



# 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

*Reston Sec 20 131k 2*

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*

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



RESTON ANIMAL HOSPITAL

ROBERT L. MILLER, D.V.M.  
ERIC S. LORENS, D.V.M.

12055 Government Center Parkway  
Reston, Virginia 20191  
Telephone: (703) 796-6666

April 25, 1996

Barbara Byron  
Office of Comprehensive Planning  
Zoning Evaluation Division  
12055 Government Center Parkway, Suite 801  
Fairfax, Virginia 22035

RECEIVED  
OFFICE OF COMPREHENSIVE PLANNING  
APR 25 1996  
ZONING EVALUATION DIVISION

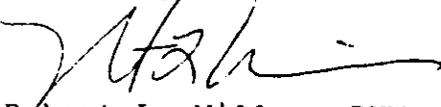
Dear Ms. Byron:

Please consider this request for the county's approval of the enclosed minor building addition to Reston Animal Hospital. Our facility is approximately 2,600 square feet and the proposed change will be 116 square feet. I believe this meets the specifications outlined by your office's instructions for a special zoning exception.

We have no immediate household neighbors as we are bordered by Hunter Woods Park. The Reston Design Review Board who own the park and the undeveloped land adjacent to Reston Parkway, which is directly across the street from our building, gave us approval for the entry modification on February 27th, 1996.

Thank you for your consideration.

Sincerely,



Robert L. Miller, DVM

Enclosures

AFIDAVIT VERIFYING NOTICE REGARDING  
A REQUEST FOR ADMINISTRATIVE APPROVAL  
OF A MINOR BUILDING ADDITION

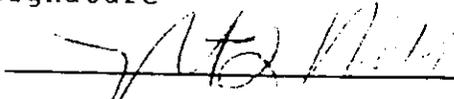
Date: 4-22-96

Zoning Case Number \_\_\_\_\_ Tax Map Number Plat 026-1  
Sub div. 17, parcel or lot # 0002

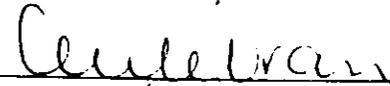
I, \_\_\_\_\_, as the requester for administrative approval of a minor building addition, do hereby certify under oath that, pursuant to the provisions of Sections 8-004, 9-004, 18-204 and/or 16-403 of the Fairfax County Zoning Ordinance, the owners of the Tax Map Parcels listed below have been provided notice that the attached request for the administrative approval of a minor building addition has been submitted to the Zoning Administrator and that said notice was delivered by hand or certified mail, return receipt requested, along with the attached cover letter.

Tax Map Parcel #	Name	Mailing Address Real Estate File	Date Notified
<u>26-1--171A, L. 4</u>	<u>Park &amp; Garden Plot</u>	<u>2403 Reston Parkway</u>	<u>2-27-96</u>
<u>26-1-11</u>	<u>Parcel 187 Undeveloped land</u>		<u>2-27-96</u>

WITNESS the following signature

  
Robert L. Miller, DVM  
(type first name, middle initial,  
last name and title)

Subscribed and sworn to before me this 24 day of April 19 96  
in the state of Virginia

  
(Notary Public)

My commission expires: Dec 31, 1999

HARRISON, B-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 covenant: (for the 12 acres) than 3 of 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 construct 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 acaes 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)

APPOINTMENT:

