



APPLICATION ACCEPTED: February 18, 2009
PLANNING COMMISSION: December 2, 2009
BOARD OF SUPERVISORS: Not yet scheduled

County of Fairfax, Virginia

November 18, 2009

STAFF REPORT

APPLICATION RZ 2009-PR-005

PROVIDENCE DISTRICT

APPLICANT: Anthony Casolaro

PRESENT ZONING: R-1

REQUESTED ZONING: R-2

PARCEL: 39-4 ((1)) 116

ACREAGE: 1.33 Acres

PLAN MAP: Residential; 3-4 du/ac

RZ PROPOSAL: The applicant seeks to rezone a single 1.33 acre parcel from R-1 to R-2 to permit the construction of one additional single-family detached dwelling. The existing single-family detached dwelling would remain.

**REQUESTED WAIVERS/
MODIFICATIONS:** Waiver of frontage improvements along Elm Place

STAFF RECOMMENDATIONS:

Staff recommends denial of RZ 2009-DR-005; however, if it is the intent of the Board of Supervisors to approve RZ 2009-DR-005, staff recommends that such approval be subject to the proffers consistent with those contained in Appendix 1.

Kelli Goddard-Sobers

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/



It should be noted that it is not the intent of the 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.

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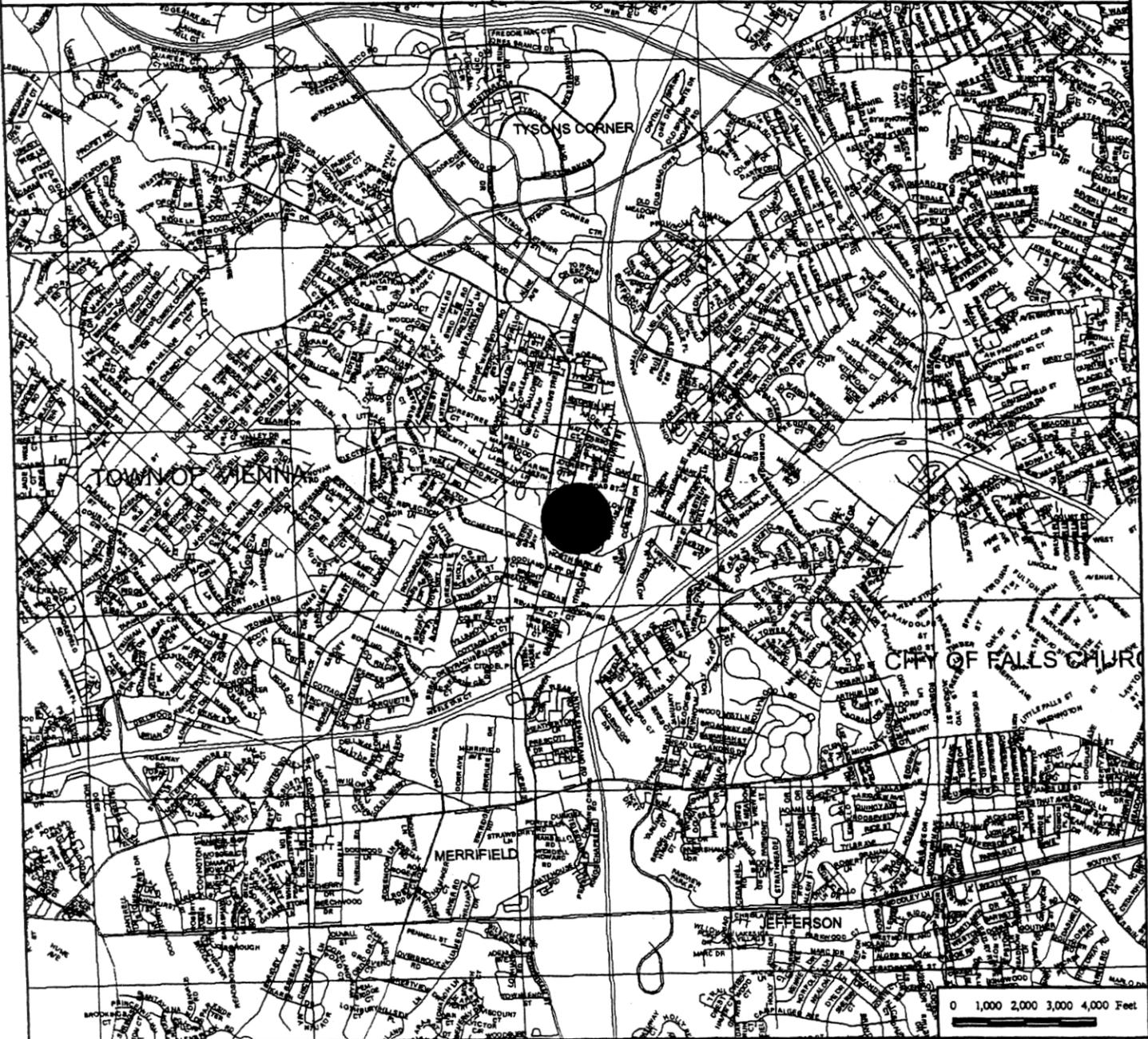
Americans with Disabilities Act (ADA): Reasonable accommodation is available upon 7 days advance notice. For additional information on ADA call (703) 324-1334 or TTY 711 (Virginia Relay Center).

Rezoning Application

RZ 2009-PR-005



Applicant: ANTHONY CASOLARO
Accepted: 02/18/2009
Proposed: RESIDENTIAL
Area: 1.33 AC OF LAND; DISTRICT - PROVIDENCE
Zoning Dist Sect:
Located: NORTH SIDE OF ELM PLACE BETWEEN
SANDBURG STREET AND ARDEN STREET
Zoning: FROM R- 1 TO R- 2
Overlay Dist:
Map Ref Num: 039-4 /01/ /0116



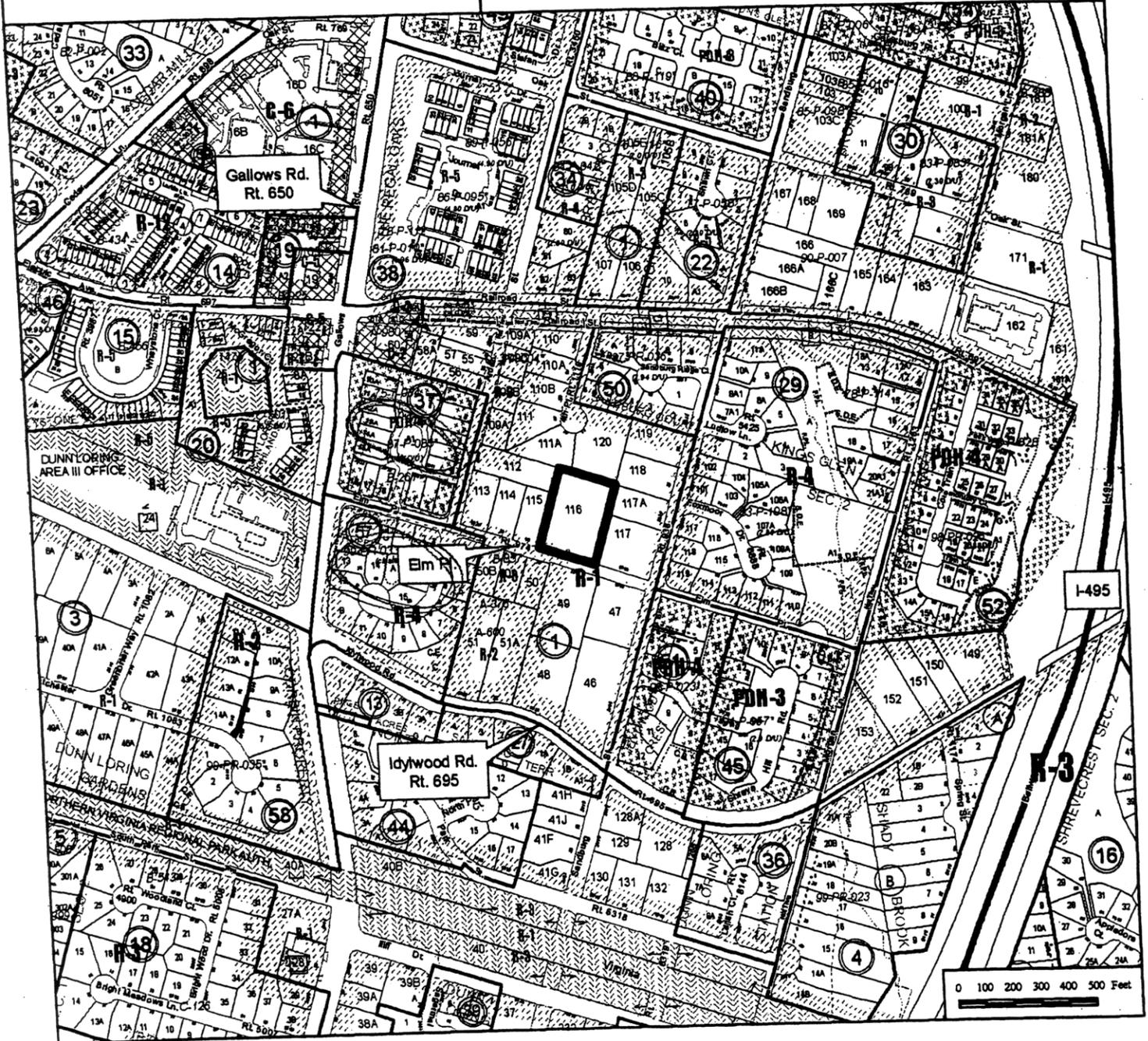
0 1,000 2,000 3,000 4,000 Feet

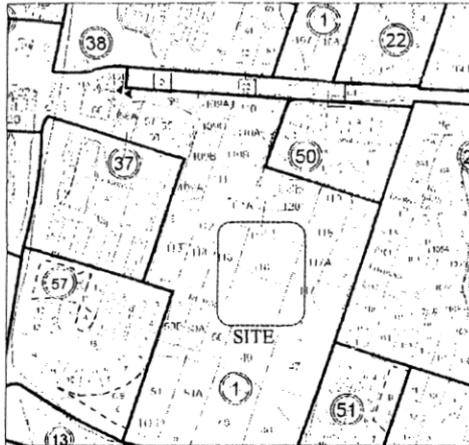
Rezoning Application

RZ 2009-PR-005



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Area: 1.33 AC OF LAND; DISTRICT - PROVIDENCE
Zoning Dist Sect: NORTH SIDE OF ELM PLACE BETWEEN
SANDBURG STREET AND ARDEN STREET
Located:
Zoning: FROM R- 1 TO R- 2
Overlay Dist:
Map Ref Num: 039-4 /01/ /0116





MAP SCALE: 1"=200'
SOILS MAP & DATA

SOIL TYPE	SERIES NAME	FOUNDATION SUPPORT	SURFACE DRAINAGE	EROSION POTENTIAL	PROBLEM CLASS OLD/NEW	GEOTECH REPORT REQUIRED
6B	KINGSTOWN DALLAS	MARGINAL	MARGINAL	MEDIUM	B / IVB	YES
10B	WHEATON SUNLAND/CLACK COMPLEX	MARGINAL	MARGINAL	MEDIUM	B / IVB	YES

SITE TABULATIONS

SITE AREA:
LOT AREA 57,879 SF / 1.329 ACRES
TOTAL 57,879 SF

R-2 ZONE

	REQUIRED	PROVIDED
NUMBER OF UNITS:		2 SINGLE-FAMILY DWELLING UNITS
DENSITY:	2 DU/AC (MAX)	1.5 DU/AC
MINIMUM LOT AREA:	18,000 SF	LOT 1 34,428.4 SF LOT 2 23,958.4 SF
AVERAGE LOT AREA:	18,000 SF	28,939.4 SF
MINIMUM LOT WIDTH:	INTERIOR LOT - 100' CORNER LOT - 120'	INTERIOR LOT - 100' CORNER LOT - N/A
MAXIMUM BUILDING HEIGHT:	35'	30'
SET BACKS:		
FRONT	35'	35'
SIDE	15'	15'
REAR	25'	25'
OPEN SPACE:	N/R	N/A
PARKING:	2 SPACES PER D/U	2 SPACES PER D/U

LOT SHAPE FACTOR : SF = (P2/A) : 24.7

NOTES:

ENVIRONMENTAL CONSTRAINTS ANALYSIS

1. THE PROPERTY DELINEATED ON THESE PLANS IS LOCATED ON FAIRFAX COUNTY TAX ASSESSMENT MAPS NUMBER 94-01116. THE SITE IS CURRENTLY ZONED R-2. THE PROPOSED ZONING IS R-2.
2. THE PROPERTY HEREON IS IN THE OWNERSHIP OF DR ANTHONY CASOLARO IN DEED BOOK 19314 PAGE 676 AMONG THE LAND RECORDS OF FAIRFAX COUNTY.
3. BOUNDARY INFORMATION TAKEN FROM CERTIFIED SURVEY BY SEE DIC.
4. BOUNDARY INFORMATION PROVIDED BY FIELD SURVEY PROVIDED BY SEE DIC.
5. THERE IS NO 100 YEAR FLOOD PLAIN ON THE SITE. NO FLOOD PLAIN OR DRAINAGE STUDIES ARE REQUIRED.
6. THERE ARE NO RESIDUAL PROTECTION AREAS (RPA) OR ENVIRONMENTAL QUALITY CONSTRAINTS ON THE SITE.
7. TO THE BEST OF OUR KNOWLEDGE, THE SITE HAS NO SCENIC ASSETS OR NATURAL FEATURES DESERVING OF PROTECTION AND OR PRESERVATION.
8. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO KNOWN GRAVITY MARKERS, OBJECTS OR STRUCTURES MARCHING A PLACE OF RECORD.
9. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO KNOWN UTILITY BASED ON THE HAVING A WIDTH OF 36 FEET OR GREATER, THERE IS A SANITARY SEWER LINE ALONG THE NORTHERN PROPERTY LINE WITHOUT RECORD OF AN AGREEMENT.
10. EXISTING VEGETATION CONSISTS OF LARGE OAKS AND DECIDUOUS TREES ON THE SOUTHERN PORTION OF THE PROPERTY AND SMALLER DECIDUOUS TREES AND SHRUBBERY ALONG THE NORTHERN BOUNDARY.
11. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO HAZARDOUS OR TOXIC SUBSTANCES AS SET FORTH IN TITLE 46, CODE OF FEDERAL REGULATIONS PART 114.4, 302.4 AND 336. HAZARDOUS WASTE AS SET FORTH IN COM-PENWAL TH OF VIRGINIA / DEPARTMENT OF WASTE MANAGEMENT VS 675-1-1 - VIRGINIA HAZARDOUS WASTE MANAGEMENT REGULATION, AND OR FIBROUS PRODUCTS AS DEFINED IN TITLE 40 CODE OF FEDERAL REGULATIONS PART 266 TO BE GENERATED, UTILIZED, STORED, TREATED, AND OR DISPOSED OF ON SITE.
12. EXISTING DWELLING IS TO REMAIN AND THE EXISTING SHED IS TO BE RAISED, SHED HAS NO CONCRETE SLAB AND MINIMAL FOUNDATION WORK.
13. THERE ARE NO ZONING OVERLAY DISTRICTS.
14. THERE ARE NO APPROXIMATE DWELLING UNITS (ADU) REQUIRED FOR THIS PROJECT.
15. NO DENSITY REDUCTIONS ARE REQUIRED BY ZONING SECTION 2-08.
16. IN ACCORDANCE WITH THE ADOPTED COMPREHENSIVE PLAN, THE PROPOSED DEVELOPMENT WILL PROVIDE RESIDENTIAL DEVELOPMENT AT 2 DWELLING UNITS PER ACRE AND WILL CONFORM TO APPLICABLE ORDINANCES, REGULATIONS AND ADOPTED STANDARDS, EXCEPT AS NOTED BY:
*A MODIFICATION OF THE REQUIREMENT FOR 40% PERVIOUS COVER REMOVAL MAY BE REQUESTED WITH THE FINAL PLANS.
17. PROPOSED PUBLIC IMPROVEMENTS:
A. WATER SERVICE TO BE PROVIDED FROM AN EXISTING 6" MAIN ON ELM PLACE.
B. SANITARY SERVICE IS TO BE PROVIDED BY AN EXISTING 6" SANITARY ALONG THE NORTHERN BOUNDARY.
18. THERE ARE NO PROPOSED RECREATIONAL FACILITIES PROPOSED FOR THIS DEVELOPMENT.
19. SPECIAL AMBIGUITIES ARE NOT PROPOSED WITH THIS PLAN.
20. A DEVELOPMENT SCHEDULE IS PROPOSED AS PART OF THIS SUBMISSION.
21. NO TRAILS ARE REQUIRED PER THE FAIRFAX COUNTY TRAILS PLAN.
22. PRESENT OF SURVEYOR AREA: LOT 1 33.4% LOT 2 33.4% PHASE 1 - 23.4% PHASE 2 - 23.4%.
23. FUTURE DEVELOPMENT INCLUDES THE FUTURE GARAGE/POOL HOUSE AND POOL.

