



FAIRFAX COUNTY

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

Tel: 703-324-3151 Fax: 703-324-3926

V I R G I N I A

May 26, 1995

Antonio J. Calabrese, Esquire
McGuire, Woods, Battle and Boothe
8280 Greensboro Drive - Suite 900
McLean, Virginia 22102-3892

RE: Development Plan Amendment
Number DPA 89-C-025

Dear Mr. Calabrese:

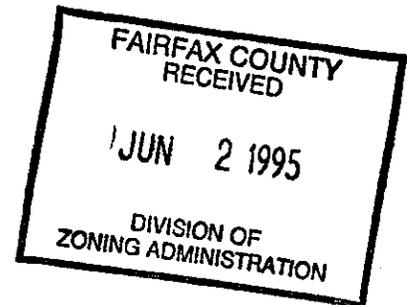
The Board of Supervisors, at a regular meeting held on May 1, 1995, approved Development Plan Amendment DPA 89-C-025, in the name of Reston Land Corporation, to permit a waiver of the privacy yard requirement for single family attached dwellings.

The Planning Commission approved CP 89-C-025-2, titled, "Section 933, Conceptual Plan, Sheets 1-4, prepared by Urban Engineering and dated April 27, 1995, on April 27, 1995.

Sincerely,

Nancy Velars
Clerk to the Board of Supervisors

NV/ns



DPA 89--025
May 26, 1995

2.

cc: John M. Yeatman, Director, Real Estate Dvsn., Assessments
Melinda M. Artman, Deputy Zoning Administrator
Barbara A. Byron, Director, Zoning Evaluation Dvsn., OCP
Robert Moore, Trnsprt'n. Planning Dvsn., Office of Transportation
Paul Eno, Project Planning Section, Office of Transportation
Department of Environmental Management
Y. Ho Chang, Resident Engineer, VDOT
Land Acq. & Planning Dvs., Park Authority
Barbara J. Lippa, Deputy Executive Director, Planning Commission

No - Plat
- Metes + Bounds
- Development Plan

The DPA is to waive
the privacy yard req.
for single family
attached units.

TOWN CENTER CONCEPTUAL DEVELOPMENT PLAN
RESTON LAND CORPORATION - SECTION 933 (WEST MARKET) - NOTES

GENERAL

1. This site is known as Section 933, Reston, and consists of approximately 49 acres.
2. The Tax Map Reference for this site is a portion of 17-1-((1))-3J.
3. The property which is the subject of this application shall be developed in accordance with Sheet 1 of this Town Center Conceptual Plan, dated 4-05-95 (consisting of four sheets), prepared by Urban Engineering and Sasaki Associates, Inc.; subject to these notes and provided that minor modifications may be permitted when necessitated by sound engineering or which may become necessary as part of the final site engineering, as determined by the Department of Environmental Management ("DEM").
 - A. Sheet 2 depicts a proposed townhouse and multi-family development which is consistent with the Town Center Concept Plan - Sheet 1. The property shall develop in general conformance with Sheet 2, which is reflective of the character, density, lay-out, general orientation and streetscaping of the West Market community, subject to final approval by the Reston Town Center Design Review Board. Applicant shall submit PRC plans for the individual land bays to the Office of Comprehensive Planning ("OCP") for review and comment prior to PRC plan approval.
 - B. Sheet 3 consists of various illustrative concepts of portions of the Section 933 plan. Where possible and as approved by the Reston Town Center Design Review Board, Applicant shall develop these portions of the plan in substantial conformance with Sheet 3.
 - C. Sheet 4 consists of a general delineation of the surrounding road network as well as the roads which shall be constructed as part of Section 933 development, consistent with the transportation notes listed herein.
4. The minimum parking provided shall be as required by the Fairfax County Zoning Ordinance.
5. Construction of this development is anticipated to begin during the Summer or Fall of 1996, subject to market and financing conditions. The project may be developed in phases.

6. There are no known burial sites on the property. Except for the existing storm water management pond and protected drainage way, there are no scenic or natural features on this site deserving protection.