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

SECTIONAL SHEET 26-1  
LOT: 9 and pt. of 5  
FROM: RPC

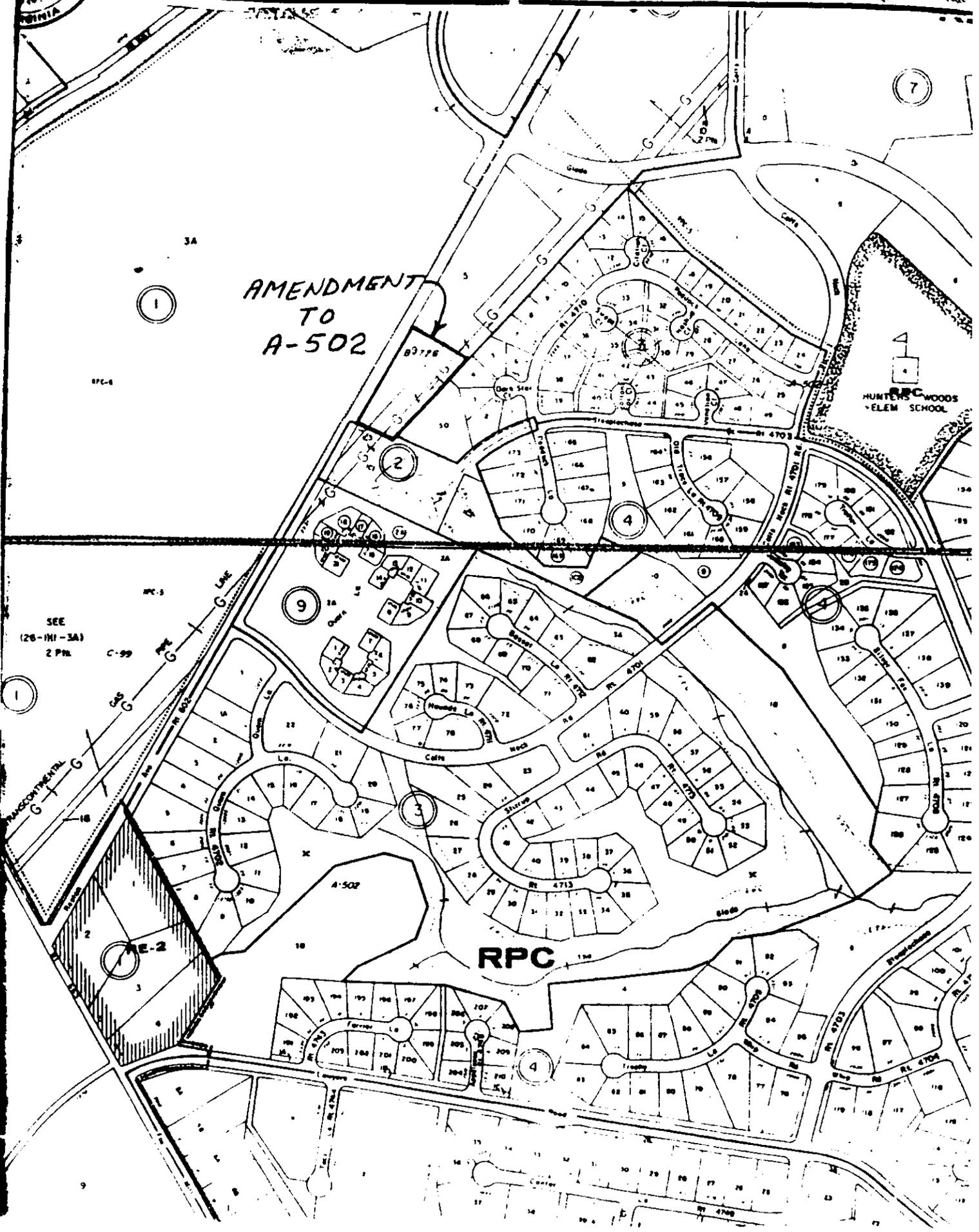
STATE OF ARIZONA  
SUBDIVISION: 1  
ACREAGE: 1.0012 ac.  
For Animal Hospital