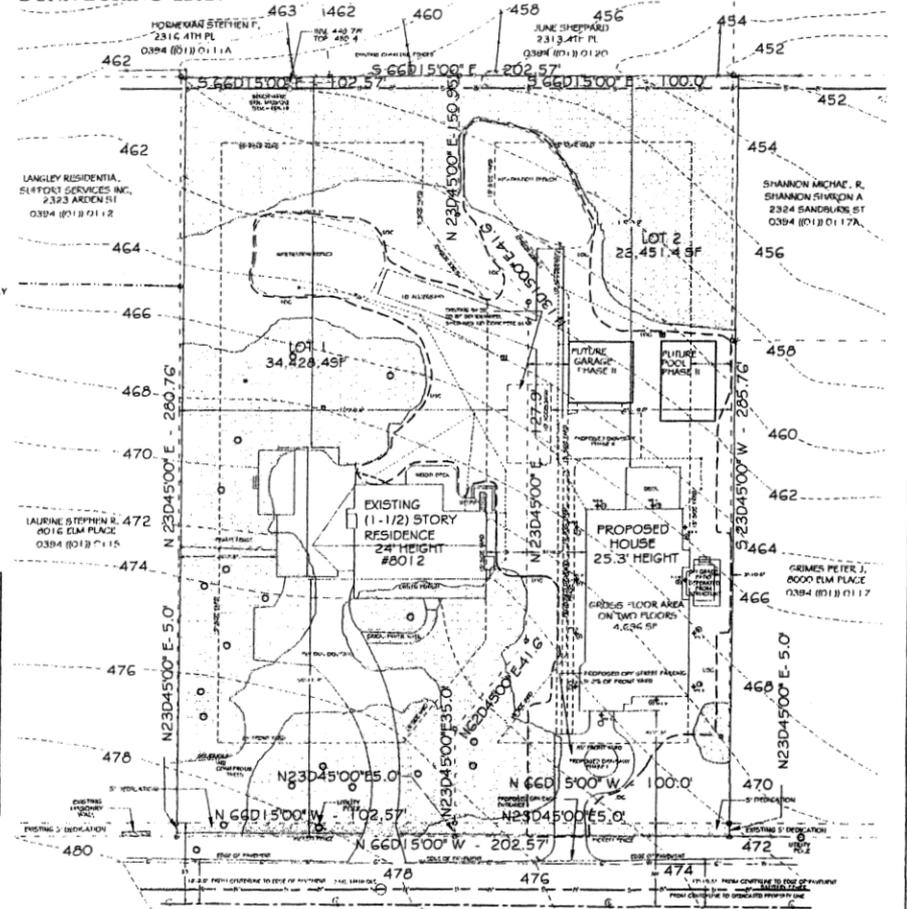
NOTE: A PPM MODIFICATION TO USE INFILTRATION THROUGH ON INDIVIDUAL LOTS WILL BE REQUESTED AT THE TIME OF SUBDIVISION PLAN.

GENERALIZED DEVELOPMENT PLAN
8012 ELM PLACE DUNN LORING VIRGINIA 22027
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

1 of 4

OWNER:
DR ANTHONY CASOLARO
8012 ELM PLACE
DUNN LORING 22027

TAX MAP NUMBER - 0394 (11) 0116



LEGEND

- EXISTING TREE LINE
- NEW TREE LINE
- 10' CONTOUR LINE
- 2' CONTOUR LINE
- NEW CONTOUR LINE
- NEW WAREHOUSE
- SANITARY SEWER LINE WITH MANHOLE
- EXISTING WATER MAIN
- CENTER LINE OF RIGHT OF WAY
- PROPERTY LINE
- LIMITS OF CLEARING



VM ARCHITECTURE
2308 PROVIDENCE ST, FALLS CHURCH, VIRGINIA 22043
VMARCHITECTURE.COM 703 868 7677

PLAT SHOWING
LOT - 116
SUBDIVISION - DUNN LORING
FAIRFAX COUNTY, VIRGINIA

EXIST R/W - 50'
ELM PLACE VA RT 974

NORTH
SCALE 1" = 20'
5' 10' 0' 20'

OUTFALL NARRATIVE

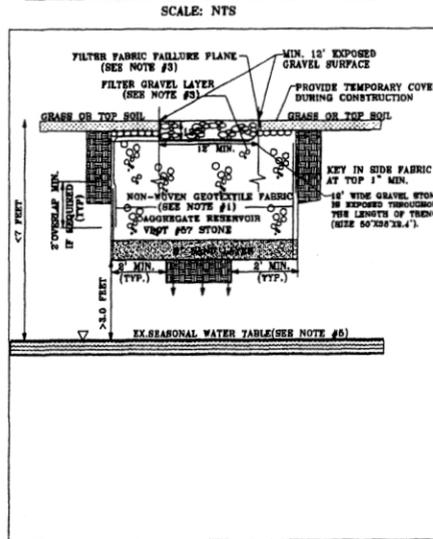
THE SITE DRAINS ONTO A NATURAL SWAL AT THE NORTH OF THE SITE BEFORE DEVELOPMENT THE NEW LOT 2 SHEETS FROM ELM PLACE TO THE NORTHERN BOUNDARY OF THE SITE ONTO THE NATURAL SWAL WHICH CONVEYS FLOW THROUGH A 1/2 ACRE LOT OWNED BY MR. DUNLOP ONTO A DRAINAGE SYSTEM THAT PASSES UNDER SANDBURG STREET THROUGH TO THE RETENTION POND OF THE WEEVIE HILL SUBDIVISION THE FLOW CONTINUES ALONG MORGAN LANE TO COLLECT ACROSS WYDLEWOOD RD FLOWING TOWARD THE NORTHERN SIDE OF THE ROAD TOWARD THE BELTWAY IN A CLOSED CONDUIT CONVEYANCE SYSTEM

AFTER DEVELOPMENT OF THE SITE, SOME ON SITE FLOW MAY BE ROUTED THROUGH A INFILL TRENCH FOR RETENTION AND TREATMENT. THE REMAINING DISCHARGED FLOW OF THE SITE WILL CONTINUE TO FLOW ALONG THE SITE TO THE EXISTING NATURAL SWAL.

SWAMP NARRATIVE: TWO INFILTRATION TRENCHES HAVE BEEN DESIGNED FOR STORMWATER MANAGEMENT / SWP STORM WATER QUANTITY AND QUALITY MANAGEMENT FOR FAIRFAX COUNTY REQUIREMENTS AS SHOWN ON THE PLANS

NOTE: FOR THE DESIGN OF THE SWM SWP (INFILTRATION TRENCH) AND ASSUMED RATE OF 0.56 INCH PER HOUR (INCH). THIS DESIGN IS SUBJECT TO CHANGING WITH CONSTRUCTION DRAWINGS AND ACTUAL FIELD TEST OF THE INFILTRATION TRENCH TEST.

INFILTRATION TRENCH DETAIL



INFILTRATION TRENCH - 1

INFILTRATION TRENCH - 2

1. TRENCH WIDTH: 36" MIN.

2. TRENCH DEPTH: 36" MIN.

3. TRENCH SPACING: 10' MIN.

4. TRENCH LENGTH: 10' MIN.

5. TRENCH SLOPE: 1% MIN.

6. TRENCH COVER: 18" MIN.

7. TRENCH FILL: 18" WIDE GRAVEL STONE.

8. TRENCH FABRIC: NON-WOVEN GEOTEXTILE FABRIC.

9. TRENCH FILTER: FILTER FABRIC FAILURE PLANE.

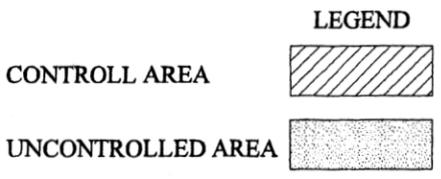
10. TRENCH SURFACE: MIN. 18" EXPOSED GRAVEL SURFACE.

11. TRENCH COVER: PROVIDE TEMPORARY COVER DURING CONSTRUCTION.

12. TRENCH KEY: KEY IN SIDE FABRIC AT TOP 1" MIN.

13. TRENCH STONE: 18" WIDE GRAVEL STONE IN EXPOSED THROUGHOUT THE LENGTH OF TRENCH (SIZE 50/230/24.4").

14. TRENCH WATER TABLE: EX. SEASONAL WATER TABLE (SEE NOTE #6).



SEAL

VICTOR MONTY

REGISTERED PROFESSIONAL ENGINEER

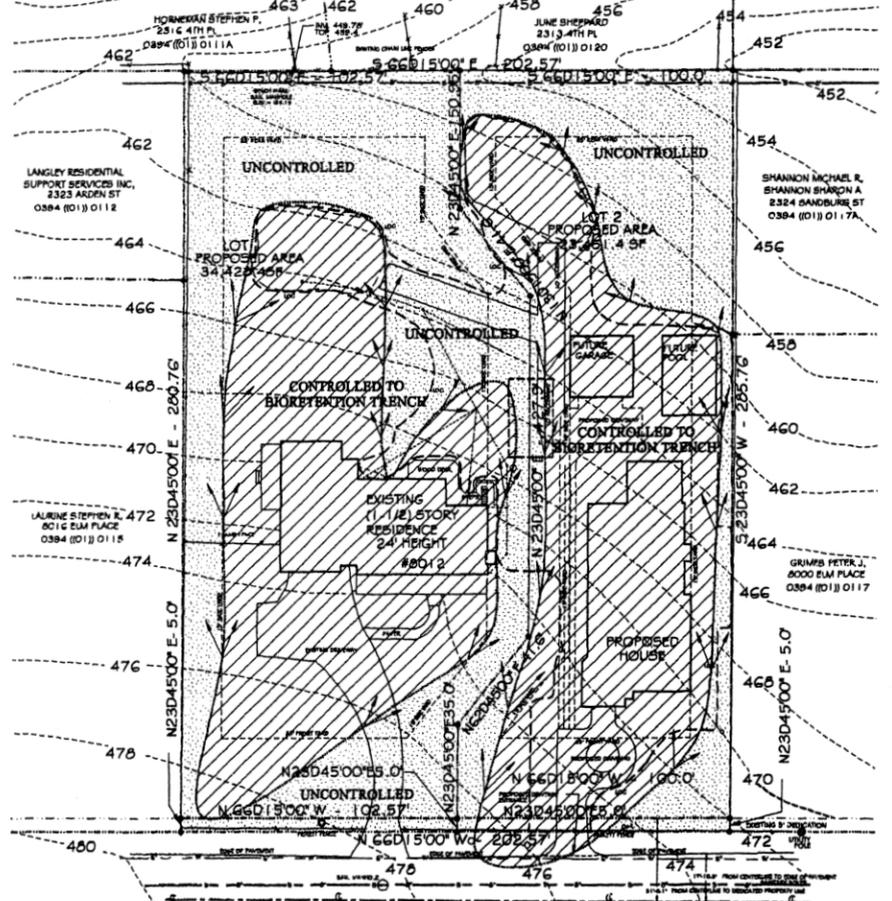
OCTOBER 29, 2009

STORM OUTFALL ANALYSIS
8012 ELM PLACE DUNN LORING VIRGINIA 22027
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

2 of 4

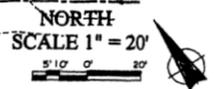
OWNER:
 DR ANTHONY CASOLARO
 8012 ELM PLACE
 DUNN LORING 22027

TAX MAP NUMBER - 0394 ((1)) 0116



PLAT SHOWING
 LOT - 116
 SUBDIVISION - DUNN LORING
 FAIRFAX COUNTY, VIRGINIA

EXIST R/W - 50'
 ELM PLACE VA RT 974



BMP Facility Design Calculations

Plan Name: ELM PLACE LOT 1 Date: OCTOBER 10, 2009
 Plan Number: Engineer: MANISH ADKAR

I. Water Quality Metrics

WATER QUALITY REQUIREMENT FOR THIS SITE IS PROVIDED THROUGH A BMP FACILITY ON THIS SITE THAT WILL HAVE PHOSPHORUS REMOVAL EFFICIENCY OF AT LEAST 40%.

II. Watershed Information

TOTAL SITE AREA = 34,428 S.F.
 Part 2 - List of Subareas and "C" Factors used in the BMP Calculations

Subarea Designation and Description (1)	"C" (2)	Acres (3)
BUILDING AREA (CONTROLLED)	0.90	0.072
DRIVEWAY (CONTROLLED)	0.90	0.032
PAVED AREA (UNCONTROLLED)	0.90	0.011
PERVIOUS AREA (CONTROLLED)	0.35	0.332
PERVIOUS AREA (UNCONTROLLED)	0.35	0.378

NOTE: National Runoff "C" Factors are taken from the general zoning values listed in Appendix 4-1 or 4-2 depending on the location of the BMP facility (Fairfax County Public Facilities Manual Chart AP-18 or Prince William County Design and Construction Standards Manual, Table 1).

Appendix 4-4a
Calculations Worksheet

Northern Virginia BMP Handbook 11889

Part 2 - Compute the Weighted Average "C" Factor for the Site

(A) Subarea Designation (1)	"C" (2)	Acres (3)	Product (4)
BUILDING AREA (CONTROLLED)	0.90	0.072	0.062
DRIVEWAY (CONTROLLED)	0.90	0.032	0.029
PAVED AREA (UNCONTROLLED)	0.90	0.011	0.009
PERVIOUS AREA (CONTROLLED)	0.35	0.332	0.117
PERVIOUS AREA (UNCONTROLLED)	0.35	0.378	0.132
(b) Total =		0.343	
(c) Weighted average "C" factor (b) / (a) = (c)			0.38

Part 3 - Compute the Total Phosphorus Removal for the Site

Subarea Designation (1)	BMP Type (2)	Removal Eff. (%) (3)	Area (4)	"C" Factor (5)	Product (6)
A1	HF TRENCH	70%	2.270	0.133	0.297
A2	HF TRENCH	70%	0.050	0.072	0.004
A3	HF TRENCH	70%	0.386	0.189	0.073
(b) Total =					0.404 %

Appendix 4-4a
Calculations Worksheet

Northern Virginia BMP Handbook 11889

Part 4 - Determine Compliance with Phosphorus Removal Requirement

- (A) Select Requirement (a) 50%
- Water Supply Overlay District (Downstream Watershed) = 60% (Fairfax County and Prince William County)
 - Chesapeake Bay Preservation Area (New Development) = 40% (Fairfax County)
 - Chesapeake Bay Preservation Area (Redevelopment) = 60% (Prince William County)
- (B) If Line 3(a) \geq Line 4(a) \geq Line 4(b) \geq Line 4(c), then Phosphorus removal requirement is satisfied.