CONCEPT PLAN

7. The Housing Program for the West Market Community shall consist of the following:

<u>Unit Type</u>	<u>Number of Units</u>
A. Townhomes	150 - 180
B. Multi-Family	<u>225 - 275</u>
C. Total	375 - 455

8. Applicant reserves the right to provide for on-street parking, surface parking, garages within the townhomes and underground\in-unit garage parking within the multi-family buildings.
9. Subject to approval by Fairfax County and the Virginia Department of Transportation ("VDOT"), the Applicant reserves the right to provide for parallel parking along Town Center Parkway.
10. The overall minimum open space for the site shall be 30%.
11. The Applicant is requesting a waiver of the privacy yard and privacy fence\wall requirements, in accordance with Fairfax County Zoning Ordinance Section 6-306(2).
12. Applicant shall not locate any building within 50' of the existing, underground transmission\pipeline(s)(located within the easement area along the western boundary of the site). Applicant may include recreational facilities, surface parking lot(s), landscaping and all other facilities otherwise permitted by the Public Facilities Manual ("PFM") and other applicable County ordinances within said easement area. Applicant shall construct such facilities in accordance with the PFM and other applicable County ordinances. Applicant shall notify and coordinate with the Colonial Pipeline operator (and any other applicable pipeline operator) prior to commencing any construction within the easement area, as required by applicable County ordinances. Furthermore, Applicant shall provide its own Construction Supervisor on-site during any construction activities conducted within the easement area, to coordinate with its contractors, and County and pipeline operating personnel.
13. Architectural details are subject to final approval by the Reston Town Center Design Review Board. Applicant shall develop and complete Design Guidelines for the Reston Town Center Design Review Board which govern Section 933 prior to approval of the first site plan for the property.

LANDSCAPING AND ENVIRONMENTAL

14. Landscape plan(s) shall be submitted with the PRC and site plans for each phase of development. Landscaping details are subject to final approval by the Reston Town Center Design Review Board.
15. Applicant shall provide streetscaping for the project according to the Sasaki Urban Design Principles for the Town Center District, as may be modified by the Reston Town Center Design Review Board.
16. Applicant shall endeavor to preserve existing trees and vegetation on the site within undisturbed open space areas (such as the noted drainage way).
17. Storm water management for this community shall be provided in the designated storm water management pond shown on this Concept Plan, which is part of a regional storm water management system.

RECREATION FACILITIES AND TRAILS

18. The Applicant shall provide active recreation facilities, which shall include some combination of the following: a clubhouse, pool, tennis court(s), soccer, general play or volleyball field(s), tot lot(s), etc. Applicant shall also provide passive recreation facilities, which shall include some combination of the following: landscaped courtyards, open spaces, walkways, or trails, etc.
19. The internal pedestrian circulation system shall consist of sidewalks (pursuant to the PFM) and 4'-8' walks\trails. The pedestrian circulation system shall be reflected on the PRC and site plans for each phase of development, and shall be designed to interconnect the residential units, parking lots and community amenities (all as generally depicted on Sheet 2).
20. Applicant shall coordinate any trail connections to the W&OD Regional Trail with the Northern Virginia Regional Park Authority (which controls the W&OD Regional Trail). Applicant shall establish a buffer between its development and the W&OD Regional Trail, generally as depicted on Sheet 2 and subject to these notes.

TRANSPORTATION

21. Applicant shall, if requested by the Office of Transportation ("OT"), construct up to two (2) on or off-site bus shelters (covered, open, typical type, with trash receptacle) at appropriate location(s) within or near the project. The location(s) of such shelter shall be determined by Applicant (subject to approval by OT) prior to site plan approval of the first phase of development. The bus shelter(s) shall be provided prior to the issuance of the first Residential Use Permit within Section 933.
22. Applicant reserves the right to provide for private internal streets throughout this development, consistent with PFM standards, as determined by DEM.
23. As part of this development, the Applicant shall construct traffic signal(s) where warranted and/or required by VDOT.
24. As generally shown on Sheet 4, Applicant shall construct the following road improvements. Applicant reserves the right to phase road construction as necessary to serve development within Section 933, as approved by VDOT and OT.
 - A. New Dominion Parkway. Applicant shall extend New Dominion Parkway to the main entrance on Section 933. Applicant does hereby request a waiver of the frontage improvements for New Dominion Parkway from its main entrance to the future Fairfax County Parkway. Applicant shall construct said portion of New Dominion Parkway at the earlier of (i) development of the contiguous property to the north (Reston Section 931, Block 5), or (ii) upon the opening of the New Dominion Parkway entrance onto the Fairfax County Parkway.
 - B. - Town Center Parkway. Applicant shall construct Town Center Parkway from New Dominion Parkway to Bluemont Way as necessary for the development of Section 933.
 - C. Bluemont Way. Applicant shall extend Bluemont Way from the current terminus in the Reston Town Center Urban Core to the Section 933 site entrance.
 - D. Fairfax County Parkway. Applicant reconfirms its existing Town Center Proffer obligation(s) to provide necessary dedication/right(s)-of-way and easement(s) for construction of the Fairfax County Parkway contiguous to the Section 933 property.

