private club on 2.52 acres of land on the east side of Beulah Street. The subject property is located within the Dogue Creek watershed as well as within the County's Chesapeake Bay Preservation Area. The stormwater management narrative for the revised special exception plat indicates that an underground pipe detention system will be installed to address the stormwater detention requirements. However, no vaults are proposed onsite to work in conjunction with the pipe system. The applicant should provide more information and calculations which elaborate on how the pipe detention system will detain runoff generated by the new impervious surfaces. Eight tree box filters and a bio-retention facility will be installed in order to meet the water quality control requirements for this application.

The current revised plat eliminates a large stormwater management pond in the southeastern corner of the site which would have resulted in significant excavation, tree removal and the need for a retaining wall. However, the revised plat lacks necessary information to ensure that the proposed stormwater/best management practices will accommodate stormwater water quality and quantity control requirements pursuant to the Public Facilities Manual (PFM). The appropriateness and the adequacy of the stormwater management best management practices

are subject to the review and approval of the Department of Public Works and Environmental Services (DPWES).

**Adequate Outfall:** The revised special exception plat divides the site into approximately nine small drainage areas within the center of the site and proposes a corresponding low impact development facility for each of the drainage areas. However, outfall analysis of the peripheral areas around the development has not been addressed. The applicant should demonstrate to the satisfaction of DPWES that the proposed stormwater measures for this development are adequate, that the receiving channel is adequate and that all runoff from the new development will not aggravate downstream flooding or downstream drainage.

**Soil Constraints:** The generalized soil survey for Fairfax County indicates that soil type which characterizes the subject property has not been identified; however, significant areas of marine clay are found in areas proximate to the subject property. In order to avoid possible future constraints to development posed by problem soils, such as site drainage, efficiency of stormwater management facilities and foundation stability, the applicant should consider a geotechnical analysis for the subject site.

**Green Building Technology:** This application proposes the use of low impact development techniques on site to meet some of the stormwater management requirements for this proposed private club. The applicant is encouraged to use green building practices to minimize short- and long-term negative impacts on the environment and building occupants. The applicant is also encouraged to implement building and development practices designed for water and energy conservation.

**Tree Preservation/Restoration:** The subject property is characterized by a dense canopy of deciduous and evergreen trees on the northern, western and southern portions of the subject property; however, no areas of tree preservation are identified on the plat. The applicant is encouraged to identify individual tree specimens or entire stands of trees worthy of preservation and define those areas on the special exception plat. As an additional measure to preserve more of the existing tree cover, the applicant is encouraged to investigate the possibility of eliminating a portion the proposed 105 parking spaces in order to reduce the amount of impervious surface. To offset this reduction the applicant could pursue a shared parking agreement with the Moose Lodge which is located northeast of the proposed VFW lodge.

#### **COUNTYWIDE TRAILS PLAN:**

In accordance with the Countywide Trails Plan map and the Public Facilities Manual, the applicant should provide a Type I (asphalt) trail, 8 feet wide within a 12-foot trail easement or 10 feet wide within the VDOT right-of-way along the site's Beulah Street frontage. The special exception plat indicates that the existing 6 foot wide asphalt trail will remain. The applicant should submit a request to the County's Sidewalk and Trail Committee for a determination as to whether the existing trail will satisfy the trail requirement.

PGN: MAW



# County of Fairfax, Virginia

## MEMORANDUM

**DATE:** February 25, 2008

**TO:** Suzanne Lin, Staff Coordinator  
Zoning Evaluation Division  
Department of Planning and Zoning

**FROM:**  Jeremiah Stonefield, Chief, Stormwater and Geotechnical Section  
Environmental and Site Review Division  
Department of Public Works and Environmental Services

**SUBJECT:** Special Exception Application, SE 2007-LE-030, Springfield Post 7327, Veterans of Foreign Wars of the United States, Special Exception Plan dated January 31, 2008, (Plan), Tax Map #099-2-01-0044, 0045, 0046, 0047, 0048 & 0049 (Property), Lee District

We have reviewed the referenced submission and offer the following comments related to stormwater management:

Chesapeake Bay Preservation Ordinance (CBPO)

There are no Resource Protection Areas designated on the Property.

The applicant is required to incorporate best management practices (BMPs) into the development plan which achieve a 40% phosphorus removal efficiency, as the proposed improvements are considered 'development' under the CBPO. The applicant indicates that on-site BMPs in the form of Filterra systems and a rain garden pond would be provided. The size of the proposed tree box filters must comply with Public Facilities Manual (PFM) 6-1309 or the Letter to Industry 17-07, dated July 16, 2007.

The checklist for *Minimum Stormwater Information for Rezoning, Special Exception, Special Permit and Development Plan Applications* did not include the proposed Filterra units and the proposed bioretention filters (rain gardens), Letter to Industry #06-06.

Floodplain

There are no regulated floodplains designated on the Property.

Downstream Drainage Complaints

There are downstream complaints on file along the outfall for this Property within the extent of review.

