



County of Fairfax, Virginia

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

February 2, 2009

Mr. Robert L. Miller, DVM
Reston Animal Hospital
2403 Reston Parkway
Reston, VA 20191

Re: Interpretation for RZ A-502, Reston Animal Hospital,
2403 Reston Parkway, Tax Map 26-1 ((17)) 2: building additions

Dear Mr. Miller:

This is in response to your letter of November 19, 2008, (attached) requesting an interpretation of Development Plan Amendment approved by the Board of Supervisors in conjunction with the approval of DPA A-502 on January 16, 1973. As I understand it, the question is whether the three proposed additions are in substantial conformance with the approved development plan amendment. This determination is based on the plan attached to your letter of November 19, 2008, entitled Addition to Reston Animal Hospital and prepared by Robert C. Bynes which is dated August 20, 2008. A copy of the above referenced letter is attached.

On January 16, 1973, the Board of Supervisors approved DPA A-502 to allow veterinary uses on 1.0012 acres, including the approximately 0.329-acre (14,323 square foot) site of the existing Reston Animal Hospital. (See attached locator map and Board Action summary sheet). There is no record of a development plan associated with the designation of the site for veterinary uses. Consequently, there is no limitation on floor area ratio. You propose to construct a 5.4' x 11.4' or 62 square foot addition at the northeast corner of the building, a 13.5' x 9.5' or 128 square foot addition at the west side of the building and a 12.0' x 27.0' or 324 square foot addition at the southern end of the building resulting in approximately 2,938 square feet at a total floor area ratio (FAR) of 0.205.

Therefore, it is my determination that the proposed building additions are in substantial conformance with the approved development plan amendment. This determination has been made in my capacity as the duly authorized agent of the Zoning Administrator. If you have any questions regarding this interpretation, please feel free to contact Lisa Feibelman at (703) 324-1290.

Sincerely,

Regina C. Coyle, Director
Zoning Evaluation Division

Department of Planning and Zoning
12055 Government Center Parkway, Suite 801
Fairfax, Virginia 22035-5509
Phone 703 324-1290
FAX 703 324-3924
www.fairfaxcounty.gov/dpz/





County of Fairfax, Virginia

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

Attachments: A/S

cc: Catherin M. Hudgins, Supervisor, Hunter Mill District
Frank de la Fe, Planning Commissioner, Hunter Mill District
Diane Johnson-Quinn, Deputy Zoning Administrator, Permit Review Branch, ZAD, DPZ
Ken Williams, Chief, Plan and Document Control, Land Development Services, DPWES
Jack Weyant, Director, Environmental and Facilities Inspection Division, DPWES
Kevin Guinaw, Chief, Special Projects/Applications Management Branch, ZED, DPZ
File: DPA A-501, PI 0812 127, Imaging, Reading File



RESTON ANIMAL HOSPITAL, P.L.L.C.

ROBERT L. MILLER, D.V.M.

2403 Reston Parkway

Reston, Virginia 20191

Telephone: (703) 620-2566

Fax: (703) 860-4077

RECEIVED
Department of Planning & Zoning

NOV 20 2008

Zoning Evaluation Division

11/19/08

Kevin Guinaw
Director of Zoning Evaluation
Department of Planning and Zoning
12055 Government Center Parkway
Suite 801
Fairfax, VA 22035

RE: Zoning application request for a RPC zone property.

Dear Mr. Guinaw,

I would like to submit an updated zoning application which in addition to the 27' x 12' change to the south side of our existing building includes the following changes;

1. 5.4' x 11.4' bathroom
2. 13.5' x 9.5' waiting room
3. 6' x 12' Dumpster Pad

This plan was previously authorized by the Zoning Director, Barbara A. Byron in a letter dated 03/26/06. That addition has not been completed but our practice needs have continued to grow and expand even in this poor economic environment.

With your permission and assuming we obtain all the necessary permits we would like to proceed with this construction in a timely fashion. If you need any additional information that is not provided by the enclosures please contact me.