RESTON COMMUNITY

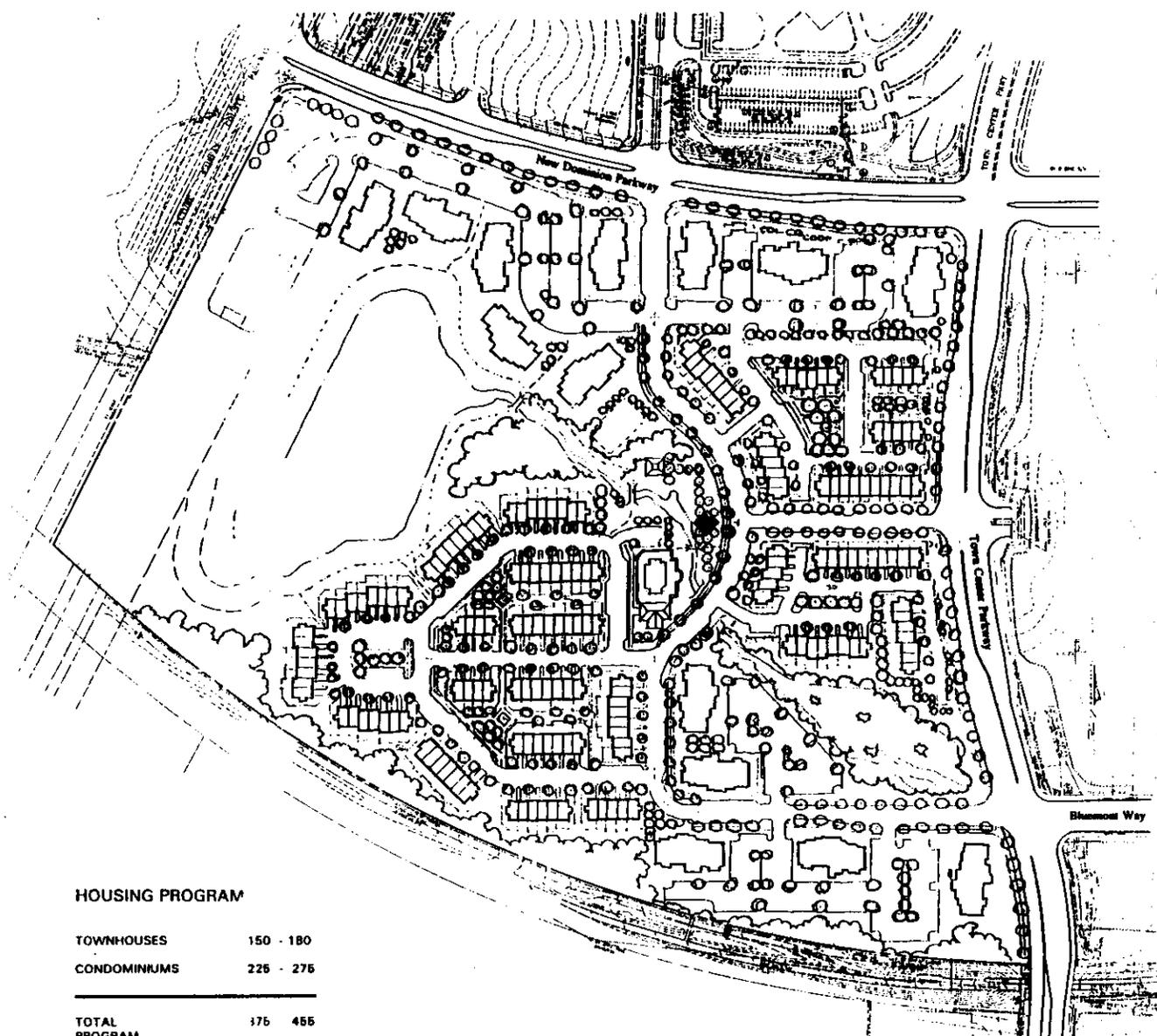
25. The PRC plans shall be submitted to the Reston Citizens Association's Planning and Zoning Committee for review and comment prior to site plan approval.
26. The PRC plans shall be submitted to the Hunter Mill District Planning Commissioner for review and comment prior to site plan approval.
27. Applicant shall contribute \$5,000 to the Reston Streetlight Fund at site plan approval for the first phase of development.

TOWN CENTER CONCEPTUAL PLAN AMENDMENTS

28. Any portion of the site may be the subject of a Town Center Conceptual Plan Amendment application without joinder and/or consent of the owners of the other land areas, provided that such Amendment does not affect the other land areas. Previously approved proffered conditions or development conditions applicable to a particular portion of the site which are not subject to such an Amendment shall otherwise remain in full force and effect.