Stormwater Detention

The applicant shows use of two underground detention pipe systems to provide the required stormwater detention for the proposed development.

Department of Public Works and Environmental Services  
Land Development Services, Environmental and Site Review Division  
12055 Government Center Parkway, Suite 535  
Fairfax, Virginia 22035-5503  
Phone 703-324-1720 • TTY 703-324-1877 • FAX 703-324-8359



Suzanne Lin, Staff Coordinator  
SE 2007-LE-030  
Page 2

Site Outfall

The site plan for the proposed development must comply with the requirements for adequate outfalls, PFM 6-0203.

Please contact me at 4-1720 if you have any questions or require further clarification.

cc: Steve Aitcheson, Director, Stormwater Planning Division, DPWES  
Zoning Application file (7221-ZONA-001-4)



## County of Fairfax, Virginia

**MEMORANDUM**

February 6, 2008

**TO:** Suzanne Lin, Staff Coordinator  
Zoning Evaluation Division, DPZ

**FROM:** Douglas Petersen, Urban Forester III  
Forest Conservation Branch, DPWES

**SUBJECT:** Veterans of Foreign Wars, Post 7327: SE 2007-LE-030

The Urban Forest Management Division (UFMD) staff has reviewed the referenced application that was received by this office on November 9, 2007. The following comments are provided as a result of that review and two site visits on November 26 and December 4, 2007.

Additionally, the comments have been revised in favor of the receipt of two subsequent revised plans, the latest being received on February 6, 2008.

The assemblage of lots that make up this site are partially wooded with a mix of mature pines and mature and young hardwoods, predominantly oaks and maples. Several of the larger trees are in a state of decline and/or are encumbered with English ivy. Some of the trees around the south and east borders are shown to be preserved, but there are not many trees elsewhere on the site worth preserving.

**Screening, Parking Lot Planting and Tree Cover Required:**

The subject property is bordered on the north and east sides by a similar type use, on the south side by residential uses, and on the west side by homeowner association property on the other side of Beulah Street. As such, a 35-foot transitional screening yard with trees and barrier are required on the southern border and a barrier is required on the western border adjoining Beulah Street. Additionally, interior parking lot landscaping and peripheral parking lot landscaping are required within and around the parking areas (where screening is not required). The tree cover requirements for this property are 20% of the net land area.

**Screening and Parking Lot Planting Provided:**

According to the latest Special Exception Plan received by DPZ on February 4, 2008, the proposed landscaping for the transition yard screening and for the interior and peripheral parking lot appear to be adequate, although generic (specific species not identified). Similarly, through a proposed combination of preservation and planting, the 20% tree cover requirements appear to be met and exceeded. The Special Exception Plan shows additional screening to be planted among the trees shown to be preserved on the south side of the property. A note (General Note #29) has been added to the cover sheet that appropriate care shall be taken to avoid damage to the roots of the existing trees to be preserved.

Department of Public Works and Environmental Services  
Land Development Services, Urban Forest Management Division  
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[www.fairfaxcounty.gov/dpwes](http://www.fairfaxcounty.gov/dpwes)



Memo to Suzanne Lin  
Veterans of Foreign Wars, Post 7327  
Special Exception #SE 2007-LE-030  
February 6, 2008  
Page 2 of 2

**Transitional Barrier Requirements:**

Transitional barriers are required on the south and west sides of the proposed development and have not been provided. According to the latest plan and correspondence, the applicant plans to request a waiver of these barriers administratively per the provisions of the Zoning Ordinance, Article 13, at the time of site plan review.

If the Special Exception is approved, then all the Public Facilities Manual requirements regarding tree preservation and protection during construction, landscape tree selection and planting, and the specific species of trees to be planted will be applied, and the appropriate notes related thereto will be shown on the site plan to be submitted.

If you have any questions regarding these comments, please feel free to contact me.

DAP/dap  
UFMID #: 131868

cc: RA File  
DPZ File

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Department of Public Works and Environmental Services  
Land Development Services, Urban Forest Management Division  
12055 Government Center Parkway, Suite 518  
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FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

**TO:** Regina Coyle, Director  
Zoning Evaluation Division, DPZ

**FROM:** Sheng-Jieh Leu   
Facilities Planning Branch, DPZ

**FILE:** 08.03 (ZTW)

**SUBJECT:** Trail Waiver

**REFERENCE:** SE 2007-LE-030  
Development Name: VFW Post 7327  
Tax Map: 60-1-001-3

**DATE:** February 5, 2008

This office has consulted Robert Michie, the Lee District Representative of the Trails and Sidewalks Committee to review the request to waive the construction of a major paved trail along the Beulah Road frontage; in view of the fact that there is no obstacle for the installation of an 8-foot asphalt trail within a 12-foot trail easement, or a 10-foot asphalt trail within the VDOT right-of-way, we recommend denial of the application.

If you have any questions, please call me at extension 41272.