BMP Facility Design Calculations

Plan Name: ELM PLACE LOT 2 Date: OCTOBER 10, 2009
 Plan Number: Engineer: MANISH ADKAR

I. Water Quality Metrics

WATER QUALITY REQUIREMENT FOR THIS SITE IS PROVIDED THROUGH A BMP FACILITY ON THIS SITE THAT WILL HAVE PHOSPHORUS REMOVAL EFFICIENCY OF AT LEAST 40%.

II. Watershed Information

TOTAL SITE AREA = 23,451 S.F.
 Part 2 - List of Subareas and "C" Factors used in the BMP Calculations

Subarea Designation and Description (1)	"C" (2)	Acres (3)
BUILDING AREA (CONTROLLED)	0.90	0.070
DRIVEWAY (CONTROLLED)	0.90	0.027
PAVED AREA (UNCONTROLLED)	0.90	0.034
PERVIOUS AREA (CONTROLLED)	0.35	0.177
PERVIOUS AREA (UNCONTROLLED)	0.35	0.158

NOTE: National Runoff "C" Factors are taken from the general zoning values listed in Appendix 4-1 or 4-2 depending on the location of the BMP facility (Fairfax County Public Facilities Manual Chart AP-18 or Prince William County Design and Construction Standards Manual, Table 1).

Appendix 4-4a
Calculations Worksheet

Northern Virginia BMP Handbook 11889

Part 2 - Compute the Weighted Average "C" Factor for the Site

(A) Subarea Designation (1)	"C" (2)	Acres (3)	Product (4)
BUILDING AREA (CONTROLLED)	0.90	0.070	0.063
DRIVEWAY (CONTROLLED)	0.90	0.027	0.024
PAVED AREA (UNCONTROLLED)	0.90	0.034	0.031
PERVIOUS AREA (CONTROLLED)	0.35	0.177	0.062
PERVIOUS AREA (UNCONTROLLED)	0.35	0.158	0.055
(b) Total =		0.350	
(c) Weighted average "C" factor (b) / (a) = (c)			0.44

Part 3 - Compute the Total Phosphorus Removal for the Site

Subarea Designation (1)	BMP Type (2)	Removal Eff. (%) (3)	Area (4)	"C" Factor (5)	Product (6)
A1	HF TRENCH	70%	0.130	1.837	0.187
A2	HF TRENCH	70%	0.051	1.837	0.093
A3	HF TRENCH	70%	0.069	1.837	0.126
A4	HF TRENCH	70%	0.339	0.714	0.184
(b) Total =					0.472 %

Appendix 4-4a
Calculations Worksheet

Northern Virginia BMP Handbook 11889

Part 4 - Determine Compliance with Phosphorus Removal Requirement

- (A) Select Requirement (a) 50%
- Water Supply Overlay District (Downstream Watershed) = 60% (Fairfax County and Prince William County)
 - Chesapeake Bay Preservation Area (New Development) = 40% (Fairfax County)
 - Chesapeake Bay Preservation Area (Redevelopment) = 60% (Prince William County)
- (B) If Line 3(a) \geq Line 4(a) \geq Line 4(b) \geq Line 4(c), then Phosphorus removal requirement is satisfied.

BMP CALCULATIONS

8012 ELM PLACE DUNN LORING VIRGINIA 22027

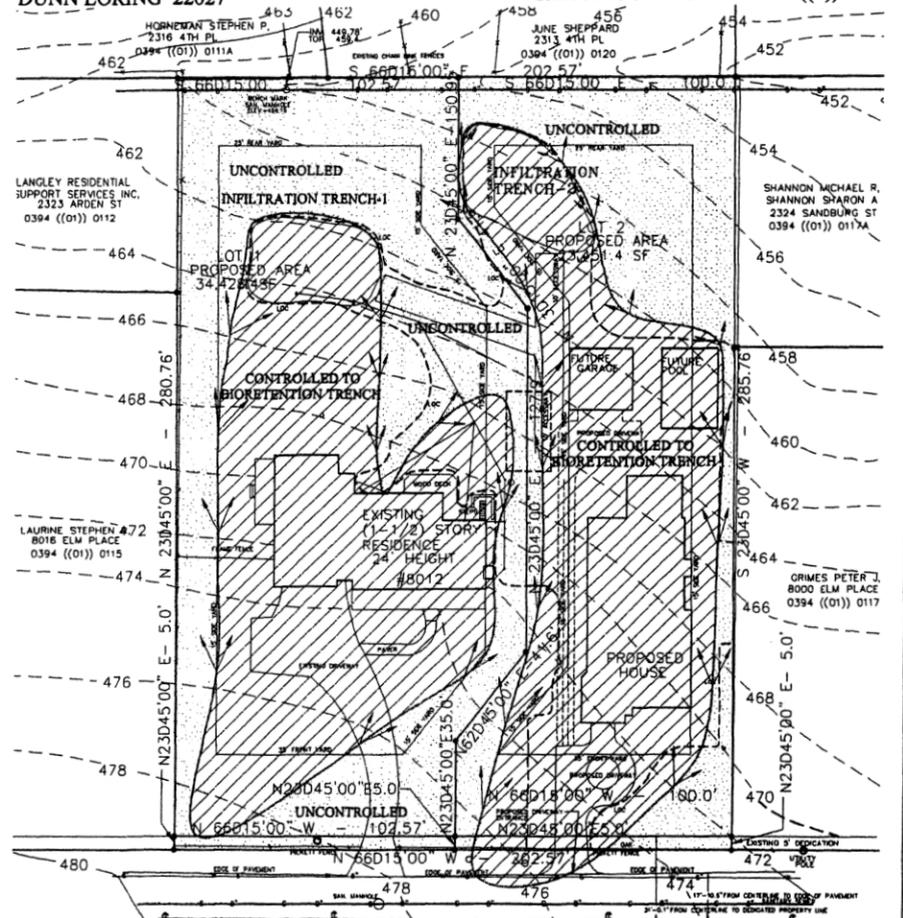
PROVIDENCE DISTRICT

FAIRFAX COUNTY, VIRGINIA

2A of 4

OWNER:
 DR ANTHONY CASOLARO
 8012 ELM PLACE
 DUNN LORING 22027

TAX MAP NUMBER - 0394 ((1)) 0116



PLAT SHOWING
 LOT - 116
 SUBDIVISION - DUNN LORING
 FAIRFAX COUNTY, VIRGINIA

EXIST R/W - 50'
 ELM PLACE VA RT 974

NORTH
 SCALE 1" = 20'





OCTOBER 29, 2009

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CONCEPTUAL LANDSCAPE PLAN

8012 ELM PLACE DUNN LORING VIRGINIA 22027

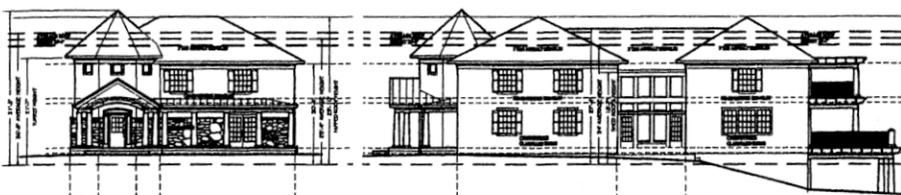
PROVIDENCE DISTRICT

FAIRFAX COUNTY, VIRGINIA



EAST ELEVATION
SCALE 3/32" = 1'-0"

REAR ELEVATION
SCALE 3/32" = 1'-0"

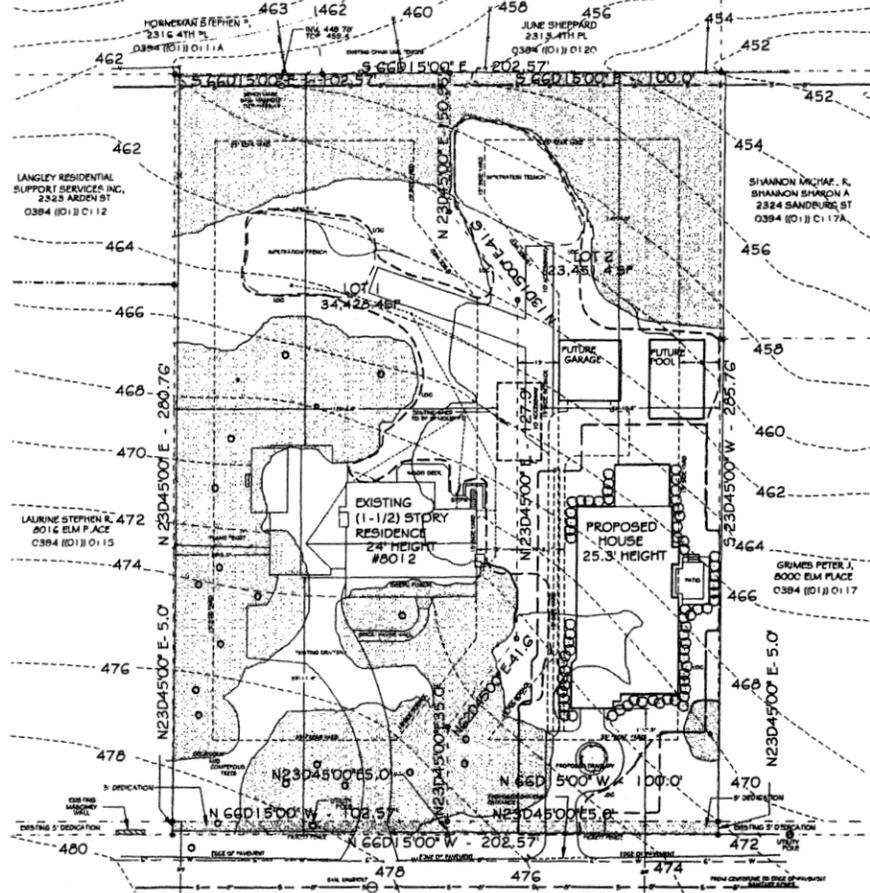


FRONT ELEVATION
SCALE 3/32" = 1'-0"

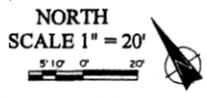
WEST ELEVATION
SCALE 3/32" = 1'-0"

PROPOSED GRADING TABLE				EXISTING GRADE TABLE			
FOOT	INCH	FOOT	INCH	FOOT	INCH	FOOT	INCH
1	0 1/2"	1	0 1/2"	1	0 1/2"	1	0 1/2"
1	0 1/2"	1	0 1/2"	1	0 1/2"	1	0 1/2"
1	0 1/2"	1	0 1/2"	1	0 1/2"	1	0 1/2"
1	0 1/2"	1	0 1/2"	1	0 1/2"	1	0 1/2"
1	0 1/2"	1	0 1/2"	1	0 1/2"	1	0 1/2"
1	0 1/2"	1	0 1/2"	1	0 1/2"	1	0 1/2"
1	0 1/2"	1	0 1/2"	1	0 1/2"	1	0 1/2"
1	0 1/2"	1	0 1/2"	1	0 1/2"	1	0 1/2"
1	0 1/2"	1	0 1/2"	1	0 1/2"	1	0 1/2"

ROOF TYPE PROPOSED - HIPPED AND TURRET					
EXISTING ROOF GRADE	EXISTING ROOF MATERIAL	PROPOSED ROOF GRADE	PROPOSED ROOF MATERIAL	ROOF HEIGHT (EXISTING)	ROOF HEIGHT (PROPOSED)
ASPHALT ROOF	ASPHALT ROOF	ASPHALT ROOF	ASPHALT ROOF	ASPHALT ROOF	ASPHALT ROOF
SHINGLE ROOF	SHINGLE ROOF	SHINGLE ROOF	SHINGLE ROOF	SHINGLE ROOF	SHINGLE ROOF



PROFFERED ELEVATIONS
8012 ELM PLACE DUNN LORING VIRGINIA 22027



**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, Anthony Casolaro, requests approval to rezone a single 1.33 acre parcel from the R-1 District to the R-2 District to permit the lot to be subdivided into two lots. The existing single-family detached dwelling would remain on proposed Lot # 1 while a new single family detached dwelling would be built on proposed Lot #2. The proposed subdivision would result in an overall density of 1.5 dwelling units per acre.

The applicant's draft proffers, affidavit, and Statement of Justification are contained in Appendices 1-3 respectively.

Waivers and Modifications

The applicant is seeking a waiver of frontage improvements along Elm Place.

LOCATION AND CHARACTER

Site Description:

The subject property is located on the north side of Elm Place, between Arden Street and Sandburg Street. The heavily treed site slopes downward from Elm Place towards the rear of the property. Specifically, at the front of the site, the subject property reaches a maximum elevation of 478' feet in the southwestern corner of proposed Lot 1 and slopes downward towards the rear of the site reaching an elevation of 454' in the northeastern corner of proposed Lot 2.

The site is presently developed with one single-family detached dwelling, an attached garage, and accessory shed. The shed is the only structure proposed for demolition with this application. The site has driveway access from Elm Place.

SURROUNDING AREA DESCRIPTION			
Direction	Use	Zoning	Plan
North	Single family detached (Dunn Loring)	R-1	Residential; 3-4 du/ac
South	Single family detached Parcel 49 – (Dunn Loring) Parcel 50 – (Elm Place)	R-1 R-3	Residential; 3-4 du/ac
East	Single family detached (Dunn Loring - Block 9)	R-1	Residential; 3-4 du/ac
West	Single family detached (Dunn Loring - Block 9)	R-1	Residential; 3-4 du/ac

BACKGROUND

Site History:

The existing single-family detached dwelling was constructed on this site in 1930. In 1990, an addition was made to the house. No previous rezoning, special exception, special permit or variance applications have been filed on this property.

COMPREHENSIVE PLAN PROVISIONS (Appendix 4)

- Plan Area:** II
- Planning District:** Vienna Planning District
- Planning Sector:** V2 Cedar Community Planning Sector
- Plan Map:** Residential; 3-4 du/ac

Fairfax County Comprehensive Plan, 2007 Edition Area II, Vienna Planning District, Amended through 7-13-2009, V2-Cedar Community Planning Sector, Page 57 states:

The portion of the sector south of Railroad Street, north of Cottage Street, west of I-495 and east of Gallows Road is planned for residential use at 3-4 dwelling units per acre. Development above the low end of the Plan density range should meet the following conditions:

- Provision of a substantial landscaped screen to ensure the elimination of any adverse visual impact upon nearby residentially planned areas from Gallows Road and the commercially-zoned parcel in the southeast quadrant of Gallows Road and Railroad Street;*
- Substantial consolidation of adjacent parcels to ensure coordinated development; and*

- *Provision of coordinated vehicular access so as not to exacerbate traffic flow along Gallows Road.*

ANALYSIS

Generalized Development Plan (GDP) (Copy at front of staff report)

Title of Generalized Development Plan: 8012 Elm Place Dunn Loring

Prepared By: VM Architecture

Original and Revision Dates: February 8, 2009 as revised through October 19, 2009

Generalized Development Plan (8012 Elm Place Dunn Loring)	
Sheet #	Description of Sheet
1 of 4	Soils Map & Data, Notes, Site Tabulations, Site Layout, Legend
2 of 4	Outfall Narrative, Infiltration Trench Detail, Infiltration Trench Calculations, Legend, Site Layout
2A of 4	BMP Calculations, Site Layout
3 of 4	Tree Inventory, Tree Canopy Calculations, Tree Preservation Plan, Post Development Tree Cover, Pre-Development Tree Cover, Existing Vegetation Map Legend, Legend
4 of 4	Elevations, Proposed Grading Tabulation, Existing Grade Tabulation, Site Layout

The following features are depicted on the proposed GDP:

- Site Layout. The application property, located on the north side of Elm Place, is shown to be subdivided into two lots (Lot # 1 – 34, 428.4 square feet and Lot # 2 – 23, 958 square feet), each containing one single-family detached dwelling. Lot 1 will contain the existing dwelling. Lot 2 will contain a new dwelling with a future pool and future detached garage. The applicant is proposing two phases for development of the property. The first phase includes demolition of the existing shed and the construction of the new dwelling, a curved driveway at the front of the new dwelling, accessory structures and two infiltration trenches in the rear yards of both lots (one behind each dwelling). Phase 2 (which would impact only Lot 2) includes the construction of a detached garage and pool (accessory structures) at the rear of the new dwelling, and an extension of the new driveway to the detached garage.