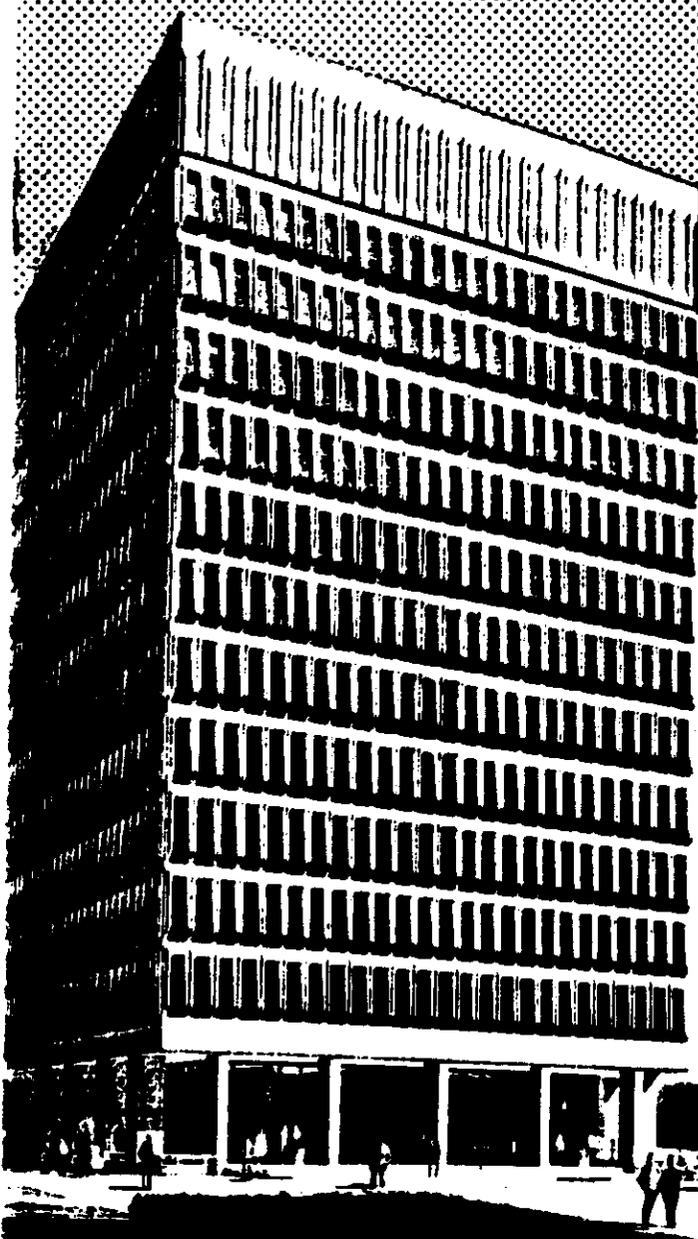


AMENDMENT  
TO  
A-502

HUNTERS WOODS  
ELEM. SCHOOL

RPC





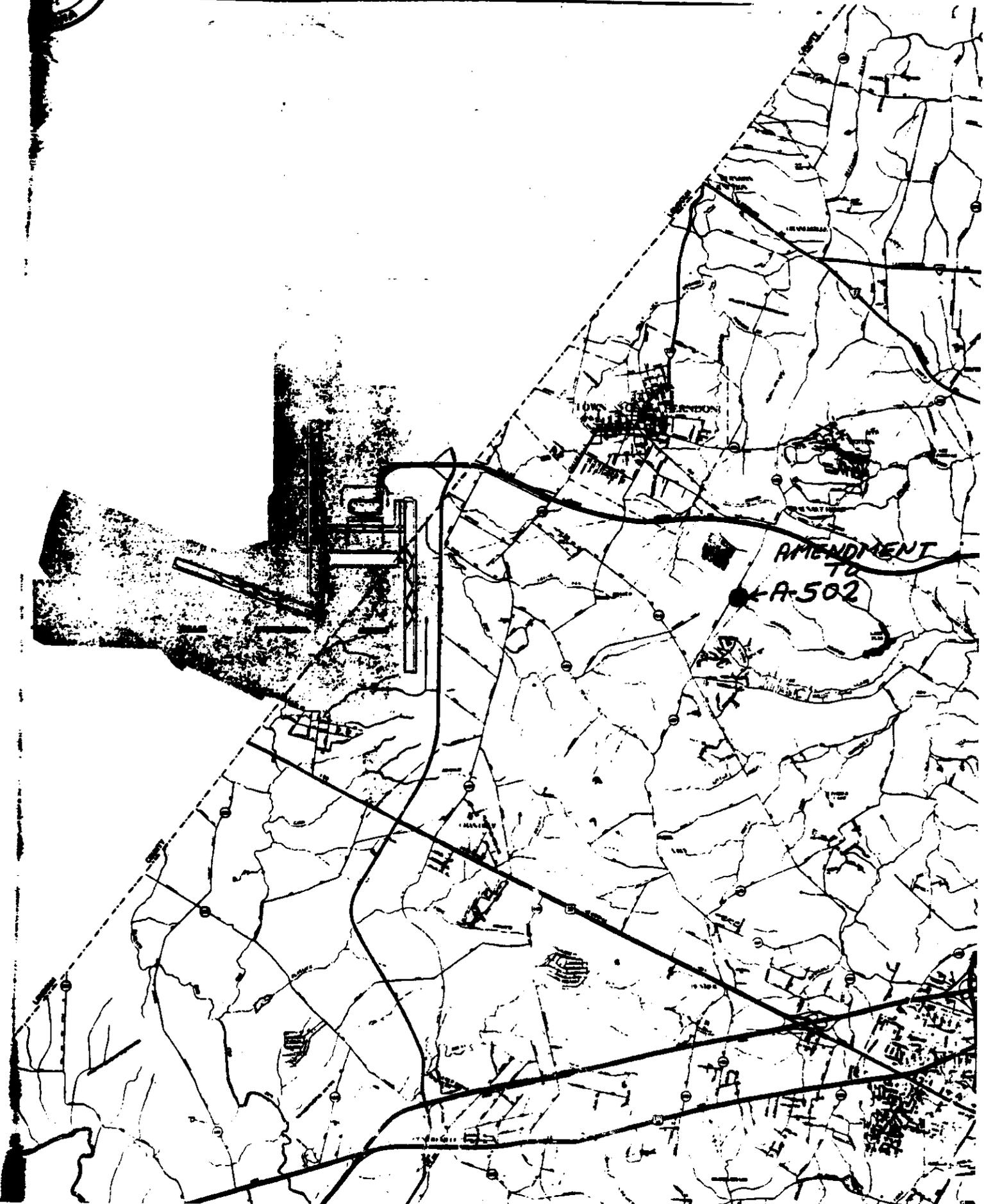
# STAFF REPORT

BOARD OF SUPERVISORS-JANUARY 16, 1973  
C-467, Development Plan Amendment-  
C-77, B-715, A-502 Amendment - 24