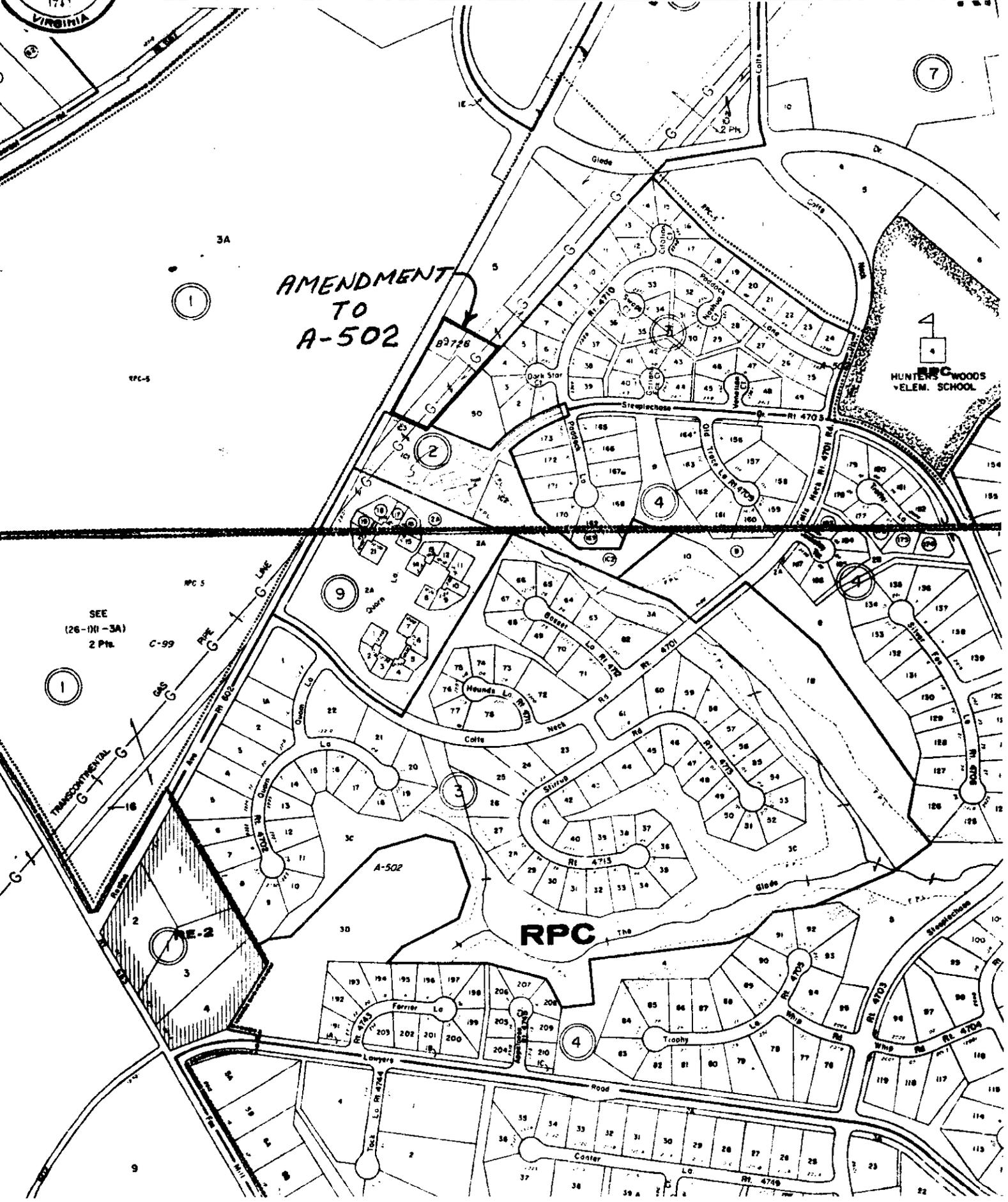
Thank you,

Robert L. Miller, DVM
Owner



APPLICATION NUMBER: A-502 Amendment
SECTIONAL SHEET: 26-1
LOT: 9 and pt. of 5
FROM: RPC

NAME OF APPLICANT: Gulf Reston, Inc.
SUBDIVISION: 1
ACREAGE: 1.0012 ac.
For Animal Hospital



AMENDMENT
TO
A-502

RPC

HUNTERS WOODS
VELEM. SCHOOL

SEE
(26-1)(1-3A)
2 Pts.