- Vehicular Access and Parking. Access to Lot 1 is provided by the existing driveway on Elm Place. The applicant is proposing to provide access to Lot 2 by a separate curved driveway also from Elm Place. Parking for the existing dwelling on Lot 1 is provided via an attached garage. During Phase 1, the applicant is proposing to provide parking at the front of the proposed dwelling on Lot 2 in the proposed curved driveway at the front of the new dwelling. Phase 2 of the development of Lot 2 includes an extension of the proposed driveway which is depicted on the GDP alongside the future western property line of Lot 2. This driveway leads to the future two-car detached garage which the applicant is proposing to construct behind the proposed dwelling, as part of Phase 2 of the development.
- Stormwater Management/Best Management Practices (SWM/BMP) Facilities. There are no existing SWM facilities on the subject site. Infiltration trenches are depicted to be provided in the northern portion of each lot behind the existing and proposed dwellings on the GDP. However, under the proffers, the applicant could provide any kind of stormwater management and stormwater quality devices on each lot so long as they were in accordance with the Public Facilities Manual.
- Pedestrian Facilities and Frontage Improvements. Elm Place is an existing two-lane road with frontage improvements and sidewalks along the western end of the street in front of the Chatham Square and the Lupo Property subdivisions. A five-foot wide strip along the property's frontage is shown as existing dedication. No frontage improvements or sidewalk are proposed with this application.
- Limits of Clearing and Grading, Tree Preservation and Landscaping. The GDP depicts the majority of the eastern portion of the site to be cleared and graded for the proposed dwelling, garage, pool, and driveway. A portion of the northern area of the site is also shown to be cleared to accommodate the two infiltration trenches and their pipe systems. The GDP also depicts tree preservation areas primarily in the western, northern, and southern portions of proposed Lot 1 and a smaller area in the north-western portion and south-eastern portions of proposed Lot 2. The proposed landscaping on Lot 2 includes shrubbery around the perimeter of the proposed dwelling and a tree in the center of the proposed curved driveway.

ANALYSIS

RESIDENTIAL DEVELOPMENT CRITERIA (Appendix 14)

The application proposes to develop the site with a total of 2 single family detached dwellings at a density of 1.5 du/ac. The Comprehensive Plan map shows the neighborhood as planned for residential development at a density of 3-4 dwelling units per acre. At a proposed density of 1.5 du/ac, the proposed development is below the density recommended by the Comprehensive Plan.

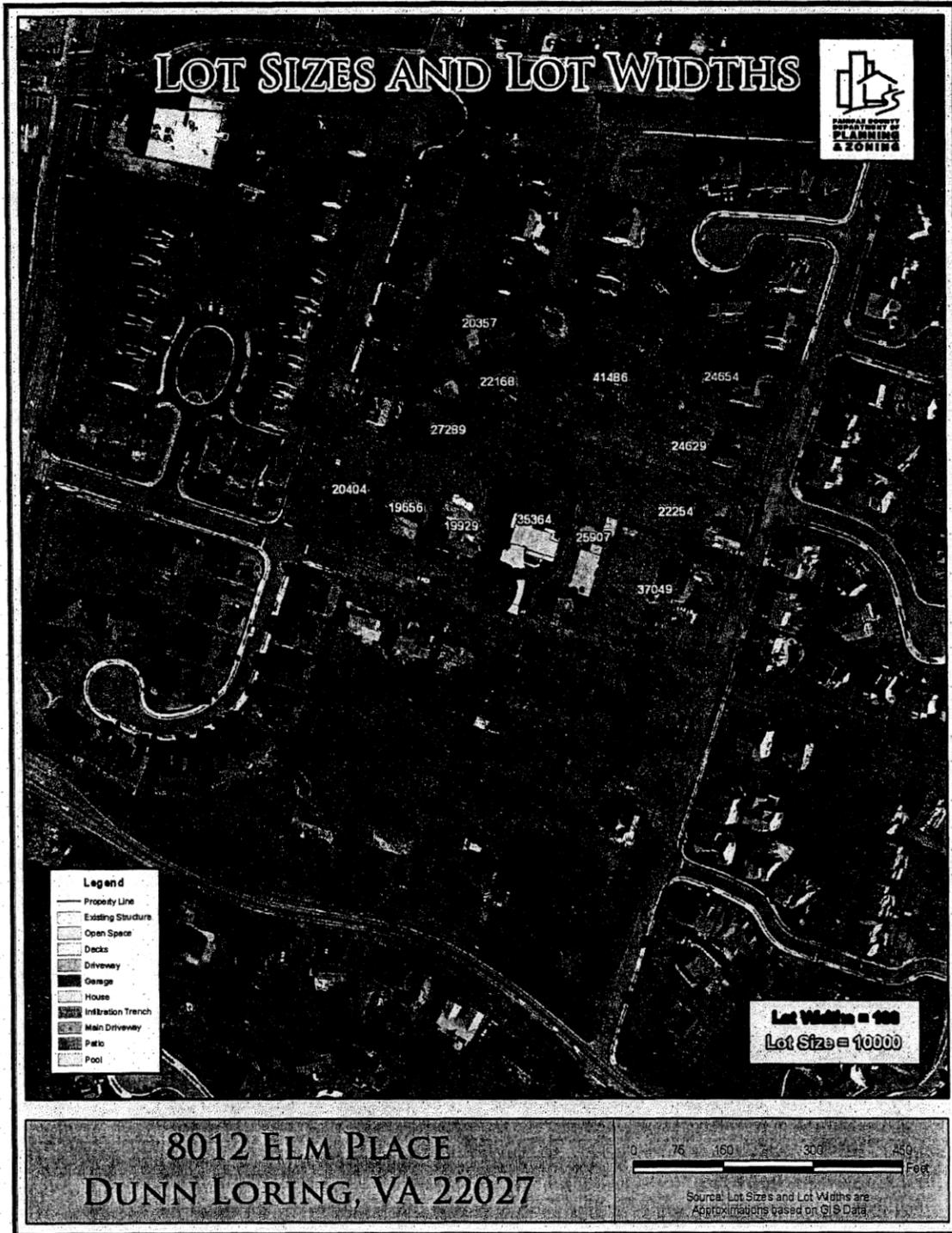
Fairfax County expects new residential development to enhance the community by fitting into the fabric of the neighborhood, respecting the environment, addressing transportation impacts, addressing impacts on public facilities, being responsive to our historic heritage, contributing to the provision of affordable housing, and being responsive to the unique site specific considerations of the property. To that end, the following criteria, as contained in the Policy Plan, are used in evaluating zoning requests for new residential development.

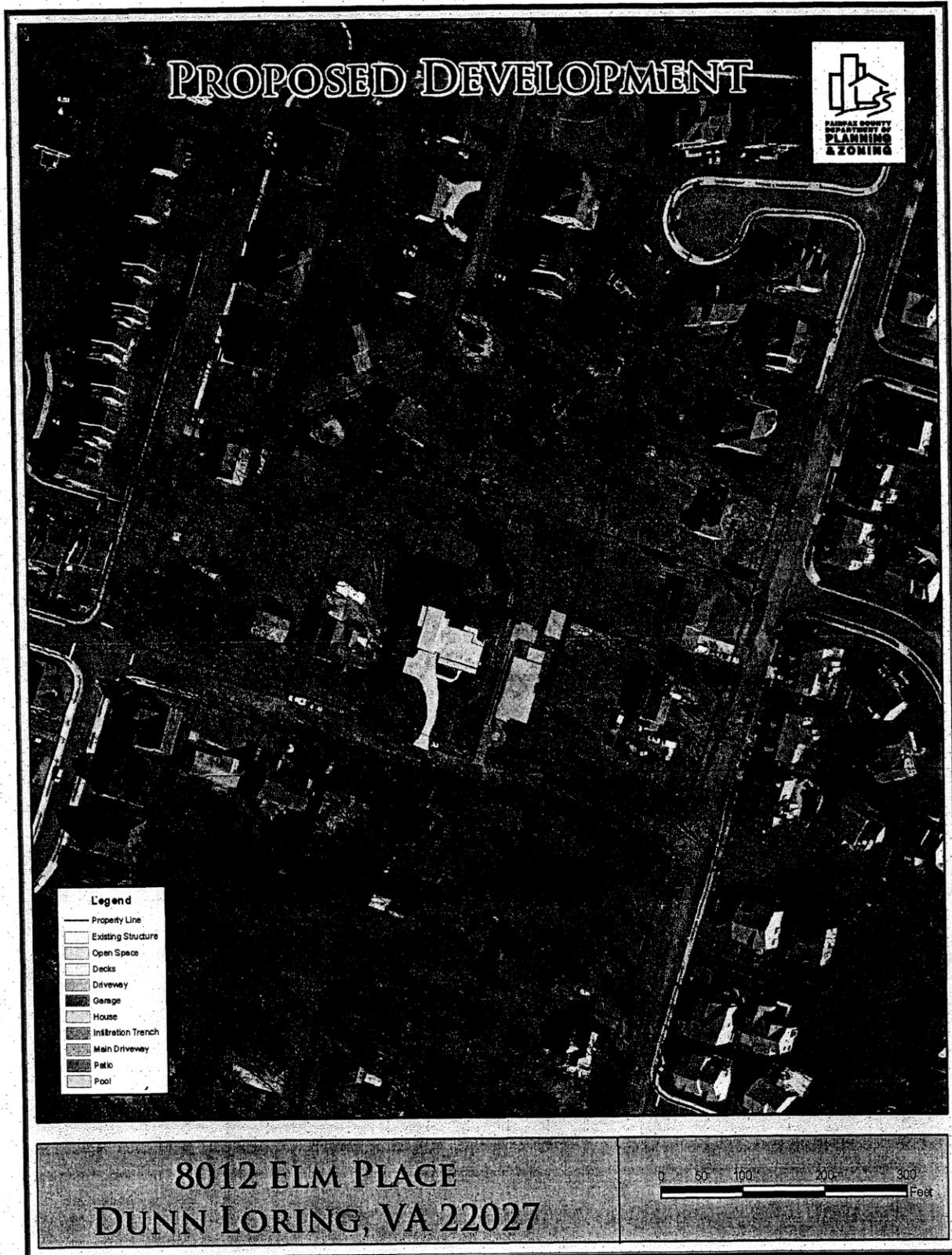
Site Design (Development Criterion #1)

This Criterion requires that the development proposal address consolidation goals in the Comprehensive Plan, further the integration of the development with adjacent parcels, and not preclude adjacent properties from developing according to the recommendations of the Plan.

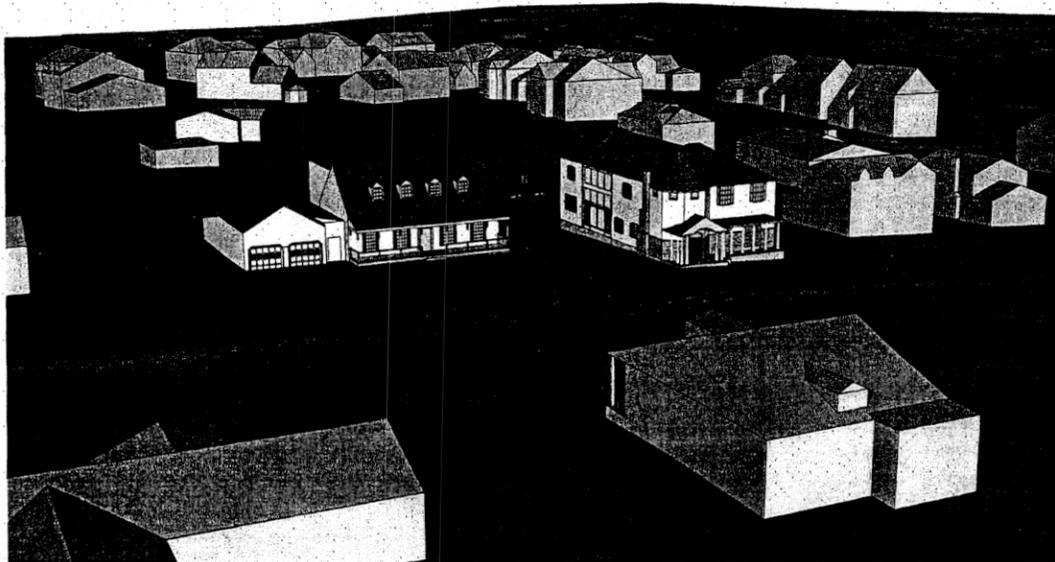
The application property is surrounded on all sides by single-family detached dwellings on lots which are generally less than 25,000 square feet (sq. ft.) to the west and south and less than one acre to the north and east. Only one parcel, Parcel 49 which is directly opposite the subject property (across Elm Place), is one acre in size. All of the immediate surrounding properties are zoned R-1 (except for Parcel 50 which is zoned R-3) and are planned for a density of 3-4 du/ac. The lots proposed under this rezoning (34,428 sq. ft. and 23,598 sq. ft.) are comparable in size, as depicted on the following graphic.

Unfortunately, the applicant has not been able to demonstrate that the proposed development will not preclude the adjacent properties from being able to redevelop in the future in accordance with the site specific recommendations in the Comprehensive Plan. The subject property is centrally located in the middle of an area which could be consolidated and developed in accordance with the Plan. The Comprehensive Plan designates this area for a density of 3-4 dwelling units per acre. The applicant states that the adjacent property owners said they were not interested in redeveloping their property. However, the dwellings on these adjacent lots (Lots 112- 117) were built in the early 1950s, and during a site visit, staff determined that there is the potential for redevelopment of these lots at some time in the future. Furthermore, the site-specific Plan text for this site recommends "*substantial consolidation of adjacent parcels to ensure coordinated development.*" In staff's opinion, given that the subject site is in the center of the block, the proposed rezoning would not allow for the adjacent parcels to redevelop in a coordinated fashion. Therefore, this criterion has not been satisfied.





Neighborhood Context (Development Criterion #2)



While developments are not expected to be identical to their neighbors, this Criterion states that they should fit into the fabric of the area, especially at the interface between the two. The subject site directly abuts parcels zoned R-1 which are developed with single-family detached dwellings, and are less than one acre in size. The lot sizes are as follows:

Lot Number	Lot Size
112	27,289 sq. ft.
113	20,404 sq. ft.
114	19,656 sq. ft.
115	19,929 sq. ft.
117	37,049 sq. ft.
117A	22,254 sq. ft.
118	24,629 sq. ft.
119	24,654 sq. ft.

As previously mentioned, the applicant is proposing lots that are smaller than one acre (Lot 1 – 34,428.4 sq. ft., Lot 2 – 23,958.4 sq. ft.). However, the proposed lots are larger than most of the lots in the surrounding development, where the average lot size is 24,483 square feet.