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



APPLICATION NUMBER  
SECTIONAL SHEET 26-1  
LOT: 9 and pg. 61-5  
FROM: RPC

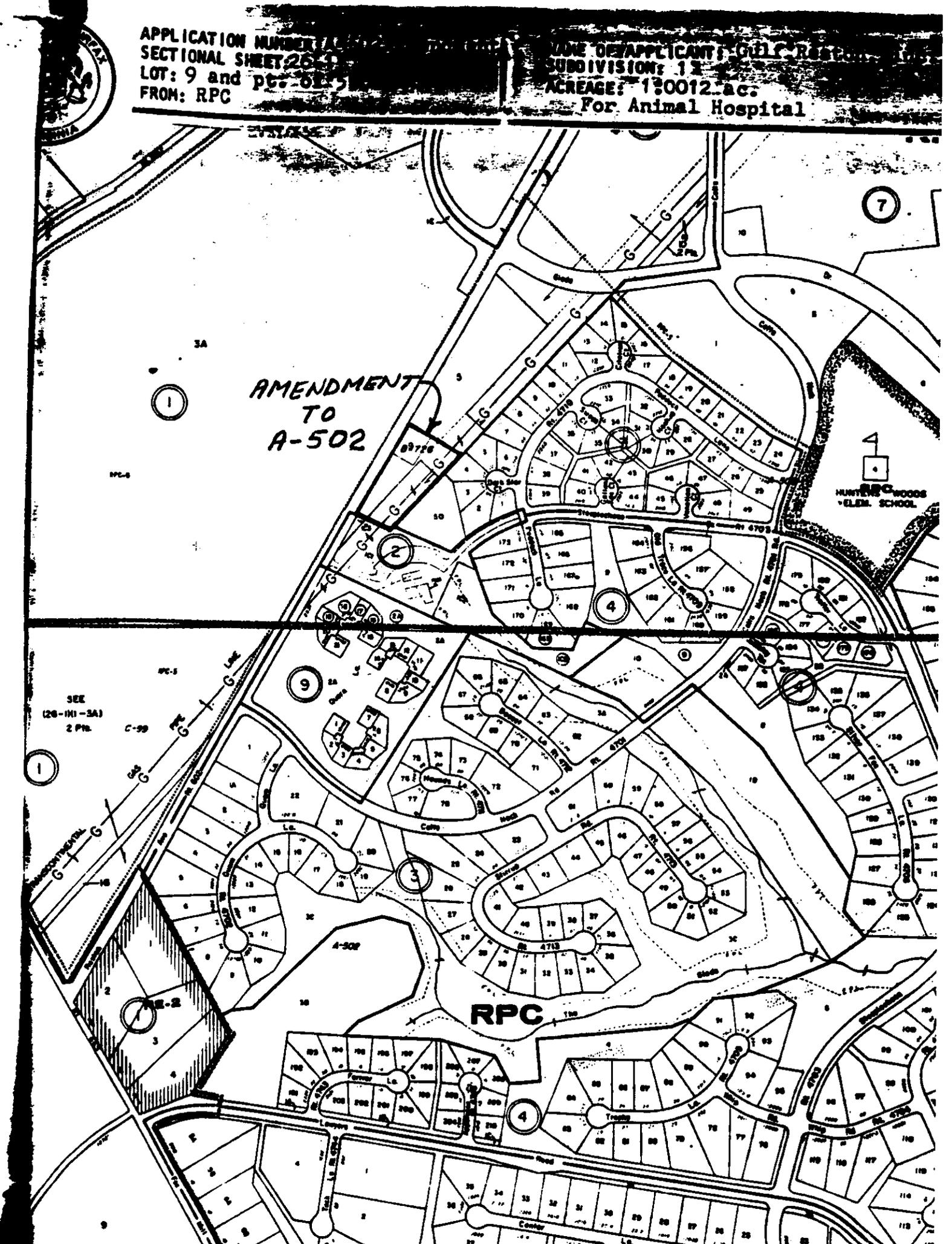
NAME OF APPLICANT: Gulf Rest  
SUBDIVISION: 1  
ACREAGE: 130012 ac.  
For Animal Hospital