SJL

cc: Pam Nee, Environment and Development Review Branch, PD, DPZ  
Robert Michie, Lee District, Trails and Sidewalks Committee

SPECIAL EXCEPTIONS

1. The proposed use at the specified location shall be in harmony with the adopted comprehensive plan.
2. The proposed use shall be in harmony with the general purpose and intent of the applicable zoning district regulations.
3. The proposed use shall be such that it will be harmonious with and will not adversely affect the use or development of neighboring properties in accordance with the applicable zoning district regulations and the adopted comprehensive plan. The location, size and height of buildings, structures, walls and fences, and the nature and extent of screening, buffering and landscaping shall be such that the use will not hinder or discourage the appropriate development and use of adjacent or nearby land and/or buildings or impair the value thereof.
4. The proposed use shall be such that pedestrian and vehicular traffic associated with such use will not be hazardous or conflict with the existing and anticipated traffic in the neighborhood.
5. In addition to the standards which may be set forth in this Article for a particular category or use, the Board shall require landscaping and screening in accordance with the provisions of Article 13.
6. Open space shall be provided in an amount equivalent to that specified for the zoning district in which the proposed use is located.
7. Adequate utility, drainage, parking, loading and other necessary facilities to serve the proposed use shall be provided. Parking and loading requirements shall be in accordance with the provisions of Article 11.
8. Signs shall be regulated by the provisions of Article 12; however, the Board may impose more strict requirements for a given use than those set forth in this Ordinance.

**9-007**

**Conditions and Restrictions**

In addition to those standards set forth in this Article, the Board, in approving a special exception, may impose such conditions and restrictions upon the proposed use as it may deem necessary in the public interest to secure compliance with the provisions of this Ordinance and to protect the viability of the implementation of the adopted comprehensive plan. Such conditions or restrictions may include but need not be limited to a time limitation on the length of the exception in accordance with the provisions of Sect. 008 below and may require the posting of a guarantee or bond in a reasonable amount by the applicant.

**9-008**

**Time Limitations, Extensions, Renewals**

In addition to the time limits set forth in this Article, the Board may require, as a condition of the approval of any special exception, that it shall be approved for a specified period of time; that it may be subsequently extended for a designated period by the Zoning Administrator; or that it may be periodically renewed by the Board. The procedure of granting an extension or renewal shall be as presented in Sections 012 and 014 below.

## FAIRFAX COUNTY ZONING ORDINANCE

C-4 District: Limited to uses 1, 3, quasi-public athletic fields, 10, 11, 12 and 15

C-5, C-6, C-7, C-8 Districts: Limited to uses 1, 3, 7, quasi-public athletic fields, 11 and 12

C-9 District: Limited to quasi-public athletic fields, uses 11 and 12

I-I District: Limited to uses 10 and 11

I-1, I-2, I-3, I-4, I-5 Districts: Limited to quasi-public athletic fields, uses 10, 11 and 12

I-6 District: Limited to quasi-public athletic fields, uses 10 and 11

2. Category 3 uses may be allowed by special exception in the following districts:

R-A District: Limited to uses 8, nursery schools, 11 and 13

R-P District: Limited to uses 8, nursery schools, 11, 13 and 15

R-C District: Limited to uses 3, 5, private clubs, 8, nursery schools, 11, 13, 14 and 15

R-E, R-1 Districts: Limited to uses 1, 3, 4, 5, 6, 7, 8, 10, 11, 12, 13, 14 and 15

R-2, R-3, R-4, R-5, R-8 Districts: Limited to uses 1, 2, 3, 4, 5, 6, 7, 8, 10, 11, 12, 13, 14 and 15

R-12, R-16, R-20, R-30, R-MHP Districts: Limited to uses 1, 2, 3, 4, 5, 6, 7, 8, 10, 11, 12, 13, 14 and 15

PRM District: Limited to use 9

C-1, C-2 Districts: Limited to uses 1, 2, 3, 4, 5, 6, 7, 8, 13 and 14

C-3 District: Limited to uses 1, 2, 4, 5, 6, 7, 8, 13 and 14

C-4 District: Limited to uses 2, 4, 5, 6, 7, 8, 13 and 14

C-5, C-6 Districts: Limited to uses 2, 6, 8, 10, 13, 14 and 15

C-7, C-8 Districts: Limited to uses 2, 6, 8, 9, 10, 13, 14 and 15

C-9 District: Limited to uses 1, 3, 6, 7, 8, 9, 10, 13 and 15

I-I District: Limited to uses 10, 11 and 15

I-1 District: Limited to uses 1, 2, 3, 6, 7, 8, 10, 11, 13, 14 and 15

I-2, I-3 Districts: Limited to uses 1, 2, 3, 6, 7, 8, 9, 10, 11, 13, 14 and 15

I-4 District: Limited to uses 1, 2, 3, 6, 7, 8, 9, 10, 11, 13 and 15

I-5, I-6 Districts: Limited to uses 6, 7, 8, 9, 10, 11, 13 and 15

### 9-303

#### **Additional Submission Requirements**

In addition to the submission requirements set forth in Sect. 011 above, all applications for Category 3 uses shall be accompanied by the following items:

1. For public uses, a certified copy of the law, ordinance, resolution or other official act adopted by the governmental entity proposing the use, authorizing the establishment of the proposed use at the proposed location, shall be provided.
2. For public uses, a statement by an official or officer of the governmental body shall be presented giving the exact reasons for selecting the particular site as the location for the proposed facility.
3. All applications for medical care facilities shall be filed at the same time as the application for a State Medical Facilities Certificate of Public Need. The application for

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the special exception shall be referred to the Health Care Advisory Board for a recommendation and report, which shall be developed in accordance with the provisions of Par. 1 and Par. 2 of Sect. 308 below and furnished to the Planning Commission and Board of Supervisors.