The proposed house has been designed to have 2 stories with a walk out basement at the rear of the structure, whereas the existing dwelling has one and a half stories. The applicant is also proposing to construct a detached garage and a pool at the rear of the site, and infiltration trenches with a pipe system behind both the existing and proposed dwellings.



As a result, the majority of the trees on-site will be lost due to the extensive amount of clearing and grading which will be required to construct not only the proposed new dwelling but its associated detached garage, pool and infiltration trenches. In staff's opinion, the proposed development would better fit into the fabric of the surrounding wooded neighborhood if the applicant were to reduce the limits of clearing and grading and preserve the existing mature trees on-site.

Environment (Development Criterion #3) (Appendix 6)

This Criterion requires that developments conserve natural environmental features to the extent possible, account for soil and topographic conditions, and protect current and future residents from noise and lighting impacts. Developments should minimize off-site impacts from stormwater runoff and adverse water quality impacts.

The predominant natural feature on-site is trees, the majority of which will be lost due to the extent of the proposed clearing and grading. This tree loss issue will be further discussed below in Development Criterion # 4. The proposal for the addition of one residence would not have a significant environment impact with respect to noise or lighting. Though staff has encouraged the applicant to commit to the installation of Energy Star appliances in the new dwelling, no such commitment has been made.

With regard to stormwater, initially, the applicant proposed to construct two rain gardens at the rear of the site to address water quality control requirements. The

applicant was also seeking a waiver of the water quantity control requirements. However, soil tests revealed that the soil towards the rear of the site is not suitable for infiltration purposes. Subsequently, the GDP was amended to depict bioretention basins with outfall pipes. Now, the GDP depicts two (2) on-site infiltration trenches (upon Lot #1 and Lot #2) with pipe systems to collect the post-development runoff for the entire property. A Public Facilities Manual (PFM) modification will be required at site plan to permit the use of the proposed infiltration trenches.

The GDP depicts the pipe system which is needed for the trenches to work in the proposed locations, and the extensive amount of clearing and grading that is required to accommodate the infiltration trenches with the pipe systems. Throughout the review of this application, staff has advised the applicant to locate the stormwater management facility close to the rear of the new dwelling in the location where the future pool is being proposed. In staff's opinion, this would be a better location for the stormwater facility as the stormwater runoff flows in a northeastern direction due to the site's topography. Such an extensive pipe system as the one being proposed would not be necessary to direct stormwater runoff to the stormwater facility. Furthermore, with these changes, more of the existing trees could be preserved. Finally, staff believes that the applicant should commit to provide the depicted infiltration trenches as depicted on the GDP. As noted earlier, under the proposed proffers, the applicant could provide any stormwater management and stormwater quality devices on each lot so long as they were in accordance with the PFM. Staff finds this proffer commitment unacceptable in that a change to the type of SWM facility proposed could have a significant impact on the character of the neighborhood and also result in the loss of significant trees.

Tree Preservation & Tree Cover Requirements (Development Criterion #4)

This Criterion states that all developments should take advantage of existing quality tree cover and that, where feasible, utility crossings should be located so as not to interfere with proposed tree save areas. Sheet 3 of the GDP indicates that the tree cover requirements will be met through tree preservation. There are currently thirty six (36) trees on-site. The applicant is proposing to preserve fourteen trees, including five trees located in the front yard of the existing dwelling. In staff's opinion, less trees would be lost were it not for the extensive amount of clearing and grading that has to occur to construct the proposed new dwelling, detached garage, pool, infiltration trench and two new driveways. Staff recommended that the applicant eliminate the detached garage and the pool and relocate the stormwater management facility closer to the new dwelling in the area where the pool is currently depicted. With these changes, staff believes that many more trees could be preserved. However, as currently proposed, staff does not believe that the design satisfies this criterion.

TREE PLAN WITH PROPOSED REZONING



Legend

-  Removed
-  Preserved
-  Tree Preserve Canopy
-  Existing Structure

8012 ELM PLACE
DUNN LORING, VA 22027



Transportation (Development Criterion #5)

This Criterion requires that developments provide safe and adequate access to the surrounding road network, that transit and pedestrian travel be encouraged, and that interconnection of streets be encouraged. In addition, alternative street designs may be appropriate where conditions merit. Originally, Fairfax County Department of Transportation (FCDOT) had recommended that the two access points be combined into one in order to reduce the number of entrances off of Elm Place. However, the applicant noted that the separate driveways allowed for more trees (specifically, trees # 3, 4 and 5) to be preserved. FCDOT staff also recommended that the applicant dedicate 29 feet of right-of-way from the centerline of Elm Place to the property line and to provide frontage improvements within this right-of-way to include curb and gutter and a 5-foot wide sidewalk. At present, Elm Place only includes curb and gutter and sidewalk along the western end of the street in front of new developments, including Chatham Square and the Lupo Property subdivisions. The applicant proposes to dedicate 30 feet of right-of-way from the centerline of Elm Place to the property line but has not committed to provide frontage improvements. Specifically, the proffer states that *"any and all frontage improvements, now or in the future, shall not be the obligation of the Applicant nor shall the Applicant be required to provide any escrow funds for any such improvements."* The applicant believes that the addition of these improvements will change the character of Elm Place and will also result in the loss of existing trees at the front of the property. Staff believes that the frontage improvements will be necessary in the future and continues to urge the applicant to escrow funds for these improvements to be completed in the future. As currently proposed, staff does not find that the transportation development criterion has been adequately met.

Public Facilities (Development Criterion #6)

Criterion 6 states that the impacts on public facility systems (i.e., schools, parks, libraries, police, fire and rescue, stormwater management) should be offset by residential development. Impacts may be offset through the dedication of land, the construction of public facilities, the contribution of specified in-kind goods, services or cash earmarked for those uses, and/or monetary contributions to be used toward funding capital improvement projects.

Fairfax County Public Schools (Appendix 9)

The proposed development would be served by Stenwood Hill Elementary School, Kilmer Middle School, and Marshall High School. The proposed rezoning application will not generate any additional students.

Fairfax County Park Authority (Appendix 10)

The proposed development has the potential to generate 3 additional residents in the Providence District. In order to offset the additional impact caused by this development on outdoor recreational facilities, the Fairfax County Park Authority (FCPA) has determined that a proffered contribution of \$2,679 (\$893.00 per estimated resident) would be appropriate for recreational facility development at one or more of the existing park sites that is located within the service area of the subject property. The applicant has proffered to make a contribution of \$2,679 towards the South Railroad Street Park.

Fairfax County Water Authority (Appendix 11)

The Fairfax County Water Authority Planning and Engineering Division staff has reviewed the application and has no comments.

Fire and Rescue (Appendix 12)

The subject property is serviced by the Fairfax County Fire and Rescue Department Station #413, Dunn Loring. The requested rezoning currently meets fire protection guidelines, as determined by the Fire and Rescue Department.

Sanitary Sewer Analysis (Appendix 13)

The subject property is located within the Cameron Run (I1) watershed and would be sewerred into the Alexandria Sanitation Authority (ASA).

Affordable Housing (Development Criterion # 7)

Criterion 7 states that ensuring an adequate supply of housing for low and moderate income families, those with special accessibility requirements, and those with other special needs is a goal of the County. Satisfaction of this criterion may be achieved by the construction of units, contribution of land, or by a contribution to the Housing Trust Fund. No proffer commitment has been made.

Heritage Resources (Development Criterion #8)

This Criterion requires that developments address potential impacts on historical and/or archaeological resources through research, protection, preservation, or recordation. This criterion is not applicable to this application as no heritage resources have been identified on this site.

ZONING ORDINANCE PROVISIONS (Appendix 15)

Bulk Standards (R-2 District)		
Standard	Required	Proposed
Min. Lot Size	13,000 sq. ft.	Lot 1 - 34,428 sq. ft. Lot 2 - 23,958.4 sq. ft.
Min. Lot Width	100 feet	Lot 1 – 102.57 feet Lot 2 - 100 feet
Max. Building Height	35 feet	Lot 1 – 24 feet Lot 2 – 25.3 feet
Min. Front Yard	35 feet	Lot 1 – 91.92 feet Lot 2 – 41.75 feet
Min. Side Yard	15 feet	Lot 1 – 36.2 feet (West), 15 feet (East) Lot 2 – 21.8 feet (West), 15 feet (East), 3.9 feet – patio (East)
Min. Rear Yard	25 feet	Lot 1 – 139.6 feet Lot 2 – 147.3 feet
Max. Density	2 du/ac	1.5 du/ac
Min. Open Space	N/A	N/A
Min. Parking Spaces	2 spaces/unit	Lot 1 - 2 spaces Lot 2 - 2 spaces
There are no transitional screening or barrier requirements since the site abuts other single-family detached dwellings.		

CONCLUSIONS AND RECOMMENDATIONS

Staff Conclusions

The Comprehensive Plan text for this site recommends that *“substantial consolidation of adjacent parcels to ensure coordinated development.”* Nevertheless, the applicant seeks to rezone a single parcel from R-1 to R-2. As the property is centrally located along Elm Place, the proposed rezoning would not allow for the adjacent parcels to redevelop in a coordinated fashion. Furthermore, staff believes that the proposed site design will result in the unnecessary loss of mature trees. Finally, staff believes that the applicant should proffer the infiltration trenches as shown on the GDP, rather than proffering to provide any SWM device as permitted by the PFM. For these reasons, staff cannot conclude that the application is in conformance with the Comprehensive Plan.

Staff Recommendations

Staff recommends denial of RZ 2009-DR-005. However, if it is the intention of the Board of Supervisors to approve RZ 2009-DR-005, staff recommends such approval be subject to the execution of proffers consistent with those found in Appendix 1 of this report.

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 rezoning 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 Proffers
2. Affidavit
3. Statement of Justification
4. Comprehensive Plan
5. Environmental Analysis
6. Stormwater Management Analysis
7. Urban Forest Management Division Analysis
8. Transportation Analysis
9. Public Schools Analysis
10. Park Authority Analysis
11. Fairfax Water Analysis
12. Fire and Rescue Analysis
13. Sanitary Sewer Analysis
14. Residential Development Criteria
15. Applicable Zoning Ordinance Provisions
16. Glossary of Terms

DRAFT PROFFER STATEMENT

Revised October 19, 2009

**RZ 2009-PR-005
Casolaro Property**

Pursuant to Section 15.2-2303 (A) of The Code of Virginia, 1950, as amended, the undersigned; Dr. Anthony Casolaro, the Applicant and Owner, for his self and his successors and assigns (hereinafter referred to as the "Applicant") filed for the rezoning for the property located at Tax Map 39-4 ((1)) Parcel 116 (hereinafter referred to as the "Application Property") hereby agrees to the following Proffers, provided that the Fairfax County Board of Supervisors approves RZ 2009-PR-005, the rezoning of the Application Property to the R-2 Zoning District, as proffered herein.

1. **Substantial Conformance.** The Applicant proffers that the Application Property, consisting of approximately 1.329 acres, shall be developed in substantial conformance with the Generalized Development Plan prepared by VM Architecture, as revised through October 19, 2009 and subject to reasonable adjustments at final engineering and subdivision, including the provisions of Section 18-204 of the Fairfax County Zoning Ordinance (hereinafter referred to as the Zoning Ordinance).
2. **Minor Modifications.** Pursuant to Section 18-204 of the Zoning Ordinance, minor modifications of the proffered conditions may be permitted as determined by the Zoning Administrator. The Applicant shall have the flexibility to modify the layout shown on the GDP provided such changes are in substantial conformance with the GDP and Proffers, and do not increase the total number of units.
3. **Successors and Assigns.** Each reference to Applicant in this Proffer Statement shall include within its meaning, and shall be binding upon, Applicant's successor(s) in interest, assigns, and/or developer(s) of the Application Property or any portion of the Application Property.
4. **Maximum Density.** A maximum of 2 dwelling units shall be permitted on the Application Property.
5. **Energy Efficiency.** New homes will be constructed in conformance with the Uniform Statewide Building Code of Virginia, and the International Residential Code Model Energy program for energy efficient homes
6. **Water Quality Management.** The Applicant will provide stormwater management and stormwater quality devices in accordance with the Fairfax County Public Facilities Manual (PFM) on each of the lots.
7. **Fairfax County Park Authority Contribution.** At the time of building permit approval for the final dwelling, a contribution shall be made to the Fairfax County Park Authority (FCPA) for a sum of \$2,679.00. The amount of said contribution shall be used by the FCPA for the community park known as the Rail Road Street Park located in Dunn Loring at Sandburg Street and Morgan Lane and to be used to maintain the park in its present condition.

8. **Dedication.** Right-of-way along Elm Street to 30 feet from the existing centerline and as shown on the GDP shall be dedicated and conveyed in fee simple to the Board of Supervisors. Such dedication shall occur at the time of subdivision plan approval for the property or upon demand of Fairfax County, whichever occurs first. Any and all frontage improvements, now or in the future, shall not be the obligation of the Applicant nor shall the Applicant be required to provide any escrow funds for any such improvements.

9. **Water and Sewer.** The Applicant shall be responsible for constructing all facilities to connect the Application Property to public water and sewer.

10. **Tree Preservation and Landscaping.**

a. **Plantings.** New plantings within the site areas shall be only of native and indigenous species appropriate to the location and climate of the area.

b. **Tree Preservation Plan.** The applicant shall submit a Tree Preservation Plan and Narrative as part of the first and all subsequent site plan submissions. The preservation plan and narrative shall be prepared by a Certified Arborist or a Registered Consulting Arborist, and shall be subject to the review and approval of the Urban Forest Management Division, DPWES. The tree preservation plan shall include a tree inventory that identifies the location, species, critical root zone, size, crown spread and condition analysis percentage rating for all individual trees to be preserved, as well as all on and off-site trees, living or dead with trunks 8 inches in diameter and greater (measured at 4 ½ -feet from the base of the trunk or as otherwise allowed in the latest edition of the Guide for Plant Appraisal published by the International Society of Arboriculture) located within 25 feet to either side of the limits of clearing and grading. 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 GDP and those additional areas in which trees can be preserved as a result of final engineering. The tree preservation plan and narrative shall include all items specified in PFM 12-0506 and 12-0508. 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.

c. **Tree Preservation Walk-Through.** The Applicant shall retain the services of a certified arborist or landscape architect, and shall have the limits of clearing and grading 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 chain saw 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.

d. **Limits of Clearing and Grading.** The Applicant shall conform strictly to the limits of clearing and grading as shown on the GDP, subject to allowances specified in these proffered 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 GDP, they shall be located in the least disruptive manner necessary as determined by the UFMD, DPWES. A replanting plan shall be developed and implemented, subject to approval by the UFMD, DPWES, for any areas protected by the limits of clearing and grading that must be disturbed for such trails or utilities.

e. **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.

f. **Tree Protection Fencing.** 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 the UFMD, DPWES.

g. **Root Pruning.** The Applicant shall root prune, as needed to comply with the tree preservation requirements of these proffers. 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 the 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:

- (1) Root pruning shall be done with a trencher or vibratory plow to a depth of 18 inches.
- (2) Root pruning shall take place prior to any clearing and grading, or demolition of structures.
- (3) Root pruning shall be conducted with the supervision of a certified arborist.
- (4) An UFMD, DPWES, representative shall be informed when all root pruning and tree protection fence installation is complete.

h. **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 as proffered and as approved by the 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 be described and detailed in the Landscaping and Tree Preservation Plan, and reviewed and approved by the UFMD, DPWES.”