RE-2

A-502

7

1

2

4

3

4

1

9

9a. B-715 - HARRELSON, 12-5 to PDH-10, amended to PDH-5.

Sup Harris moved to formally amend the application from PDH-10 to PDH-5. Seconded by Sup Magazine and carried by a vote of 8, Sup Moore out.

Mr. Barnes Lawson, rep. applicant, submitted covenants: (for the 12 acres) (1) not more than 3 sf residential units; (2) riding academy, including riding school and equine stables, etc. (3) swimming pool, and (4) right reserved to convey max. of no more than 1/2 ac. for purpose construction of addition to residential property adjacent. Also road dedication; & possible swap to change location of proposed office bldg. commercial

At Sup Harris' request, Mr. Lawson agreed to covenant the/uses in the office bldg. to Hospital supportive uses, and entered into the record this condition.

At Sup Magazine's request, Mr. Lawson agreed to attempt to make the townhouses for sale rather than for rent.

Sup Harris moved to defer the application for 2 wks, with direction to the Staff to (1) develop the proper language with regard to limiting the commercial activity in the office building to the appropriate activity as discussed by Mr. Lawson; (2) to make determination as to the proper technical adjustment necessary for the extended care facility; and (3) for the purpose of working out Staff recommendations as to the approp. land swap in order to achieve a more suitable location for the office bldg. Seconded by Sup Herrity.

Sup Magazine asked that some analysis of the 12 acres being retained by Mrs. Harrelson be included and Sup Harris agreed.

Motion carried by vote of 8, Sup Moore out.

7:00 item - Proposed amendment to Chapter 30 re RPC, permitting vet and small anim. hosp functions as home occupation in RPC; also public hearing on Development Plan Amendment to A-502, Reston.

Sup Pennino said it wasn't a home occupation, as stated; also that the Dev. Plan amendment was advertised as well as the Ord., but it doesn't appear on the agenda.

Sup Pennino moved that the Board dispense with the reading of the Staff and P/C recommendations and that the amendment to the RPC Zone be granted to permit veterinary uses. Seconded by Sup Magazine, and carried by a vote of 6, Sups Alexander and Moore out; also Herrity.

Sup Pennino moved that the Development Plan to A-502, Reston, be amended to show the veterinary use in conjunction with the equestrian facility. Seconded by Sup Magazine and carried by a vote of 6, Sups Alexander, Herrity and Moore out.

Bd. recessed from 9:00 to 9:10 P.M. (Absent - Sups Alexander, Herrity and Moore)

APPOINTMENTS

Sup Phillips nominated Mr. Henry Tolliver to the Fairfax County P/C as rep. from Dranesville District. Carried by vote of 7, Sups Alexander and Moore out.

DEVELOPMENT PLAN AMENDMENT TO A-502

CONCLUSIONS AND RECOMMENDATION

Amendment number 117-A to the old County Zoning Ordinance was approved by the Board of Supervisors on July 3, 1968. That Zoning Ordinance Amendment was specifically directed toward providing for a veterinary-animal hospital in Reston and in fact at the site under consideration at this time. When the Zoning Ordinance was revised in total in July, 1969, the veterinary, animal hospital use was inadvertently left out of the new Zoning Ordinance.

This Development Plan amendment to rezoning case A-502 of 1962 to permit the inclusion of a small animal hospital and open space adjacent to the Reston-South Riding Center would finally carry out the original intent of the Board of 1968. It is a most reasonable and logical use of the land especially when considering that an equestrian facility is directly adjacent on the north to this site.

RECOMMENDATION

That Development Plan amendment to A-502 to permit the inclusion of a veterinary-small animal hospital and open space use on 1.0012 acres be granted.