Dated: April 27, 1995

u:5411\reston\933\notes.7



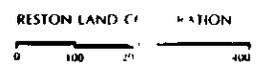
HOUSING PROGRAM

TOWNHOUSES	150 - 180
CONDOMINIUMS	225 - 275
<hr/>	
TOTAL PROGRAM	375 - 455

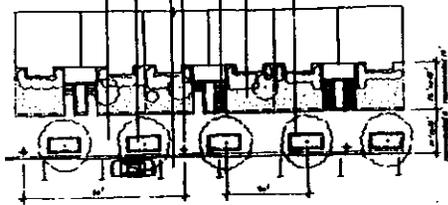


RESTON TOWN CENTER

PARCEL 933

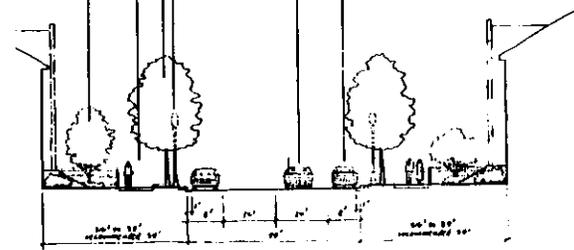


ornamental post top lights
 parallel parking zone
 street trees
 concrete sidewalks
 brick or concrete walks
 entry gardens
 possible brick borders



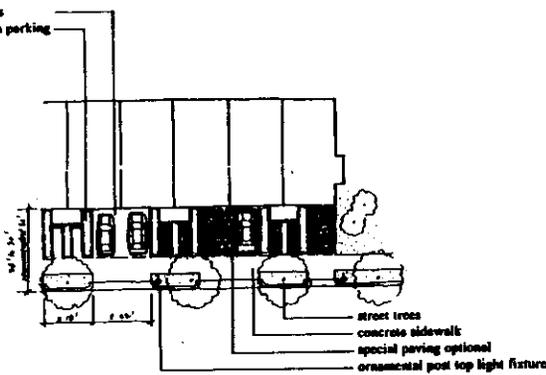
Conceptual Plan at Market Street

ornamental post top lights
 street trees
 sidewalk
 entry garden with fence, wall or landscaping
 two moving lanes
 parallel parking both sides



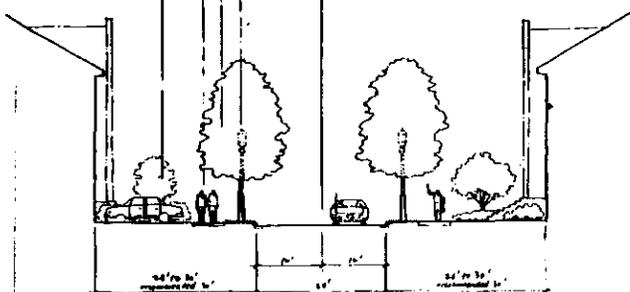
Section at Market Street

driveways at garages
 low shrubs to screen parking

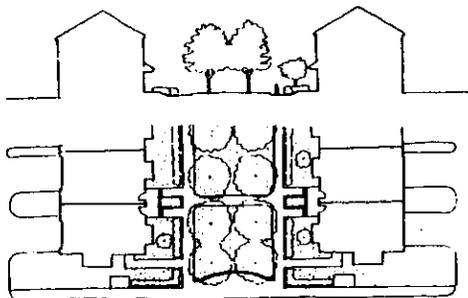


Townhouse Plan with Garages at Front

ornamental post top lights
 trees in lawn
 sidewalk
 driveways with unit entries and planting
 two moving lanes