11. **Escalator Clause.** In the event that the monetary contributions set forth in this Proffer Statement are paid to the Board within eighteen (18) months of the approval of this rezoning, as applied for, said contributions shall be in the amounts stated herein. Any monetary contributions required hereby which are paid to the Board after eighteen (18) months following approval of this rezoning, shall be adjusted in accordance with the Urban Consumer Price Index (“CPI-U”) published by the United States Department of Labor, such that at the time contributions are paid, they shall be adjusted by the percentage change in the CPI-U from that date eighteen (18) months after approval hereof, to the most recently available CPI-U to the date the contributions are actually paid, subject to a cap of six percent (6%) per year, non-compounded.

TITLE OWNER SIGNATURES:

Dr. Anthony Casolaro
Title Owner of TM 39-4 ((1)) 116

Date

REZONING AFFIDAVIT

DATE: 2.28.09
(enter date affidavit is notarized)

I, Victor Montes, Architect, 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 10370/a

in Application No.(s): RZ 2009-PR-005
(enter County-assigned application number(s), e.g. RZ 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 must 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.)

NAME (enter first name, middle initial, and last name)	ADDRESS (enter number, street, city, state, and zip code)	RELATIONSHIP(S) (enter applicable relationships listed in BOLD above)
M. ANTHONY CASARDO	8012 ELM PLACE DUNN LORING, VA 22027	APPLICANT/ TITLE OWNER
Victor Montes	2308 PROVIDENCE ST FALLS CHURCH, VA 22043	AGENT/ARCHITECT

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

REZONING AFFIDAVIT

DATE: 2-28-09
(enter date affidavit is notarized)

103701a

for Application No. (s): RZ-2009-PR-005
(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, **and if the corporation is an owner of the subject land, all of the OFFICERS and DIRECTORS of such corporation:**

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

CORPORATION INFORMATION

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

DESCRIPTION OF CORPORATION: (check one statement)

- 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)

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name & title, e.g. President, Vice President, Secretary, Treasurer, etc.)

(check if applicable) There is more corporation information and Par. 1(b) is continued on a "Rezoning 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.

REZONING AFFIDAVIT

DATE: 2.28.09
(enter date affidavit is notarized)

103701a

for Application No. (s): RZ-2009-PR-005
(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, number, street, city, state and zip code)

(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)

(check if applicable) [] There is more partnership information and Par. 1(c) is continued on a "Rezoning 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.*

REZONING AFFIDAVIT

DATE: 2.28.09
(enter date affidavit is notarized)

10370/a

for Application No. (s): RZ-2009-PR-005
(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 "Rezoning Attachment to Par. 2" form.

REZONING AFFIDAVIT

DATE: 2.28.09
(enter date affidavit is notarized)

103701a

for Application No. (s): RZ-2009-PR-005
(enter County-assigned application number(s))

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 "Rezoning 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

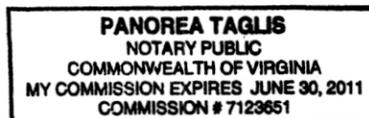
Applicant's Authorized Agent

Victor Montes, Architect
(type or print first name, middle initial, last name, and title of signee)

Subscribed and sworn to before me this 28th day of February 2009, in the State/Comm. of Virginia, County/City of Fairfax.

My commission expires: June 30, 2011

Panorea Taglis
Notary Public



VM ARCHITECTURE, P. L. L. C.

2308 Providence Street ♦ Falls Church ♦ VA ♦ 22043 ♦ PH 703 868 7677 ♦ VMontes@VMArchitecture.com

STATEMENT OF JUSTIFICATION – 5-13-09

Applicant: Victor Montes, Architect

Project: 8012 Elm Place, Dunn Loring, VA 22027

May 13, 2009

TAX MAP NUMBER 0394 ((1)) 0116

Land Use Proposal:

The subject property is a 1.329 acre parcel that is surrounded on three sides by properties also zoned in the R-1 District with the noted exception that all of the immediately adjacent properties do not conform to the minimum standard for an R-1 District. This proposal is for uses that would provide compatible infill development between the existing R-1 lots. The proposed Master Zoning Plan for the subject property provides for an R-3 to R-4 District. The Applicant proposes an R-2 district zoning to subdivide the current 1.329 acre parcel into 2 parcels. One parcel will remain at .802 acres and the existing structure will remain, the second parcel at .526 acre is proposed for a new residence for the existing owner. The maximum height of the building will be 34 feet. Architectural design of the residence will be as designed by Victor Montes, Architect and will be submitted as part of the rezoning process. Since this is a very small site, there are no proposed public amenities, recreational facilities or other common open space areas proposed on the GDP. This proposal is consistent with the development intensities and uses intended by the Long Range Land Use Element of the Comprehensive Plan.

Consolidation: Parcel consolidation of the surrounding parcels is not practical. Existing adjacent parcels are smaller than the minimum lot size allowed by the current zoning. Parcels 113, 114, 115, 117, 118 and 119 are all less than 20,000 SF and all have some form of improvements to the preexisting structures, the owners would gain no benefit from a zoning they have by de facto. The applicant is requesting a zoning below the highest best use, which does not preclude future consolidation.

Ultimately there is no compelling reason for consolidation at this time; however, future consolidation would remain a viable option for the lots 110 through 120 including the subject lot 116. Future consolidation could possibly include lots 47, 49, 50, 50A & 50B, across Elm Pl, which are also zoned below the highest and best use.

Transportation System Analysis and Plan:

The Applicant submitted an application for deferral of a Traffic Impact Analysis (“TIA”) because of the small scope of the project. No public improvements are planned. Applicant is providing a 5’ dedication of public right-of-way to align with adjacent parcels to the east and west and to increase the width of the R/W to 55’. The existing R/W is not wide enough to allow for curb, gutter or side walk. In addition providing curb and gutter will damage the existing character of the street. It is significant to note that the current condition of the narrowed right-of-way creates a natural TRAFFIC CALMING DEVICE and the condition of the tree canopy at that portion of the right-of-way would be severely diminished by the installation of curb and gutter. Elm Pl serves as a “cut through” from Idylwood RD to Gallows Rd at the morning rush hour and a less used cut through in the evening rush hour from Gallows to Idylwood.

JUSTIFICATION STATEMENT

8012 Elm Place,
Dunn Loring, VA 2202

Page 2

Environmental Impact Analysis:

The Applicant has prepared an Environmental Constraints Analysis. This analysis shows that the site has no significant environmental constraints. The existing vegetative ground cover is that of a maintained residential lot primarily consisting of a mowed lawn toward the frontage with a few landscaping shrubs surrounding the existing structure and mixed deciduous/coniferous trees throughout the site. There are no significant "live" specimen trees at the front of the property.

It is important to note as demonstrated on the GDP Sheet 1 of 4 (Area Map) and 4 of 4 (neighbor hood context) that the current street elevation and the styles of the homes on Elm Pl are of varying heights and eclectic stylistically. The proffered elevations indicate that the proposed structure will only slightly surpass the existing structure's height.

Facing south on Elm PL, beginning with the eastern most property there is an existing 30' tall large barn which is part of the "Porter House" (lots 47 and 48, also see A history of Dunn Loring), adjacent to that is an "over scale" bungalow on lot 49 (directly across our subject proposed new house), to it's right are three R-3 zoned lots with a modest brick rambler, a large tall undistinctive brick home and another modest rambler, beyond extending to Gallows are Three large homes on small lots (Mac Mansions) and a large green space.

On the northern side of Elm Pl, beginning with the Grimes Residence (lot 117) there is an existing home under renovation (future addition) and a large accessory structure (garage) directly next to our proposed new structure. To the left of our new structure is Dr. Casolaro's existing home which is not as high as the proposed new house and perhaps a little lower than the existing brick house to the left on lot 115. To the left are two not so small existing homes on lots 114 and 113. Beyond to Gallows Rd, form Arden St is a cluster Subdivision with extreme small lots and large homes.

It is important to note the current streetscape of Elm Pl is eclectic and includes homes and structures of varying styles and sizes, our proposed new house can not be stated as fitting in or not fitting in, there is just no mean from which to ascertain such a proposition. Our proposed structure is complementary in size with the current structure on lot 50A which sits on a smaller lot.

The proposed structure will be built in conformance with the International Residential Code (model Code) and in particular the section of the model code not adopted by the Virginia Statewide Uniform Building Code which deals with high energy efficient homes. This model code, among other things includes Energy Star appliances.

Historic Sites and Landmarks Analysis:

The surrounding Dunn Loring area's historic nature is documented. No historical or cultural resource is apparent from a visual inspection of the property. The Applicant requests a waiver of any archeological studies for this parcel as part of this rezoning.

Water and Sanitary Sewer Analysis and Plan:

The applicant proposes to connect to public water service and sewer. Public water and sewer is available to the site. The Applicant will connect the site to public water service.

JUSTIFICATION STATEMENT

8012 Elm Place,
Dunn Loring, VA 2202
Page 3

Public Facilities Analysis and Plan:

This application proposes one new single family dwelling; the impact on the County's public facilities will not be significant.

General Landscape and Open Space Plan:

All efforts will be made to save trees adjacent to the property line that are healthy and to preserve as many trees not impacted by new construction of the dwelling or storm water management devices. There are no specimen trees on the front portion of the property. The location of the structure has been moved further back of the property by 5' to increase the front yard and the foot print has been reduce by 10 percent.

Development Phasing Plan:

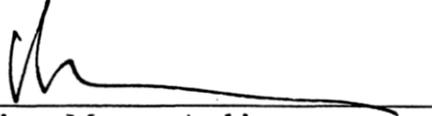
Not applicable. This project is too small to be developed in phases.

Architectural Plan:

Building elevations are provided on sheet 4 of 4 and are listed as a proffer.

9.9.09

DATE



Victor Montes, Architect
Architect / Agent for Applicant

1. Residential infill is appropriate in the area bounded by Cedar Lane, Gallows Road, Idylwood Road and Electric Avenue at 4-5 dwelling units per acre. This area should be buffered from existing commercial uses.
2. Parcels fronting on both sides of Amanda Place are planned for 3-4 dwelling units per acre. As an option, if an acceptable redevelopment plan is submitted that fully consolidates all of the parcels along Amanda Place, consideration may be given for a residential density range of 5-8 dwelling units per acre.

As an option, single-family detached housing at 4-6 dwelling units per acre may be appropriate on Tax Map Parcels 49-1((1))32, 32A, 33, 34, 39, 40, 40A, 40B and 41 to foster coordinated development of this land if the following conditions are met:

- Development should have substantial and logical consolidation, with any unconsolidated parcels able to integrate into any previous consolidation and develop in a similar manner;
 - Development above 5 dwelling units per acres should only occur if full consolidation is achieved; and
 - Internal open space should maximize opportunities to save mature trees on site.
3. A single-family detached residential density of 2-3 dwelling units per acre is planned for the area bounded by Electric Avenue to the north, Williams Avenue to the east, Idylwood Road to the south and the Tysons Woods subdivision to the west. As an option, single-family detached residential uses at 3-4 dwelling units per acre may be appropriate if substantial land consolidation of small lots to a minimum consolidated size of eight acres is achieved and an efficient internal vehicular circulation system is provided.
 4. The portion of the sector south of Railroad Street, north of Cottage Street, west of I-495 and east of Gallows Road is planned for residential use at 3-4 dwelling units per acre. Development above the low end of the Plan density range should meet the following conditions:
 - Provision of a substantial landscaped screen to ensure the elimination of any adverse visual impact upon nearby residentially planned areas from Gallows Road and the commercially-zoned parcel in the southeast quadrant of Gallows Road and Railroad Street;
 - Substantial consolidation of adjacent parcels to ensure coordinated development; and
 - Provision of coordinated vehicular access so as not to exacerbate traffic flow along Gallows Road. See Figure 23 for Transportation access recommendations.
 5. In view of their proximity to Gallows Road and planned commercial activity, Parcels 39-4((1))73 and 74; 39-4((38)) and 39-4((11))2, 3 and A, located between Gallows Road and Arden Street, north of Railroad Street, and south of the intersection of Gallows Road and Wolfrap Road, are planned for residential development at 4-5 dwelling units per acre. Development above the low end of the Plan density range should meet the following conditions:



County of Fairfax, Virginia

MEMORANDUM

August 28, 2009

TO: Regina Coyle, Director
Zoning Evaluation Division, DPZ

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

SUBJECT: Environmental Assessment: RZ 2009-PR-005
Casolaro

*PGN by
MJS*

This memorandum, prepared by Mary Ann Welton, 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 Generalized Development Plan (GDP) Plan dated August 5, 2009. Possible solutions to remedy identified issues are suggested. Other solutions may be acceptable, provided that they achieve the desired degree of mitigation and are in harmony 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:

Fairfax County Comprehensive Plan, 2007 Edition, Policy Plan, Environment, as amended through February 25, 2008, on pages 7-8, the Plan 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 k. For new development and redevelopment, apply better site design and low impact development (LID) techniques. . . .

- Minimize the amount of impervious surface created.
- Site buildings to minimize impervious cover associated with driveways and parking areas and to encourage tree preservation.
- Where feasible, convey drainage from impervious areas into pervious areas. . . .
Encourage fulfillment of tree cover requirements through tree preservation instead of replanting where existing tree cover permits. Commit to tree preservation thresholds that exceed the minimum Zoning Ordinance requirements. . . .
- Encourage the use of innovative BMPs and infiltration techniques of stormwater management where site conditions are appropriate, if consistent with County requirements.
- Apply nonstructural best management practices and bioengineering practices where site conditions are appropriate, if consistent with County requirements.
- Encourage shared parking between adjacent land uses where permitted.
- Where feasible and appropriate, encourage the use of pervious parking surfaces in low-use parking areas.
- Maximize the use of infiltration landscaping within streetscapes consistent with County and State requirements. . . .

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.”

Fairfax County Comprehensive Plan, 2007 Edition, Policy Plan, Environment, as amended through February 25, 2008, on page 10, the Plan 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. . . .”

Fairfax County Comprehensive Plan, 2007 Edition, Policy Plan, Environment, as amended through February 25, 2008, on page 16, the Plan 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.”

Fairfax County Comprehensive Plan, 2007 Edition, Policy Plan, Environment, as amended through February 25, 2008, on pages 17 and 18, the Plan states:

“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. . . .”

ENVIRONMENTAL ANALYSIS

This section characterizes the environmental concerns raised by an evaluation of this site and the proposed development. 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/Best Management Practices (SWM/BMP) and Adequate Outfall:

The 1.33-acre subject property is proposed to be rezoned from R-1 to R-2 in order to subdivide and develop a second house resulting in an overall density of 1.5 dwelling unit per acre. The property falls within the Cameron Run Watershed. One bioretention facility is proposed for each lot to accommodate water quality control requirements. According to the SWM/BMP narrative included in the generalized development plan, the applicant is seeking a waiver of water quantity control requirements. In the event a waiver is not granted, the applicant is encouraged to identify and depict the location of a water quantity control measure(s) on the generalized development plan.

An outfall narrative, included with this revised submission, states that the drainage pattern for the site flows to a natural swale which traverses from west to east on the north side of the subject property, drains to an adjacent property and ultimately outfalls into an inlet on Sandburg Street. If the site is developed, as proposed, according to the applicant some of the site flow may be routed through a bio-retention trench for retention and treatment. Stormwater management/best management practice measures and waivers as well as outfall adequacy are subject to review and approval by the Department of Public Works and Environmental Services.

Green Building Practices: If the new house is equipped with appliances, the applicant is encouraged to commit to the installation of energy star appliances.

Tree Preservation/Restoration: The subject property is densely vegetated with predominately deciduous trees. The limits of clearing and grading for the proposed new house on Lot 2 will result in the loss of some significant specimen trees located in the front yard. The applicant is encouraged to reduce the footprint of the proposed house, decrease the amount of impervious surface especially associated with the proposed driveway, and re-locate the house further away from Elm Place in order to preserve specimen trees.