### **9-304 Standards for all Category 3 Uses**

In addition to the general standards set forth in Sect. 006 above, all Category 3 special exception uses shall satisfy the following standards:

1. For public uses, it shall be concluded that the proposed location of the special exception use is necessary for the rendering of efficient governmental services to residents of properties within the general area of the location.
2. Except as may be qualified in the following Sections, all uses shall comply with the lot size requirements of the zoning district in which located.
3. Except as may be qualified in the following Sections, all uses shall comply with the bulk regulations of the zoning district in which located; however, subject to the provisions of Sect. 9-607, the maximum building height for a Category 3 use may be increased.
4. All uses shall comply with the performance standards specified for the zoning district in which located, including the submission of a sports illumination plan as may be required by Part 9 of Article 14.
5. Before establishment, all uses, including modifications or alterations to existing uses, shall be subject to the provisions of Article 17, Site Plans.

### **9-305 Additional Standards for Conference Centers and Retreat Houses**

1. No building shall be located closer than 45 feet to any street line or closer than 100 feet to any lot line which abuts an R-A through R-4 District.

### **9-306 Additional Standards for Independent Living Facilities**

1. Housing and general care shall be provided only for persons who are sixty-two (62) years of age or over, couples where either the husband or wife is sixty-two (62) years of age or over and/or persons with handicaps, as defined in the Federal Fair Housing Act Amendments of 1988, who are eighteen (18) years of age or older and with a spouse and/or caregiver, if any.
2. The Board specifically shall find that applications under this Section adequately and satisfactorily take into account the needs of elderly persons and/or persons with handicaps for transportation, shopping, health, recreational and other similar such facilities and shall impose such reasonable conditions upon any exception granted as may be necessary or expedient to insure provisions of such facilities.
3. The Board shall find that such development shall be compatible with the surrounding neighborhood, shall not adversely affect the health or safety of persons residing or

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- (7) Include the addition of any building or additions to buildings except that accessory structures clearly subordinate to the use, and minor additions to buildings may be permitted, provided that:
  - (a) the sum total of all such structures or additions shall not exceed the greater of 500 square feet of gross floor area, or five (5) percent of the approved gross floor area up to a maximum of 2500 square feet of gross floor area; and
  - (b) the maximum permitted FAR for the zoning district shall not be exceeded.

C. For all approved special exception uses, any request for an addition shall require the provision of written notice by the requester in accordance with the following:

- (1) the notice shall include the letter of request with all attachments as submitted to the Zoning Administrator, a statement that the request has been submitted, and where to call for additional information; and
- (2) the notice shall be sent to the last known address of the owners, as shown in the real estate assessment files of the Department of Tax Administration, of all property abutting and across the street from the site, or portion thereof, which is the subject of the request, and shall be delivered by hand or sent by certified mail, return receipt requested.

The request for an addition submitted to the Zoning Administrator shall include: an affidavit from the requester affirming that the required notice has been provided in accordance with the above; the date that the notice was delivered or sent; the names and addresses of all persons notified; and the Tax Map references for all parcels notified. No request for an addition shall be considered by the Zoning Administrator unless the affidavit has been provided in accordance with this paragraph.

When it is determined by the Zoning Administrator that a modification is not in substantial conformance with the approved special exception, such modification shall require the approval of an amendment to the special exception in accordance with Sect. 014 below or a new special exception.

**9-005 Establishment of Categories**

For purposes of applying specific conditions upon certain types of special exception uses, and for allowing special exception uses to be established only in those zoning districts which are appropriate areas for such uses, all special exception uses are divided into categories of associated or related uses, as hereinafter set forth in this Article 9.

**9-006 General Standards**

In addition to the specific standards set forth hereinafter with regard to particular special exception uses, all such uses shall satisfy the following general standards:

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1. The proposed use at the specified location shall be in harmony with the adopted comprehensive plan.
2. The proposed use shall be in harmony with the general purpose and intent of the applicable zoning district regulations.
3. The proposed use shall be such that it will be harmonious with and will not adversely affect the use or development of neighboring properties in accordance with the applicable zoning district regulations and the adopted comprehensive plan. The location, size and height of buildings, structures, walls and fences, and the nature and extent of screening, buffering and landscaping shall be such that the use will not hinder or discourage the appropriate development and use of adjacent or nearby land and/or buildings or impair the value thereof.
4. The proposed use shall be such that pedestrian and vehicular traffic associated with such use will not be hazardous or conflict with the existing and anticipated traffic in the neighborhood.
5. In addition to the standards which may be set forth in this Article for a particular category or use, the Board shall require landscaping and screening in accordance with the provisions of Article 13.
6. Open space shall be provided in an amount equivalent to that specified for the zoning district in which the proposed use is located.
7. Adequate utility, drainage, parking, loading and other necessary facilities to serve the proposed use shall be provided. Parking and loading requirements shall be in accordance with the provisions of Article 11.
8. Signs shall be regulated by the provisions of Article 12; however, the Board may impose more strict requirements for a given use than those set forth in this Ordinance.