Townhouse Street Section with Garage at Front

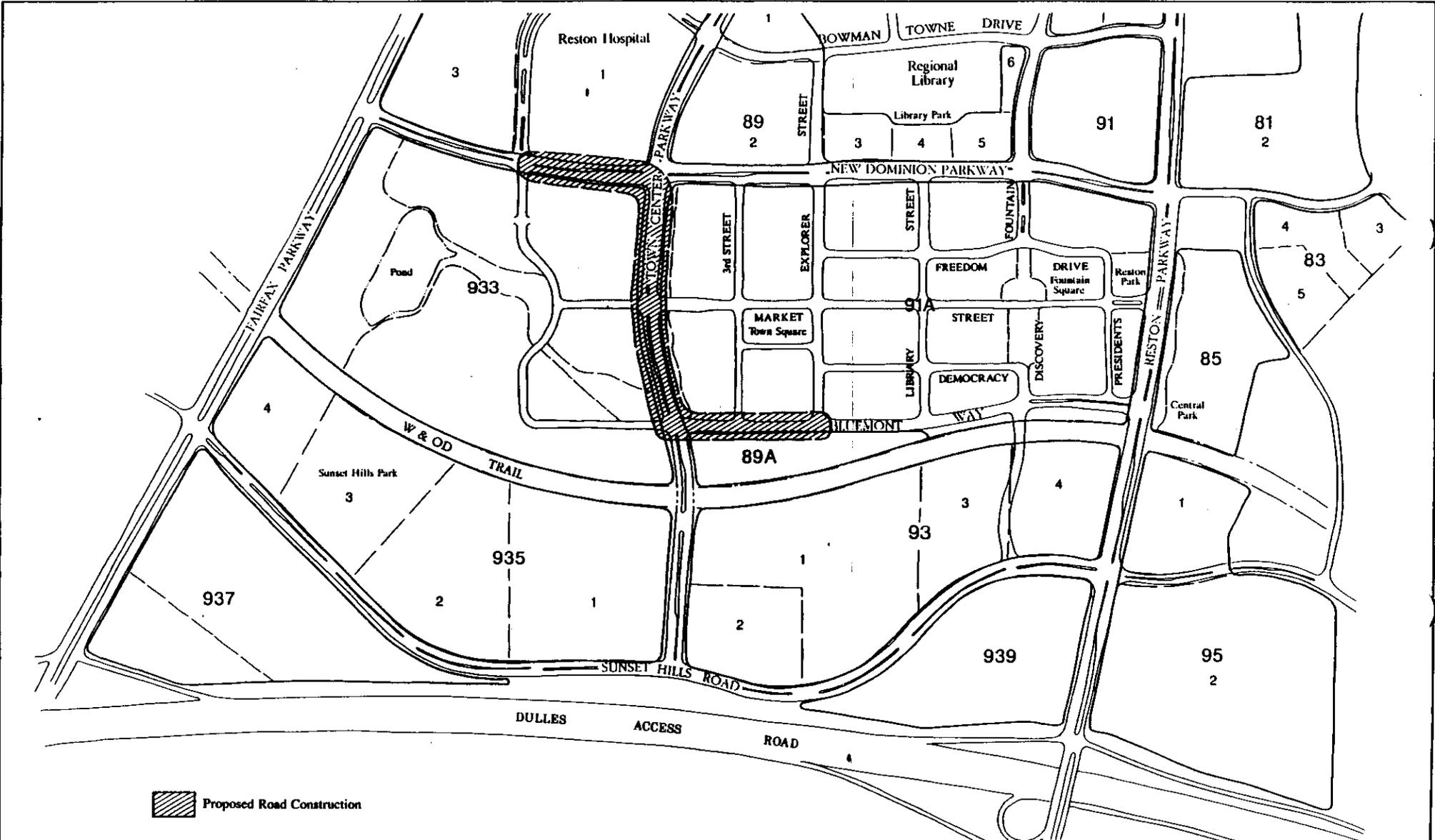


Townhouse Mews Concept



suggested architectural features/treatments:
 bay windows, balconies, entrance porches,
 rear porches, walls, fences, etc.

Alternative Townhouse End Elevation



 Proposed Road Construction

Reston Town Center - Section 933

Conceptual Development Plan April 27, 1995

F A I R F A X C O U N T Y

BOARD OF SUPERVISORS ACTION
ZONING MAP AMENDMENT
DATE OF ACTION 05/01/95

APPLICATION NUMBER: DPA 89-C-025

HUNTER MILL DISTRICT

APPLICANT: RESTON LAND CORPORATION

STAFF: CHIANESE

APPLICATION DATA

EXISTING ZONING AND ACREAGE

ZONING: PRC

ACRES: 49.51

PROPOSAL DISTRICT:

ACTION:

PRC
49.51

APPROVE
49.51

TOTAL ACRES

49.51

TOTAL ACRES

49.51

MAP NUMBERS

017-1- /01/ /0003- P

REMARKS:

ZONING MAP AMENDMENT

DPA 89-C-025

ZONING DISTRICT DATA

ZONING DISTRICT: PRC

PROFFERED/CONDITIONED DWELLING UNIT DATA

TYPES	UNITS	ACRES	DENSITY	RANGE	LOMOD INCL	LOMOD ADD
SFD						
SFA						
LOR						
MID						
HI						
-----	-----	-----	-----	-----	-----	-----
TOT						

PROFFERED/CONDITIONED NON-RESIDENTIAL GROSS FLOOR AREAS

USE	GFA	FAR	USE	GFA	FAR
COMMERICAL-GEN			PUBLIC/QUASI PUB		
HOTEL/MOTEL			OFFICE		
INDUSTRIAL-GEN			TRAN-UTIL-COMM		
CULT/EDU/RELG/ENT			RETAIL-EATING EST		
INDUST-WAREHOUSE			*****TOTAL*****		

REMARKS:

DPA TO WAIVE PRIVACY YARD REQ. FOR SINGLE FAM. ATTACH. UNITS ONLY.