FAIRFAX COUNTY

OFFICE OF COMPREHENSIVE PLANNING
Zoning Evaluation Division
12055 Government Center Parkway, Suite 801
Fairfax, Virginia 22035-5505

(703) 324-1290

Fax (703) 324-3924

V I R G I N I A

July 11, 1996

Robert L. Miller, DVM
Reston Animal Hospital
2403 Reston Parkway
Reston, Virginia 22091

Re: Interpretation for Reston Animal Hospital, RZ A-502; Tax Map Parcel 26-1 ((17)) 2; Building Addition

Dear Mr. Miller:

This is in response to your letter of April 25, 1996, requesting an interpretation of the Development Plan Amendment approved by the Board of Supervisors in conjunction with the approval of DPA A-502 on January 16, 1973. As I understand it, the question is whether a proposed building addition is in substantial conformance with the approved development plan amendment. This determination is based on the plan attached to your letter of April 25, 1996, entitled Reston Animal Hospital and prepared by Thomas J. O'Neil which is dated February 1, 1996. A copy of the above referenced letter is attached.

On January 16, 1973, the Board of Supervisors approved DPA A-502 to allow veterinary uses on 1.0012 acres, including the approximately 0.329-acre (14,323 square feet) site of the existing Reston Animal Hospital. (See attached locator map and Board Action summary sheet). There is no record of a development plan associated with the designation of the site for veterinary uses. Consequently, there is no limitation on floor area ratio. You propose to construct a 116 square foot addition to the entrance of the existing animal hospital, resulting in approximately 2,678 square feet at a floor area ratio (FAR) of 0.19.

Therefore, it is my determination that the proposed building addition is in substantial conformance with the approved development plan amendment. This determination has been made in my capacity as the duly authorized agent of the Zoning Administrator. If you have any questions regarding this interpretation, please feel free to contact me at (703) 324-1290.

Sincerely,

Barbara A. Byron, Director
Zoning Evaluation Division

Attachments: A/S

cc: Robert B. Dix, Supervisor, Hunter Mill District
John Palatiello, Planning Commissioner, Hunter Mill District
Jane W. Gwinn, Zoning Administrator
Edward J. Jankiewicz, Director, Design Review Division, DEM
Bonds and Agreements Branch, DRD, DEM
File: RZ A-502

3/6/06

Barbara A. Byron
Director of the Zoning Evaluation Division
Department of Planning and Zoning
12055 Government Center Parkway, Suite 801
Fairfax, Virginia 22035

RE: Zoning Application Request for a RPC Zoned Property.

Dear Barbara A. Byron,

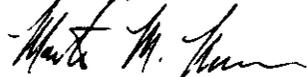
My name is Martin M. Marvin (Designer/Builder & V.P. of Marvin Builders, Inc.). Robert L. Miller, DVM has hired me to explore the possibility of building an addition at the rear of the existing structure at his Reston Animal Hospital: 2403 Reston Parkway; Reston, VA 20191 - Tax Map Parcel 26-1 ((17)) 2. In 1996 he built a small addition to the front of the Hospital and at that time you indicated that it was in substantial conformance with the approved development plan amendment (see attached letter from you to Dr. Miller). You state, "There is no record of a development plan associated with the designation of the site for veterinary uses. Consequently, there is no limitation on floor area ratio."

I am submitting this Zoning Application and respectfully request that you review this proposed addition and let me know if you will allow us to build it, providing that we obtain all of the necessary permits etc. in order to meet all of the Fairfax County requirements.

Dr. Miller's practice has grown. He has hired additional Doctors and other staff and he is in dire need of additional space to accommodate them all.

I believe I have enclosed everything you will need in order to make this decision, including the plat, floor plan, sketches and pictures of the existing building and property. If you need anything else or require more information, please do not hesitate to call me, write me or e mail me.

Sincerely,



Martin M. Marvin
7703 Lee Highway #104 (Home)
Falls Church, VA 22042
H: 703-645-0905
C: 571-213-2411
E mail: martin.marvin@cox.net



Block I, SECTION 20
FINNEY-KESTIN HARBORNIERS
ASSOCIATION
USE - MARINE WARD PARK