### **9-007**

#### **Conditions and Restrictions**

In addition to those standards set forth in this Article, the Board, in approving a special exception, may impose such conditions and restrictions upon the proposed use as it may deem necessary in the public interest to secure compliance with the provisions of this Ordinance and to protect the viability of the implementation of the adopted comprehensive plan. Such conditions or restrictions may include but need not be limited to a time limitation on the length of the exception in accordance with the provisions of Sect. 008 below and may require the posting of a guarantee or bond in a reasonable amount by the applicant.

### **9-008**

#### **Time Limitations, Extensions, Renewals**

In addition to the time limits set forth in this Article, the Board may require, as a condition of the approval of any special exception, that it shall be approved for a specified period of time; that it may be subsequently extended for a designated period by the Zoning Administrator; or that it may be periodically renewed by the Board. The procedure of granting an extension or renewal shall be as presented in Sections 012 and 014 below.

## GLOSSARY

This Glossary is provided to assist the public in understanding the staff evaluation and analysis of development proposals. It should not be construed as representing legal definitions. Refer to the Fairfax County Zoning Ordinance, Comprehensive Plan or Public Facilities Manual for additional information.

**ABANDONMENT:** Refers to road or street abandonment, an action taken by the Board of Supervisors, usually through the public hearing process, to abolish the public's right-of-passage over a road or road right-of way. Upon abandonment, the right-of-way automatically reverts to the underlying fee owners. If the fee to the owner is unknown, Virginia law presumes that fee to the roadbed rests with the adjacent property owners if there is no evidence to the contrary.

**ACCESSORY DWELLING UNIT (OR APARTMENT):** A secondary dwelling unit established in conjunction with and clearly subordinate to a single family detached dwelling unit. An accessory dwelling unit may be allowed if a special permit is granted by the Board of Zoning Appeals (BZA). Refer to Sect. 8-918 of the Zoning Ordinance.

**AFFORDABLE DWELLING UNIT (ADU) DEVELOPMENT:** Residential development to assist in the provision of affordable housing for persons of low and moderate income in accordance with the affordable dwelling unit program and in accordance with Zoning Ordinance regulations. Residential development which provides affordable dwelling units may result in a density bonus (see below) permitting the construction of additional housing units. See Part 8 of Article 2 of the Zoning Ordinance.

**AGRICULTURAL AND FORESTAL DISTRICTS:** A land use classification created under Chapter 114 or 115 of the Fairfax County Code for the purpose of qualifying landowners who wish to retain their property for agricultural or forestal use for use/value taxation pursuant to Chapter 58 of the Fairfax County Code.

**BARRIER:** A wall, fence, earthen berm, or plant materials which may be used to provide a physical separation between land uses. Refer to Article 13 of the Zoning Ordinance for specific barrier requirements.

**BEST MANAGEMENT PRACTICES (BMPs):** Stormwater management techniques or land use practices that are determined to be the most effective, practicable means of preventing and/or reducing the amount of pollution generated by nonpoint sources in order to improve water quality.

**BUFFER:** Graduated mix of land uses, building heights or intensities designed to mitigate potential conflicts between different types or intensities of land uses; may also provide for a transition between uses. A landscaped buffer may be an area of open, undeveloped land and may include a combination of fences, walls, berms, open space and/or landscape plantings. A buffer is not necessarily coincident with transitional screening.

**CHESAPEAKE BAY PRESERVATION ORDINANCE:** Regulations which the State has mandated must be adopted to protect the Chesapeake Bay and its tributaries. These regulations must be incorporated into the comprehensive plans, zoning ordinances and subdivision ordinances of the affected localities. Refer to Chesapeake Bay Preservation Act, Va. Code Section 10.1-2100 et seq and VR 173-02-01, Chesapeake Bay Preservation Area Designation and Management Regulations.

**CLUSTER DEVELOPMENT:** Residential development in which the lots are clustered on a portion of a site so that significant environmental/historical/cultural resources may be preserved or recreational amenities provided. While smaller lot sizes are permitted in a cluster subdivision to preserve open space, the overall density cannot exceed that permitted by the applicable zoning district. See Sect. 2-421 and Sect. 9-615 of the Zoning Ordinance.