AMENDMENT  
TO  
A-502

HUNTERS WOODS  
ELEM. SCHOOL

RPC

SEE  
(26-141-3A)  
2 Pgs.



## 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.



APPLICATION NO. Amendment to A-502

STAFF REPORT

Background Information

Applicant: Gulf Reston, Inc.

Present Zoning: RPC

Requested Zoning: for animal hospital

Proposed Use: Animal Hospital

Request Filed: June 29, 1972

Staff Report: Jan. 2, 1973

Planning Commission Hearing:

January 9, 1973

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Previous Zoning History:

Application Number	Requested Zoning	Planning Comm. Recommendation	Board Action	Date of Action
A-502	RE-2 & C-G to RPC	Approval	Granted	8/9/62
B-726	RPC to C-G		Withdrawn with prejudice	7/3/68

Location and Existing Land Use: This site is located on the east side of Reston Avenue approximately 800 feet south of its intersection with Glade Drive. It has 444 feet of frontage on Reston Avenue and contains 1.0012 acres. Single-family homes are developed to the east. To the south is a recreation area beyond which is developed in garden court. To the north is a riding ring and to the west is undeveloped.

Zoning Pattern: This site is bounded by RPC zoning.

Comprehensive Plan: The comprehensive plan for the Reston Master Plan adopted by the Board of Supervisors on July 18, 1962 with amendment on May 19, 1971 designates the area in which this application is located for low density residential uses.

Traffic:

<u>Street</u>	<u>Route Number</u>	<u>Average Daily Traffic</u>
Reston Ave.	602	5127

January 16, 1973

2

9a. B-715 - HARRELSON, R-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.

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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.

Zoning  
Amend.  
#193

ADOPTION OF AN AMENDMENT TO  
CHAPTER 30 (ZONING ORDINANCE)  
OF THE 1961 CODE OF THE COUNTY  
OF FAIRFAX, VIRGINIA, AS AMENDED

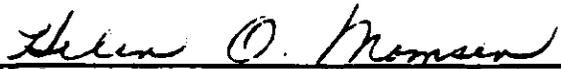
At a regular meeting of the Board of Supervisors of Fairfax County, Virginia, held in the Board Room of the Massey Building at Fairfax, Virginia, on Tuesday, January 16, 1973, the Board adopted an amendment to Chapter 30 (Zoning Ordinance) of the 1961 Code of the County of Fairfax, Virginia, as amended, said amendment so adopted being in the words and figures following, to-wit:

BE IT ORDAINED BY THE BOARD OF SUPERVISORS OF FAIRFAX COUNTY:

Amend Article II, Section 30-2.2.2 (Schedule of Regulations), Column 2 of the RPC district, by adding thereto, immediately after the words "Home Occupations - Residential," the following wording:

Veterinarian hospitals and small animal hospitals when adjacent to stables, kennels, or other uses involving the keeping of animals, provided the board of animals out-of-doors is not allowed and provided such veterinarian hospital and/or small animal hospital has no access to a public street other than access which is shared with an adjacent facility - Residential.

GIVEN under my hand this 16th day of January, 1973.

  
\_\_\_\_\_  
Helen O. Momsen  
Clerk of said Board