ZONING MAP AMENDMENT

DPA 89-C-025

CONDITION/CONTRIBUTION DATA

COND CODE DESCRIPTION	COND CODE DESCRIPTION
--------------------------	--------------------------

11 NO COMMITMENTS

CONTRIB DATA:	CND CODE	AMOUNT	CONDITIONED	EXPIRES	CONTRIB CODE
		\$0		00/00/00	
		\$0		00/00/00	
		\$0		00/00/00	
		\$0		00/00/00	

REMARKS:

NOTE: NO DEV. PLAN, PROFFERS, CONDITIONS. SEE CP 89-C-025-2 FOR APPROVED CONCEPTUAL PLAN (P.C. ONLY)



PLEASE TYPE
OR PRINT IN BLACK INK

COMMONWEALTH OF VIRGINIA
COUNTY OF FAIRFAX
APPLICATION FOR ~~ZONING MAP AMENDMENT~~
DEVELOPMENT PLAN AMENDMENT

APPLICATION NO. DFA 89-C-025
(Assigned by Staff)

CP 89-C-025-2 PETITION

TO: THE BOARD OF SUPERVISORS OF FAIRFAX COUNTY, VIRGINIA

I (We), RESTON LAND CORPORATION, the applicant(s),
petition you to adopt an ordinance amending the Zoning Map of Fairfax County, Virginia, by
reclassifying from the PRC District to the PRC
District the property described below and outlined in red on the Zoning Section Sheet(s)
accompanying and made a part of this application.

*to delete privacy yard requirement pursuant to 6-306(2)
PROPERTY DESCRIPTION

1. LEGAL DESCRIPTION:

Lot(s)	Block(s)	Subdivision	Deed Book	Page No.
17-1	((1))	Part of 3	49.51 acres	

3. POSTAL ADDRESS OF PROPERTY: (If any)
None

4. ADVERTISING DESCRIPTION: (Ex. South of Rt. 236, 1000 feet west of Rt. 274)
North of Sunset Hills Road immediately south of the Reston Hospital
Center, west of Bluemont Way and Town Center Parkway, east of future
Fairfax County Parkway.

5. PRESENT USE: vacant

6. PROPOSED USE: residential

7. SUPERVISOR DISTRICT: Hunter Mill

The name(s) and address(s) of owner(s) of record shall be provided on the affidavit form attached and made part of this application.

The undersigned has the power to authorize and does hereby authorize Fairfax County staff representatives on official business to enter on the subject property as necessary to process the application.

Antonio J. Calabrese, Esquire

Type or Print Name of Applicant or Agent

AJ CALABRESE

Signature of Applicant or Agent

McGuire, Woods, Battle & Boothe, 8280 Greensboro Drive, McLean, VA 22102

Address

703-712-5411

Telephone No.

Home

Work

Please provide name and telephone number of contact person if different from above.

Meaghan S. Kiefer (703-712-5388)

DO NOT WRITE IN THIS SPACE

Date application received: _____

Application Fee Paid: \$ 1,650.00

Date application accepted: 11-23-94

Form RZ (10/89)

Notify

4:00 p.m. Item - DPA-89-C-025 - RESTON LAND CORPORATION
CP-89-C-025-2 - RESTON LAND CORPORATION
Hunter Mill District

On Thursday, April 27, 1995, the Planning Commission voted unanimously (Commissioner Downer not present for the vote; Commissioners Hanlon and Hartwell absent from the meeting) to recommend to the Board of Supervisors:

- 1) approval of CP-89-C-025-2, titled, "Section 933, Conceptual Plan, Sheets 1-4", prepared by Urban Engineering and dated April 27, 1995;
- 2) approval of DPA-89-C-025, to permit a waiver of the privacy yard requirement for single family attached dwellings.

MAY 1 1995

DPA 89-C-025

4:00 P.M.

(1)

Planning Commission Meeting
April 27, 1995
Verbatim Excerpts

DPA-89-C-025 - RESTON LAND CORPORATION
CP-89-C-025-2 - RESTON LAND CORPORATION

Decision Only During Commission Matters

Chairman Murphy: Mr. Palatiello.