**COUNTY 2232 REVIEW PROCESS:** A public hearing process pursuant to Sect. 15.2-2232 (Formerly Sect. 15.1-456) of the Virginia Code which is used to determine if a proposed public facility not shown on the adopted Comprehensive Plan is in substantial accord with the plan. Specifically, this process is used to determine if the general or approximate location, character and extent of a proposed facility is in substantial accord with the Plan.

**dba:** The momentary magnitude of sound weighted to approximate the sensitivity of the human ear to certain frequencies; the dBA value describes a sound at a given instant, a maximum sound level or a steady state value. See also Ldn.

**DENSITY:** Number of dwelling units (du) divided by the gross acreage (ac) of a site being developed in residential use; or, the number of dwelling units per acre (du/ac) except in the PRC District when density refers to the number of persons per acre.

**DENSITY BONUS:** An increase in the density otherwise allowed in a given zoning district which may be granted under specific provisions of the Zoning Ordinance when a developer provides excess open space, recreation facilities, or affordable dwelling units (ADUs), etc.

**DEVELOPMENT CONDITIONS:** Terms or conditions imposed on a development by the Board of Supervisors (BOS) or the Board of Zoning Appeals (BZA) in connection with approval of a special exception, special permit or variance application or rezoning application in a "P" district. Conditions may be imposed to mitigate adverse impacts associated with a development as well as secure compliance with the Zoning Ordinance and/or conformance with the Comprehensive Plan. For example, development conditions may regulate hours of operation, number of employees, height of buildings, and intensity of development.

**DEVELOPMENT PLAN:** A graphic representation which depicts the nature and character of the development proposed for a specific land area: information such as topography, location and size of proposed structures, location of streets trails, utilities, and storm drainage are generally included on a development plan. A development plan is a submission requirement for rezoning to the PRC District. A **GENERALIZED DEVELOPMENT PLAN (GDP)** is a submission requirement for a rezoning application for all conventional zoning districts other than a P District. A development plan submitted in connection with a special exception (SE) or special permit (SP) is generally referred to as an SE or SP plat. A **CONCEPTUAL DEVELOPMENT PLAN (CDP)** is a submission requirement when filing a rezoning application for a P District other than the PRC District; a CDP characterizes in a general way the planned development of the site. A **FINAL DEVELOPMENT PLAN (FDP)** is a submission requirement following the approval of a conceptual development plan and rezoning application for a P District other than the PRC District; an FDP further details the planned development of the site. See Article 16 of the Zoning Ordinance.

**EASEMENT:** A right to or interest in property owned by another for a specific and limited purpose. Examples: access easement, utility easement, construction easement, etc. Easements may be for public or private purposes.

**ENVIRONMENTAL QUALITY CORRIDORS (EQCs):** An open space system designed to link and preserve natural resource areas, provide passive recreation and protect wildlife habitat. The system includes stream valleys, steep slopes and wetlands. For a complete definition of EQCs, refer to the Environmental section of the Policy Plan for Fairfax County contained in Vol. 1 of the Comprehensive Plan.

**ERODIBLE SOILS:** Soils that wash away easily, especially under conditions where stormwater runoff is inadequately controlled. Silt and sediment are washed into nearby streams, thereby degrading water quality.

**FLOODPLAIN:** Those land areas in and adjacent to streams and watercourses subject to periodic flooding; usually associated with environmental quality corridors. The 100 year floodplain drains 70 acres or more of land and has a one percent chance of flood occurrence in any given year.

**FLOOR AREA RATIO (FAR):** An expression of the amount of development intensity (typically, non-residential uses) on a specific parcel of land. FAR is determined by dividing the total square footage of gross floor area of buildings on a site by the total square footage of the site itself.

**FUNCTIONAL CLASSIFICATION:** A system for classifying roads in terms of the character of service that individual facilities are providing or are intended to provide, ranging from travel mobility to land access. Roadway system functional classification elements include Freeways or Expressways which are limited access highways, Other Principal (or Major) Arterials, Minor Arterials, Collector Streets, and Local Streets. Principal arterials are designed to accommodate travel; access to adjacent properties is discouraged. Minor arterials are designed to serve both through traffic and local trips. Collector roads and streets link local streets and properties with the arterial network. Local streets provide access to adjacent properties.

**GEOTECHNICAL REVIEW:** An engineering study of the geology and soils of a site which is submitted to determine the suitability of a site for development and recommends construction techniques designed to overcome development on problem soils, e.g., marine clay soils.

**HYDROCARBON RUNOFF:** Petroleum products, such as motor oil, gasoline or transmission fluid deposited by motor vehicles which are carried into the local storm sewer system with the stormwater runoff, and ultimately, into receiving streams; a major source of non-point source pollution. An oil-grit separator is a common hydrocarbon runoff reduction method.

**IMPERVIOUS SURFACE:** Any land area covered by buildings or paved with a hard surface such that water cannot seep through the surface into the ground.

**INFILL:** Development on vacant or underutilized sites within an area which is already mostly developed in an established development pattern or neighborhood.