A tree inventory has been provided with the current plan, but the legend does not identify tree caliper, species and condition. This information is needed for the evaluation of tree preservation for this application.

COUNTYWIDE TRAILS MAP:

The Countywide Trails Plan map does not depict any trails immediately adjacent to the subject property.

PGN: MAW



County of Fairfax, Virginia

MEMORANDUM

DATE: November 12, 2009

TO: Kelli Goddard-Sobers, Staff Coordinator
Zoning Evaluation Division
Department of Planning and Zoning

FROM: Beth Forbes, Stormwater Engineer *BF*
Environmental and Site Review Division
Department of Public Works and Environmental Services

SUBJECT: Rezoning Application #RZ 2009-PR-005, Casolaro Property, General Development Plat dated October 29, 2009, LDS Project #2829-ZONA-001-4, Tax Map #039-4-01-0116, Providence District

We have reviewed the subject application and offer the following comments.

Chesapeake Bay Preservation Ordinance (CBPO)

There is no Resource Protection Area (RPA) on this site.

Water quality controls are required. Infiltration trenches are shown on each lot. A PFM modification allowing the trenches to be located on individual single-family lots would make it possible to provide the required controls. This modification is likely to be approved.

The results of an infiltration test performed near the northeastern corner of the lot submitted demonstrates that the area would not likely support infiltration; the restricted-outfall pipes (PFM Plate 85-6) may be necessary for the facilities to provide adequate controls. The clearing limits shown on the plat would need to be extended for the construction of the outfall pipes from the infiltration trenches; the construction of the outfall pipes would occur within the tree save area.

Floodplain

There are no floodplains on the property.

Downstream Drainage Complaints

There are no downstream drainage complaints on file.

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 711 • FAX 703-324-8359



Kelli Goddard-Sobers, Staff Coordinator
Rezoning Application #RZ 2009-PR-005, Casolaro Property
November 12, 2009
Page 2 of 3

Stormwater Detention

The applicant indicates a modification to allow infiltration trenches on individual single-family lots will be pursued in order to provide detention. This modification is likely to be approved.

Site Outfall

An outfall statement has been provided. Before any subdivision can be approved, a demonstration of adequate outfall meeting the requirements in PFM Section 6-0204 must be provided.

Please contact me at 703-324-1720 if you have any questions or require additional information.

BF/

cc: Craig Carinci, Director, Stormwater Planning Division, DPWES
Jeremiah Stonefield, Chief, Stormwater & Geotechnical Section, ESRD, DPWES
Zoning Application File



County of Fairfax, Virginia

MEMORANDUM

August 26, 2009

TO: Kelli-Mae Goddard-Sobers, Staff Coordinator
Zoning Evaluation Division, DPZ

FROM: Todd Nelson, Urban Forester II 
Forest Conservation Branch, DPWES

SUBJECT: 8012 Elm Place; RZ 2009-PR-005

RE: Request for assistance dated August 10, 2009

This review is based on the Generalized Development Plan (GDP) 2009-PR-005 stamped "Received, Department of Planning and Zoning, August 6, 2009". A site visit was conducted on March 23, 2009, as part of a review on the GDP stamped "Received, Department of Planning and Zoning, February 11, 2009"

General Comment: Comments on the previously submitted GDP were provided to you in my memos dated March 27, 2009, and May 20, 2009. Additional comments and recommendations are based on the tree canopy calculations.

- Comment:** The 4,137 square feet identified as existing tree canopy to remain is unclear. In accordance with PFM 12-0403.3 Pre-Development Tree Condition Standards, trees designated to be preserved shall be in fair to excellent condition at the time of plan submission. In addition, in accordance with PFM 12-0403.2B, trees that do not meet the pre-development standards for structural integrity and health shall not be afforded tree canopy cover credits for purposes of meeting 10-year canopy requirements.

Recommendation: Individual trees included in the 4,137 square feet of existing tree canopy to remain should be clearly identified on the Tree Preservation Plan and should be in conformance with PFM 12-0403.3 and 12-0403.2B.

- Comment:** Information identified in the 10-Year Tree Canopy Calculation Worksheet is inconsistent. Line D1 identifies 6,642 square feet of canopy to be met through planting, yet lines D17 and E2 identify 0 square feet of total canopy to be met/provided through tree planting.

Recommendation: A revised "10-year Tree Canopy Calculation" worksheet should be provided to include the square feet of canopy to be met through tree planting. If 4,137

Department of Public Works and Environmental Services
Land Development Services, Urban Forest Management Division
12055 Government Center Parkway, Suite 518
Fairfax, Virginia 22035-5503
Phone 703-324-1770, TTY: 703-324-1877, Fax: 703-803-7769
www.fairfaxcounty.gov/dpwes



square feet will be met through tree preservation, the remaining 6,642 square feet is required to be met through tree planting. In addition, a landscape plan should be provided identifying how the 6,641 square feet will be met through tree planting.

- 3. Comment:** It does not appear draft proffers have been provided. Given the nature of the tree cover on this site, and depending upon the ultimate development configuration provided, several proffers will be instrumental in assuring adequate tree preservation and protection throughout the development process.

Recommendation: Recommend the following proffer language to ensure effective tree preservation:

Tree Preservation: "The applicant shall submit a Tree Preservation Plan and Narrative as part of the first and all subsequent site plan submissions. The preservation plan and narrative shall be prepared by a Certified Arborist or a Registered Consulting Arborist, and shall be subject to the review and approval of the Urban Forest Management Division, DPWES.

The tree preservation plan shall include a tree inventory that identifies the location, species, critical root zone, size, crown spread and condition analysis percentage rating for all individual trees to be preserved, as well as all on and off-site trees, living or dead with trunks 8 inches in diameter and greater (measured at 4 ½ -feet from the base of the trunk or as otherwise allowed in the latest edition of the Guide for Plant Appraisal published by the International Society of Arboriculture) located within 25 feet to either side of the limits of clearing and grading. 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 GDP and those additional areas in which trees can be preserved as a result of final engineering. The tree preservation plan and narrative shall include all items specified in PFM 12-0506 and 12-0508. 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."

Tree Preservation Walk-Through. "The Applicant shall retain the services of a certified arborist or landscape architect, and shall have the limits of clearing and grading 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 chain saw 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."

Limits of Clearing and Grading. "The Applicant shall conform strictly to the limits of clearing and grading as shown on the GDP, subject to allowances specified in these proffered 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 GDP, they shall be located in the least disruptive manner necessary as determined by the UFMD, DPWES. A replanting plan shall be developed and implemented, subject to approval by the UFMD, DPWES, for any areas protected by the limits of clearing and grading that must be disturbed for such trails or utilities."

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 the UFMD, DPWES."

Root Pruning. "The Applicant shall root prune, as needed to comply with the tree preservation requirements of these proffers. 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 the 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.
- An UFMD, DPWES, representative shall be informed when all root pruning and tree protection fence installation is complete."

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 as proffered and as approved by the 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 be described and detailed in the Landscaping and Tree Preservation Plan, and reviewed and approved by the UFMD, DPWES."

Please contact me at 703-324-1770 if you have any questions.

TLN/
UFMID #: 144602

cc: RA File
DPZ File

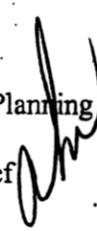


County of Fairfax, Virginia

MEMORANDUM

DATE: April 8, 2009

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

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

FILE: 3-4 (RZ 2009-PR-005)

SUBJECT: Transportation Impact

REFERENCE: RZ 2009-PR-005, Anthony Casolaro
Traffic Zone: 1535
Land Identification Map: 39-4 ((01)) 116

Transmitted herewith are comments from the Department of Transportation with respect to the referenced application. These comments are based on the plat dated February 8, 2009.

The applicant proposes to rezone approximately 1.33 acres from the R-1 District and the R-2 District to subdivide one lot into two lots to construct two detached single family residential units.

This department has reviewed the subject application and offers the following comments:

- The applicant should combine the two proposed accesses into one access to Elm Place.
- The applicant should provide frontage improvements along the site on Elm Place at 18-ft. from centerline, including curb and gutter.
- Right-of-way dedication should be provided at 29-ft. from centerline, included within should be a 5-ft. wide sidewalk.

cc: AKR;ak W:rz2009PR005AnthonyCasolaro
cc: Michele Brickner, Director, DPW & ES



Department of Facilities and Transportation Services

FAIRFAX COUNTY
PUBLIC SCHOOLS

Office of Facilities Planning
10640 Page Avenue
Fairfax, Virginia 22030

TO: Regina Coyle, Director ✓
Fairfax County Department of Planning & Zoning
Zoning Evaluation Division

FROM: Denise M. James, Director *DMJ*
Office of Facilities Planning Services

SUBJECT: RZ 2009-PR-005

DATE: March 11, 2009

PLANNING AREA: 2986, Cluster II

ACREAGE: 1.32 acres

TAX MAP: 39-4 ((1)) 116

PROPOSAL: The nomination proposes to rezone property from the R-1 to the R-2 District to permit the development of a new dwelling.

COMMENTS: The proposed rezoning is within the Stenwood Elementary School, Kilmer Middle School, and Marshall High School boundaries. The chart below shows the existing school capacity, enrollment, and projected five year enrollment.

School	Capacity	Enrollment (9/30/08)	2009-2010 Projected Enrollment	Capacity Balance 2009-2010	2013-14 Projected Enrollment	Capacity Balance 2013-14
Stenwood ES	569	466	492	77	531	119
Kilmer MS	1019	1046	1031	-12	1200	-181
Marshall HS	1490	1384	1467	23	1503	-13

The rezoning application proposes to rezone property from the R-1 to the R-2 District to permit the development of a new dwelling. The existing dwelling would remain.

The chart below shows the anticipated number of projected students by school level from this rezoning.

School level	Single family dwelling ratio	Proposed number of units	Student yield
Elementary	.239	1	0
Middle	.069	1	0
High	.172	1	0
			0 total

SUMMARY: There are no anticipated students from this proposed rezoning and would not justify a suggested proffer contribution. However, the developer is not precluded from making a proffer contribution to the schools serving the property.

Attachment: Locator Maps

cc: Phillip A. Niedzielski-Eichner, School Board Member, Providence District
Illryong Moon, School Board Member, At-Large
James L. Raney, School Board Member, At-Large
Martina A. Hone, School Board Member, At-Large
Dean Tistadt, Chief Operating Officer, FCPS
Phyllis Pajardo, Cluster II Assistant Superintendent
Laraine Edwards, Principal, Stenwood Elementary School
Deborah Hernandez, Principal, Kilmer Middle School
Jay W. Pearson, Principal, Marshall High School



FAIRFAX COUNTY PARK AUTHORITY

MEMORANDUM

TO: Regina M. Coyle, Director
Zoning Evaluation Division
Department of Planning and Zoning

FROM: Sandy Stallman, Manager
Park Planning Branch 

DATE: March 23, 2009

SUBJECT: RZ 2009-PR-005 - 8012 Elm Place
Tax Map Number: 39-4 ((1)) 116

BACKGROUND

The Park Authority staff has reviewed the proposed Development Plan dated February 8, 2009, for the above referenced application. The applicant proposes to rezone from R-1 to R-2 an existing 1.3-acre lot and add a new single-family home. Based on an average single-family household size of 2.91 in the Vienna Planning District, the development could add 3 new residents (1 new x 2.91 = 3) to the Providence Supervisory District.

COMPREHENSIVE PLAN CITATIONS

1. Park Services and New Development (The Policy Plan, Parks and Recreation Objective 6, p. 8)

“Objective 6: Ensure the mitigation of adverse impacts to park and recreation facilities and service levels caused by growth and land development through the provision of proffers, conditions, contributions, commitments, and land dedication.”

“Policy a: Offset residential development impacts to parks and recreation resources, facilities and service levels based on the adopted facility service level standards (Appendix 2). The provision of suitable new park and recreational lands and facilities will be considered in the review of land development proposals in accordance with Residential Development Criteria - Appendix 9 of the Land Use element of the Countywide Policy Plan.”

“Policy b: To implement Policy a. above, residential land development should include provisions for contributions, or dedication, to the Park Authority of usable parkland and facilities, public trails, development of recreational facilities on

private open space, and/or provision of improvements at existing nearby park facilities.”

2. **Resource Protection** (The Policy Plan, Parks and Recreation Objectives 2 & 5, pp. 5-7)

“Objective 2: Protect appropriate land areas in a natural state to ensure preservation of significant and sensitive natural resources.”

“Policy g: Protect parklands from encroachments and minimize adverse human impacts to natural areas.”

“Policy j: Minimize adverse impacts of development on water resources and stream valleys.”

“Policy k: Minimize the effects of storm water outfalls on parkland.”

“Objective 5: Ensure the long term protection, preservation and sustainability of park resources.”

“Policy a: Protect parklands from adverse impacts of off-site development and uses. Specifically, identify impacts from development proposals that may negatively affect parklands and private properties under protective easements and require mitigation and/or restoration measures, as appropriate.”

ANALYSIS AND RECOMMENDATIONS

Recreational Impact:

Currently, there are five parks located near this development. There is a need for all types of parkland and recreational facilities in the Vienna Planning District. Existing nearby parks (Briarcliff, Dunn Loring, Idylwood, South Railroad Street, and Tysons Woods) meet only a portion of the demand for parkland generated by residential development in Vienna. In addition, this development is in walking distance of South Railroad Street Park, which was recently master planned. Some of the planned facilities for this park have not yet been built at this park.

With the Countywide Comprehensive Policy Plan as a guide (Appendix 9, #6 of the Land Use section, as well as Objective 6, Policy a, b and c of the Parks and Recreation section), the Park Authority requests a fair share contribution of \$893 per new resident with any residential rezoning application to offset impacts to park and recreation service levels. This allows the Park Authority to build additional facilities needed as the population increases. To offset the additional impact caused by the proposed development, the applicant should contribute \$2,679 to the Park Authority for recreational facility development at one or more park sites located within the service area of the subject property.

Natural Resources Impact:

The Park Authority requests that the rain gardens shown on the applicant’s plan be designed so that discharge from the properties is not increased. Staff also requests that the rain gardens be

placed under a maintenance agreement that ensures no increased discharge from the properties, thus helping to ensure the stability of the historic brick culvert downstream.

SUMMARY OF RECOMMENDATIONS

- Contribute \$2,679 to the Park Authority for recreational facility development;
- Design the rain gardens to ensure no increased discharge from the properties;
- Provide a maintenance agreement for the rain gardens.

FCPA Reviewer: AG
DPZ Coordinator: RC

cc: Cindy Walsh, Director, Resource Management Division
Liz Crowell, Manager, Cultural Resource Management & Protection Section
Chron Binder
File Copy

Fairfax Water

FAIRFAX COUNTY WATER AUTHORITY
8560 Arlington Boulevard, Fairfax, Virginia 22031
www.fairfaxwater.org

**PLANNING & ENGINEERING
DIVISION**

Jamie Bain Hedges, P.E.
Director
(703) 289-6325
Fax (703) 289-6382

March 13, 2009

Ms. Regina Coyle, Director
Fairfax County Department of Planning and Zoning
12055 Government Center Parkway, Suite 801
Fairfax, Virginia 22035-5505

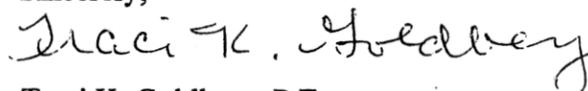
Re: RZ 2009-PR-005
8012 Elm Place

Dear Ms. Coyle:

Fairfax Water has reviewed the above noted Generalized Development Plan and has no comments.

If you have any questions regarding this information please contact Dave Guerra at 703-289-6343.