Commissioner Palatiello: Mr. Chairman, on April the 20th, we had a public hearing on a Development Plan Amendment and a Conceptual Plan concurrently for Reston Land Corporation. This was for what's known as Section 933; it is a residential development at the west end of the Reston Town Center District. I deferred the public hearing on -- I'm sorry, I deferred the decision on that application so that we might work out some agreement on an issues -- and it turns out that there were two (2) issues that we were able to very favorably resolve. And distributed to members of the Commission this evening are the modifications to the notes on the Conceptual Development Plan. The Plan itself is unchanged in terms of the layout and design that was showed -- shown on the Conceptual Plan. These notes -- I would not say that they are akin to development conditions and proffers, but for lack of a better analogy, they are narrative descriptions of additional commitments and items that the applicant is -- is specifying. The changes are on notes Number 12 and 21, and I will briefly describe them. Number 12 has to do with some safety provisions that -- that I was very concerned about and interested in with regard to activities in an underground pipeline easement that runs laterally along the western edge of this property. The modifications that are before you show the language that is being stricken as a cross-through and the language that's to be added is double underlined. It indicates that the applicant will not locate any building within fifty (50) feet of any existing transmission pipeline located in the easement area. It further indicates that the applicant may include recreational facilities, surface parking, landscaping, and other facilities otherwise permitted by the Public Facilities Manual (PFM) and other applicable County Ordinances within the easement area. The applicant shall construct such facilities in accordance with PFM and other applicable County Ordinances. That will basically, or is basically a commitment on the part of the applicant that it will construct these activities in accordance with a set of pipeline safety provisions that will be the subject of a public hearing in May by the Planning Commission and in June by the Board of Supervisors and they are the result of the work of a committee of the Planning Commission that I have the privilege of chairing. And so the applicant is committing to those construction practices. Further, the applicant has agreed to notify Colonial Pipeline and any other pipeline operator that has a facility within the easement prior to commencing construction. And of course, that construction will be in accordance with the requirements of the County Ordinance. Finally, the applicant has agreed to provide his own construction supervisor to be on site during any construction

activities that take place within the easement so that he can coordinate their own construction contractors with the activities of the County and the pipeline company personnel who will also be on site as a result of some other Federal, State, and local requirements. So those are some -- some extra safety provisions that we have put into that particular section. With regard to Note Number 21, we have increased from one (1) to two (2) the number of bus shelters that the applicant has agreed to provide. We felt, in a discussion in a meeting that we had in Supervisor Dix's office yesterday, that given the number of units that are allowed, or the range of the number of units that are allowed under this application, that two (2) shelters was probably necessary in order to serve the number of residents that will -- that will be residing in this area. So with that, I'd be happy to answer any questions. I know Miss Chianese is here and she has been very helpful to us; Mr. Calabrese, who represents the applicant, is here as well, and either I or they could help answer any questions that members of the Commission may have.

Commissioner Hunter: Mr. Chairman?

Chairman Murphy: Mr. Hunter.

Commissioner Hunter: I just had one (1) question about the Number 21. You said that it's -- would provide for two (2), but it says, "up to two"; seems to me as though that could be less than two (2).

Commissioner Palatiello: It could be. The original note indicated that they would construct one (1). We felt that given the population that two (2) is probably going to be necessary. We even discussed some possible locations; one (1) on the north side where a road will be constructed that will connect this project with hospital area and the second would likely, although they're not specified on the Conceptual Plan, the other would be at the end of Market Street which would make sense. But that's something that we'd work out with the Office of Transportation as well as with the Transportation Management Company in Reston -- or Transportation Management Association in Reston. But it does provide for up to two (2).

Commissioner Hunter: Okay. Thank you.

Commissioner Byers: Mr. Chairman?

Chairman Murphy: Mr. Byers.

Commissioner Byers: Mr. Palatiello, on Number 12, it says, "The applicant shall notify and coordinate with the Colonial Pipeline operator and any other applicable pipeline operator, prior to commencing a construction with the easement area." I take it that you have added that because there are other pipelines in Fairfax County.

Commissioner Palatiello: There -- in fact there is another pipeline in that easement and quite honestly, I think at this late date, rather than researching the County records and trying to name each of the potential pipeline operators by name, we put in a blanket clause that they would notify any pipeline operator that had a facility within that easement.

Commissioner Byers: And Colonial Pipeline owns the easement?

Commissioner Palatiello: Mr. Calabrese -- if I may exercise my prerogative, Mr. Chairman, and call Mr. Calabrese down -- I'm not sure of the answer to that question and perhaps he knows.

Antonio Calabrese, Esquire: Mr. Byers there are at least three (3) or four (4) significant pipelines, including actually a sizable one (1) that the Fairfax County Water Authority has with that -- about a one hundred (100) foot span. Colonial has two (2) easements, but actually there are a number of them that are overlapping. And as Mr. Palatiello suggested, we just wanted to make it global so that whatever pipeline operator is within that area would be part of the notification in the coordination process.