**INTENSITY:** The magnitude of development usually measured in such terms as density, floor area ratio, building height, percentage of impervious surface, traffic generation, etc. Intensity is also based on a comparison of the development proposal against environmental constraints or other conditions which determine the carrying capacity of a specific land area to accommodate development without adverse impacts.

**Ldn:** Day night average sound level. It is the twenty-four hour average sound level expressed in A-weighted decibels; the measurement assigns a "penalty" to night time noise to account for night time sensitivity. Ldn represents the total noise environment which varies over time and correlates with the effects of noise on the public health, safety and welfare.

**LEVEL OF SERVICE (LOS):** An estimate of the effectiveness of a roadway to carry traffic, usually under anticipated peak traffic conditions. Level of Service efficiency is generally characterized by the letters A through F, with LOS-A describing free flow traffic conditions and LOS-F describing jammed or grid-lock conditions.

**MARINE CLAY SOILS:** Soils that occur in widespread areas of the County generally east of Interstate 95. Because of the abundance of shrink-swell clays in these soils, they tend to be highly unstable. Many areas of slope failure are evident on natural slopes. Construction on these soils may initiate or accelerate slope movement or slope failure. The shrink-swell soils can cause movement in structures, even in areas of flat topography, from dry to wet seasons resulting in cracked foundations, etc. Also known as slippage soils.

**OPEN SPACE:** That portion of a site which generally is not covered by buildings, streets, or parking areas. Open space is intended to provide light and air; open space may function as a buffer between land uses or for scenic, environmental, or recreational purposes.

**OPEN SPACE EASEMENT:** An easement usually granted to the Board of Supervisors which preserves a tract of land in open space for some public benefit in perpetuity or for a specified period of time. Open space easements may be accepted by the Board of Supervisors, upon request of the land owner, after evaluation under criteria established by the Board. See Open Space Land Act, Code of Virginia, Sections 10.1-1700, et seq.

**P DISTRICT:** A "P" district refers to land that is planned and/or developed as a Planned Development Housing (PDH) District, a Planned Development Commercial (PDC) District or a Planned Residential Community (PRC) District. The PDH, PDC and PRC Zoning Districts are established to encourage innovative and creative design for land development; to provide ample and efficient use of open space; to promote a balance in the mix of land uses, housing types, and intensity of development; and to allow maximum flexibility in order to achieve excellence in physical, social and economic planning and development of a site. Refer to Articles 6 and 16 of the Zoning Ordinance.

**PROFFER:** A written condition, which, when offered voluntarily by a property owner and accepted by the Board of Supervisors in a rezoning action, becomes a legally binding condition which is in addition to the zoning district regulations applicable to a specific property. Proffers are submitted and signed by an owner prior to the Board of Supervisors public hearing on a rezoning application and run with the land. Once accepted by the Board, proffers may be modified only by a proffered condition amendment (PCA) application or other zoning action of the Board and the hearing process required for a rezoning application applies. See Sect. 15.2-2303 (formerly 15.1-491) of the Code of Virginia.

**PUBLIC FACILITIES MANUAL (PFM):** A technical text approved by the Board of Supervisors containing guidelines and standards which govern the design and construction of site improvements incorporating applicable Federal, State and County Codes, specific standards of the Virginia Department of Transportation and the County's Department of Public Works and Environmental Services.

**RESOURCE MANAGEMENT AREA (RMA):** That component of the Chesapeake Bay Preservation Area comprised of lands that, if improperly used or developed, have a potential for causing significant water quality degradation or for diminishing the functional value of the Resource Protection Area. See Fairfax County Code, Ch. 118, Chesapeake Bay Preservation Ordinance.

**RESOURCE PROTECTION AREA (RPA):** That component of the Chesapeake Bay Preservation Area comprised of lands at or near the shoreline or water's edge that have an intrinsic water quality value due to the ecological and biological processes they perform or are sensitive to impacts which may result in significant degradation of the quality of state waters. In their natural condition, these lands provide for the removal, reduction or assimilation of sediments from runoff entering the Bay and its tributaries, and minimize the adverse effects of human activities on state waters and aquatic resources. New development is generally discouraged in an RPA. See Fairfax County Code, Ch. 118, Chesapeake Bay Preservation Ordinance.

**SITE PLAN:** A detailed engineering plan, to scale, depicting the development of a parcel of land and containing all information required by Article 17 of the Zoning Ordinance. Generally, submission of a site plan to DPWES for review and approval is required for all residential, commercial and industrial development except for development of single family detached dwellings. The site plan is required to assure that development complies with the Zoning Ordinance.

**SPECIAL EXCEPTION (SE) / SPECIAL PERMIT (SP):** Uses, which by their nature, can have an undue impact upon or can be incompatible with other land uses and therefore need a site specific review. After review, such uses may be allowed to locate within given designated zoning districts if appropriate and only under special controls, limitations, and regulations. A special exception is subject to public hearings by the Planning Commission and Board of Supervisors with approval by the Board of Supervisors; a special permit requires a public hearing and approval by the Board of Zoning Appeals. Unlike proffers which are voluntary, the Board of Supervisors or BZA may impose reasonable conditions to assure, for example, compatibility and safety. See Article 8, Special Permits and Article 9, Special Exceptions, of the Zoning Ordinance.

**STORMWATER MANAGEMENT:** Engineering practices that are incorporated into the design of a development in order to mitigate or abate adverse water quantity and water quality impacts resulting from development. Stormwater management systems are designed to slow down or retain runoff to re-create, as nearly as possible, the pre-development flow conditions.

**SUBDIVISION PLAT:** The engineering plan for a subdivision of land submitted to DPWES for review and approved pursuant to Chapter 101 of the County Code.

**TRANSPORTATION DEMAND MANAGEMENT (TDM):** Actions taken to reduce single occupant vehicle automobile trips or actions taken to manage or reduce overall transportation demand in a particular area.

**TRANSPORTATION SYSTEM MANAGEMENT (TSM) PROGRAMS:** This term is used to describe a full spectrum of actions that may be applied to improve the overall efficiency of the transportation network. TSM programs usually consist of low-cost alternatives to major capital expenditures, and may include parking management measures, ridesharing programs, flexible or staggered work hours, transit promotion or operational improvements to the existing roadway system. TSM includes Transportation Demand Management (TDM) measures as well as H.O.V. use and other strategies associated with the operation of the street and transit systems.

**URBAN DESIGN:** An aspect of urban or suburban planning that focuses on creating a desirable environment in which to live, work and play. A well-designed urban or suburban environment demonstrates the four generally accepted principles of design: clearly identifiable function for the area; easily understood order; distinctive identity; and visual appeal.

**VACATION:** Refers to vacation of street or road as an action taken by the Board of Supervisors in order to abolish the public's right-of-passage over a road or road right-of-way dedicated by a plat of subdivision. Upon vacation, title to the road right-of-way transfers by operation of law to the owner(s) of the adjacent properties within the subdivision from whence the road/road right-of-way originated.

**VARIANCE:** An application to the Board of Zoning Appeals which seeks relief from a specific zoning regulation such as lot width, building height, or minimum yard requirements, among others. A variance may only be granted by the Board of Zoning Appeals through the public hearing process and upon a finding by the BZA that the variance application meets the required Standards for a Variance set forth in Sect. 18-404 of the Zoning Ordinance.

**WETLANDS:** Land characterized by wetness for a portion of the growing season. Wetlands are generally delineated on the basis of physical characteristics such as soil properties indicative of wetness, the presence of vegetation with an affinity for water, and the presence or evidence of surface wetness or soil saturation. Wetland environments provide water quality improvement benefits and are ecologically valuable. Development activity in wetlands is subject to permitting processes administered by the U.S. Army Corps of Engineers

**TIDAL WETLANDS:** Vegetated and nonvegetated wetlands as defined in Chapter 116 Wetlands Ordinance of the Fairfax County Code: includes tidal shores and tidally influenced embayments, creeks, and tributaries to the Occoquan and Potomac Rivers. Development activity in tidal wetlands may require approval from the Fairfax County Wetlands Board.

#### Abbreviations Commonly Used in Staff Reports

A&F	Agricultural & Forestal District	PDH	Planned Development Housing
ADU	Affordable Dwelling Unit	PFM	Public Facilities Manual
ARB	Architectural Review Board	PRC	Planned Residential Community
BMP	Best Management Practices	RC	Residential-Conservation
BOS	Board of Supervisors	RE	Residential Estate
BZA	Board of Zoning Appeals	RMA	Resource Management Area
COG	Council of Governments	RPA	Resource Protection Area
CBC	Community Business Center	RUP	Residential Use Permit
CDP	Conceptual Development Plan	RZ	Rezoning
CRD	Commercial Revitalization District	SE	Special Exception
DOT	Department of Transportation	SEA	Special Exception Amendment
DP	Development Plan	SP	Special Permit
DPWES	Department of Public Works and Environmental Services	TDM	Transportation Demand Management
DPZ	Department of Planning and Zoning	TMA	Transportation Management Association
DU/AC	Dwelling Units Per Acre	TSA	Transit Station Area
EQC	Environmental Quality Corridor	TSM	Transportation System Management
FAR	Floor Area Ratio	UP & DD	Utilities Planning and Design Division, DPWES
FDP	Final Development Plan	VC	Variance
GDP	Generalized Development Plan	VDOT	Virginia Dept. of Transportation
GFA	Gross Floor Area	VPD	Vehicles Per Day
HC	Highway Corridor Overlay District	VPH	Vehicles per Hour
HCD	Housing and Community Development	WMATA	Washington Metropolitan Area Transit Authority
LOS	Level of Service	WS	Water Supply Protection Overlay District
Non-RUP	Non-Residential Use Permit	ZAD	Zoning Administration Division, DPZ
OSDS	Office of Site Development Services, DPWES	ZED	Zoning Evaluation Division, DPZ
PCA	Proffered Condition Amendment	ZPRB	Zoning Permit Review Branch
PD	Planning Division		
PDC	Planned Development Commercial		