Commissioner Byers: I guess -- my question is if the applicant were operating in an area in the easement, but away from Colonial Pipeline, why would they notify Colonial Pipelines?

Commissioner Palatiello: Simply because Colonial Pipeline -- indeed, Colonial has a pipeline in that easement and one (1) of the things that we have discovered, both in our Committee and which the National Transportation Safety Board has found, not only in its accident investigation on the previous occurrence in this general area but nationwide, is that often the damage to a pipeline is caused by third party contractors that are in there working and they may not have precise knowledge of the location of the pipeline. We felt that it was prudent to have, as is required, notification of each of the pipeline owners that would obviously be the State Law requirement for Miss Utility notification so that all of the pipelines are located -- anyone who is operating machinery or hand-digging or engaging in any activity --

Commissioner Byers: Okay. All right. You're preaching to the choir.

Commissioner Palatiello: -- they know they're there. Thank you.

Chairman Murphy: I presume, unless there's objection, that these remarks are not on verbatim?

Commissioner Sell: I agree with that.

Chairman Murphy: We haven't started the verbatim yet; we'll wait for Mr. Palatiello to signify when the verbatim should begin.

Commissioner Sell: Mr. Chairman?

Chairman Murphy: Mr. Sell.

Commissioner Sell: Could I just focus on 18 again. It's -- the language seems a tad ambiguous to me about what's going to happen as far as recreational facilities are concerned. I don't know where, in that development, we might put a soccer field, for example. Although it is mentioned -- you'd probably get a general play, but soccer fields are pretty good size.

Commissioner Palatiello: If you will notice, Mr. Sell, on the exhibit that Mr. Calabrese has in front of him, they are showing two (2) soccer fields on the pipeline easement which is something that is not at all unusual in Reston. We have a number of soccer fields on the easement. There is -- there is not a considerable amount of grading or excavation required for a soccer field and that's actually a very efficient use of the easement. Mr. Calabrese will point out that there is also a pool and a club house that is shown. Again, this a Conceptual Plan, and as I'm sure Mr. Sell knows probably better than even I --

Commissioner Sell: Okay.

Commissioner Palatiello: -- under the Town Center rezoning, this is a process where the applicant agreed to bring a Conceptual Plan back to the Commission. This does not show a hard and set in concrete Plan but it is a concept of what they will develop. So they're committing here to certain recreational facilities and basically to be named later, but they will be part from the list that's shown in Number 18.

Commissioner Sell: Sort of like a trade in baseball with the player --

Commissioner Palatiello: -- the player to be named later. Exactly.

Chairman Murphy: And no one is on strike. All right. Thank you.

Commissioner Palatiello: I'm ready to go on verbatim now, Mr. Chairman.

Chairman Murphy: Mr. Palatiello.

Commissioner Palatiello: Mr. Chairman, I think we have worked out the outstanding issues that were raised in the public hearing. And as I indicated at the public hearing, the fact that we had no speakers come and address this application, the fact that it does have the recommendation of the Reston Citizens Association Planning and Zoning Committee. And I have received numerous favorable comments from the Reston community on this application, I'm

pleased to MOVE THAT THE PLANNING COMMISSION APPROVE CP-89-C-025-2, TITLED SECTION 933, CONCEPTUAL PLAN, SHEET ONE (1) THROUGH FOUR (4), PREPARED BY URBAN ENGINEERING AND DATED APRIL 27, 1995.

Commissioners Byers, Hunter and Thomas: Second.

Chairman Murphy: Seconded by Mr. Byers and Mr. Thomas. Discussion of the motion? All those in favor of the motion -- and Mr. Hunter, I'm sorry. All those in favor of the motion, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries. Mr. Palatiello.

Commissioner Palatiello: Mr. Chairman, I MOVE THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF DPA-89-C-025, TO PERMIT A WAIVER OF THE PRIVACY YARD REQUIREMENT FOR SINGLE FAMILY ATTACHED DWELLINGS.

Commissioners Byers, and Hunter: Second.

Chairman Murphy: Seconded by Mr. Hunter and Mr. Byers. Is there a discussion of that motion? All those in favor of the motion to recommend to the Board of Supervisors that it approve DPA-89-C-025, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

//

(The motions carried unanimously with Commissioner Downer not present for the vote; Commissioners Hanlon and Hartwell absent from the meeting.)

DEB

MAY 1 1995

DPA 89-C-025

(End)

4:00 P.M.

(6)