Sincerely,



Traci K. Goldberg, P.E.
Manager, Planning Department

Enclosure



County of Fairfax, Virginia

MEMORANDUM

DATE: February 27, 2009

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

FROM: Eric Fisher (246-3501)
Information Technology Section
Fire and Rescue Department

SUBJECT: Fire and Rescue Department Preliminary Analysis of Rezoning Application RZ 2009-PR-005

The following information is submitted in response to your request for a preliminary Fire and Rescue Department analysis for the subject:

1. The application property is serviced by the Fairfax County Fire and Rescue Department Station #413, **Dunn Loring**
2. After construction programmed _____ this property will be serviced by the fire station _____
3. In summary, the Fire and Rescue Department considers that the subject rezoning application property:
 - a. currently meets fire protection guidelines.
 - b. will meet fire protection guidelines when a proposed fire station becomes fully operational.
 - c. does not meet current fire protection guidelines without an additional facility; however, a future station is projected for this area.
 - d. does not meet current fire protection guidelines without an additional facility. The application property is _____ of a mile outside the fire protection guidelines. No new facility is currently planned for this area.

Proudly Protecting and
Serving Our Community

Fire and Rescue Department
4100 Chain Bridge Road
Fairfax, VA 22030
703-246-2126
www.fairfaxcounty.gov





County of Fairfax, Virginia

MEMORANDUM

DATE: March 16, 2009

TO: Staff Coordinator
Zoning Evaluation Division
Department of Planning & Zoning

FROM: Lana Tran (Tel: 703 324-5008)
Wastewater Planning & Monitoring Division
Department of Public Works & Environmental Services

SUBJECT: Sanitary Sewer Analysis Report

REFERENCE: Application No. RZ2009-PR-005
Tax Map No. 039-4-/01/ /0116

The following information is submitted in response to your request for a sanitary sewer analysis for above referenced application:

1. The application property is located in the Cameron Run (11) watershed. It would be sewer into the Alexandria Sanitation Authority (ASA).
2. Based upon current and committed flow, there is excess capacity in the ASA at this time. For purposes of this report, committed flow shall be deemed that for which fees have been paid, building permits have been issued, or priority reservations have been established by the Board of Supervisors. No commitment can be made, however, as to the availability of treatment capacity for the development of the subject property. Availability of treatment capacity will depend upon the current rate of construction and the timing for development of this site.
3. An existing 8 inch line located on the property is adequate for the proposed use at this time.
4. The following table indicates the condition of all related sewer facilities and the total effect of this application.

Sewer Network	Existing Use +Application		Existing Use + Application Previous Rezonings		Existing Use + Application + Comp Plan	
	Adeq.	Inadeq.	Adeq.	Inadeq.	Adeq.	Inadeq.
Collector	<u>X</u>	___	<u>X</u>	___	<u>X</u>	___
Submain	<u>X</u>	___	<u>X</u>	___	<u>X</u>	___
Main/Trunk	<u>X</u>	___	<u>X</u>	___	<u>X</u>	___
Interceptor	___	___	___	___	___	___
Outfall	___	___	___	___	___	___

5. Other pertinent information or comments:

Department of Public Works and Environmental Services
Wastewater Planning & Monitoring Division
12000 Government Center Parkway, Suite 358
Fairfax, VA 22035-0052
Phone: 703-324-5030, Fax: 703-324-3946



September 9, 2002

BOARD OF SUPERVISORS' ADOPTED
PLAN TEXT

Replace Appendix 9 of the Land Use Element of the Policy Plan (Pages 47 through 49) with the following:

RESIDENTIAL DEVELOPMENT CRITERIA

Fairfax County expects new residential development to enhance the community by: fitting into the fabric of the neighborhood, respecting the environment, addressing transportation impacts, addressing impacts on other public facilities, being responsive to our historic heritage, contributing to the provision of affordable housing and, being responsive to the unique site specific considerations of the property. To that end, the following criteria are to be used in evaluating zoning requests for new residential development. The resolution of issues identified during the evaluation of a specific development proposal is critical if the proposal is to receive favorable consideration.

Where the Plan recommends a possible increase in density above the existing zoning of the property, achievement of the requested density will be based, in substantial part, on whether development related issues are satisfactorily addressed as determined by application of these development criteria. Most, if not all, of the criteria will be applicable in every application; however, due to the differing nature of specific development proposals and their impacts, the development criteria need not be equally weighted. If there are extraordinary circumstances, a single criterion or several criteria may be overriding in evaluating the merits of a particular proposal. Use of these criteria as an evaluation tool is not intended to be limiting in regard to review of the application with respect to other guidance found in the Plan or other aspects that the applicant incorporates into the development proposal. Applicants are encouraged to submit the best possible development proposals. In applying the Residential Development Criteria to specific projects and in determining whether a criterion has been satisfied, factors such as the following may be considered:

- the size of the project
- site specific issues that affect the applicant's ability to address in a meaningful way relevant development issues
- whether the proposal is advancing the guidance found in the area plans or other planning and policy goals (e.g. revitalization).

When there has been an identified need or problem, credit toward satisfying the criteria will be awarded based upon whether proposed commitments by the applicant will significantly advance problem resolution. In all cases, the responsibility for demonstrating satisfaction of the criteria rests with the applicant.

1. Site Design:

All rezoning applications for residential development should be characterized by high quality site design. Rezoning proposals for residential development, regardless of the proposed density, will be evaluated based upon the following principles, although not all of the principles may be applicable for all developments.

- a) *Consolidation*: Developments should provide parcel consolidation in conformance with any site specific text and applicable policy recommendations of the Comprehensive Plan. Should the Plan text not specifically address consolidation, the nature and extent of any proposed parcel consolidation should further the integration of the development with adjacent parcels. In any event, the proposed consolidation should not preclude nearby properties from developing as recommended by the Plan.
- b) *Layout*: The layout should:
 - provide logical, functional and appropriate relationships among the various parts (e. g. dwelling units, yards, streets, open space, stormwater management facilities, existing vegetation, noise mitigation measures, sidewalks and fences);
 - provide dwelling units that are oriented appropriately to adjacent streets and homes;
 - include usable yard areas within the individual lots that accommodate the future construction of decks, sunrooms, porches, and/or accessory structures in the layout of the lots, and that provide space for landscaping to thrive and for maintenance activities;
 - provide logical and appropriate relationships among the proposed lots including the relationships of yards, the orientation of the dwelling units, and the use of pipestem lots;
 - provide convenient access to transit facilities;
 - Identify all existing utilities and make every effort to identify all proposed utilities and stormwater management outfall areas; encourage utility collocation where feasible.
- c) *Open Space*: Developments should provide usable, accessible, and well-integrated open space. This principle is applicable to all projects where open space is required by the Zoning Ordinance and should be considered, where appropriate, in other circumstances.
- d) *Landscaping*: Developments should provide appropriate landscaping: for example, in parking lots, in open space areas, along streets, in and around stormwater management facilities, and on individual lots.
- e) *Amenities*: Developments should provide amenities such as benches, gazebos, recreational amenities, play areas for children, walls and fences, special paving treatments, street furniture, and lighting.

2. Neighborhood Context:

All rezoning applications for residential development, regardless of the proposed density, should be designed to fit into the community within which the development is to be located. Developments should fit into the fabric of their adjacent neighborhoods, as evidenced by an evaluation of:

- transitions to abutting and adjacent uses;
- lot sizes, particularly along the periphery;
- bulk/mass of the proposed dwelling units;
- setbacks (front, side and rear);
- orientation of the proposed dwelling units to adjacent streets and homes;
- architectural elevations and materials;
- pedestrian, bicycle and vehicular connections to off-site trails, roadways, transit facilities and land uses;
- existing topography and vegetative cover and proposed changes to them as a result of clearing and grading.

It is not expected that developments will be identical to their neighbors, but that the development fit into the fabric of the community. In evaluating this criterion, the individual circumstances of the property will be considered: such as, the nature of existing and planned development surrounding and/or adjacent to the property; whether the property provides a transition between different uses or densities; whether access to an infill development is through an existing neighborhood; or, whether the property is within an area that is planned for redevelopment.

3. Environment:

All rezoning applications for residential development should respect the environment. Rezoning proposals for residential development, regardless of the proposed density, should be consistent with the policies and objectives of the environmental element of the Policy Plan, and will also be evaluated on the following principles, where applicable.

- a) *Preservation:* Developments should conserve natural environmental resources by protecting, enhancing, and/or restoring the habitat value and pollution reduction potential of floodplains, stream valleys, EQCs, RPAs, woodlands, wetlands and other environmentally sensitive areas.
- b) *Slopes and Soils:* The design of developments should take existing topographic conditions and soil characteristics into consideration.
- c) *Water Quality:* Developments should minimize off-site impacts on water quality by commitments to state of the art best management practices for stormwater management and low-impact site design techniques.
- d) *Drainage:* The volume and velocity of stormwater runoff from new development should be managed in order to avoid impacts on downstream properties. Where

drainage is a particular concern, the applicant should demonstrate that off-site drainage impacts will be mitigated and that stormwater management facilities are designed and sized appropriately. Adequate drainage outfall should be verified, and the location of drainage outfall (onsite or offsite) should be shown on development plans.

- e) *Noise*: Developments should protect future and current residents and others from the adverse impacts of transportation generated noise.
- f) *Lighting*: Developments should commit to exterior lighting fixtures that minimize neighborhood glare and impacts to the night sky.
- g) *Energy*: Developments should use site design techniques such as solar orientation and landscaping to achieve energy savings, and should be designed to encourage and facilitate walking and bicycling.

4. Tree Preservation and Tree Cover Requirements:

All rezoning applications for residential development, regardless of the proposed density, should be designed to take advantage of the existing quality tree cover. If quality tree cover exists on site as determined by the County, it is highly desirable that developments meet most or all of their tree cover requirement by preserving and, where feasible and appropriate, transplanting existing trees. Tree cover in excess of ordinance requirements is highly desirable. Proposed utilities, including stormwater management and outfall facilities and sanitary sewer lines, should be located to avoid conflicts with tree preservation and planting areas.

5. Transportation:

All rezoning applications for residential development should implement measures to address planned transportation improvements. Applicants should offset their impacts to the transportation network. Accepted techniques should be utilized for analysis of the development's impact on the network. Residential development considered under these criteria will range widely in density and, therefore, will result in differing impacts to the transportation network. Some criteria will have universal applicability while others will apply only under specific circumstances. Regardless of the proposed density, applications will be evaluated based upon the following principles, although not all of the principles may be applicable.

- a) *Transportation Improvements*: Residential development should provide safe and adequate access to the road network, maintain the ability of local streets to safely accommodate traffic, and offset the impact of additional traffic through commitments to the following:
 - Capacity enhancements to nearby arterial and collector streets;
 - Street design features that improve safety and mobility for non-motorized forms of transportation;
 - Signals and other traffic control measures;

- Development phasing to coincide with identified transportation improvements;
 - Right-of-way dedication;
 - Construction of other improvements beyond ordinance requirements;
 - Monetary contributions for improvements in the vicinity of the development.
- b) *Transit/Transportation Management:* Mass transit usage and other transportation measures to reduce vehicular trips should be encouraged by:
- Provision of bus shelters;
 - Implementation and/or participation in a shuttle bus service;
 - Participation in programs designed to reduce vehicular trips;
 - Incorporation of transit facilities within the development and integration of transit with adjacent areas;
 - Provision of trails and facilities that increase safety and mobility for non-motorized travel.
- c) *Interconnection of the Street Network:* Vehicular connections between neighborhoods should be provided, as follows:
- Local streets within the development should be connected with adjacent local streets to improve neighborhood circulation;
 - When appropriate, existing stub streets should be connected to adjoining parcels. If street connections are dedicated but not constructed with development, they should be identified with signage that indicates the street is to be extended;
 - Streets should be designed and constructed to accommodate safe and convenient usage by buses and non-motorized forms of transportation;
 - Traffic calming measures should be implemented where needed to discourage cut-through traffic, increase safety and reduce vehicular speed;
 - The number and length of long, single-ended roadways should be minimized;
 - Sufficient access for public safety vehicles should be ensured.
- d) *Streets:* Public streets are preferred. If private streets are proposed in single family detached developments, the applicant shall demonstrate the benefits for such streets. Applicants should make appropriate design and construction commitments for all private streets so as to minimize maintenance costs which may accrue to future property owners. Furthermore, convenience and safety issues such as parking on private streets should be considered during the review process.
- e) *Non-motorized Facilities:* Non-motorized facilities, such as those listed below, should be provided:
- Connections to transit facilities;
 - Connections between adjoining neighborhoods;
 - Connections to existing non-motorized facilities;
 - Connections to off-site retail/commercial uses, public/community facilities, and natural and recreational areas;

- An internal non-motorized facility network with pedestrian and natural amenities, particularly those included in the Comprehensive Plan;
 - Offsite non-motorized facilities, particularly those included in the Comprehensive Plan;
 - Driveways to residences should be of adequate length to accommodate passenger vehicles without blocking walkways;
 - Construction of non-motorized facilities on both sides of the street is preferred. If construction on a single side of the street is proposed, the applicant shall demonstrate the public benefit of a limited facility.
- f) *Alternative Street Designs*: Under specific design conditions for individual sites or where existing features such as trees, topography, etc. are important elements, modifications to the public street standards may be considered.

6. Public Facilities:

Residential development impacts public facility systems (i.e., schools, parks, libraries, police, fire and rescue, stormwater management and other publicly owned community facilities). These impacts will be identified and evaluated during the development review process. For schools, a methodology approved by the Board of Supervisors, after input and recommendation by the School Board, will be used as a guideline for determining the impact of additional students generated by the new development.

Given the variety of public facility needs throughout the County, on a case-by-case basis, public facility needs will be evaluated so that local concerns may be addressed.

All rezoning applications for residential development are expected to offset their public facility impact and to first address public facility needs in the vicinity of the proposed development. Impact offset may be accomplished through the dedication of land suitable for the construction of an identified public facility need, the construction of public facilities, the contribution of specified in-kind goods, services or cash earmarked for those uses, and/or monetary contributions to be used toward funding capital improvement projects. Selection of the appropriate offset mechanism should maximize the public benefit of the contribution.

Furthermore, phasing of development may be required to ensure mitigation of impacts.

7. Affordable Housing:

Ensuring an adequate supply of housing for low and moderate income families, those with special accessibility requirements, and those with other special needs is a goal of the County. Part 8 of Article 2 of the Zoning Ordinance requires the provision of Affordable Dwelling Units (ADUs) in certain circumstances. Criterion #7 is applicable to all rezoning applications and/or portions thereof that are not required to provide any Affordable Dwelling Units, regardless of the planned density range for the site.

- a) *Dedication of Units or Land*: If the applicant elects to fulfill this criterion by providing affordable units that are not otherwise required by the ADU Ordinance: a

maximum density of 20% above the upper limit of the Plan range could be achieved if 12.5% of the total number of single family detached and attached units are provided pursuant to the Affordable Dwelling Unit Program; and, a maximum density of 10% or 20% above the upper limit of the Plan range could be achieved if 6.25% or 12.5%, respectively of the total number of multifamily units are provided to the Affordable Dwelling Unit Program. As an alternative, land, adequate and ready to be developed for an equal number of units may be provided to the Fairfax County Redevelopment and Housing Authority or to such other entity as may be approved by the Board.

- b) *Housing Trust Fund Contributions*: Satisfaction of this criterion may also be achieved by a contribution to the Housing Trust Fund or, as may be approved by the Board, a monetary and/or in-kind contribution to another entity whose mission is to provide affordable housing in Fairfax County, equal to 0.5% of the value of all of the units approved on the property except those that result in the provision of ADUs. This contribution shall be payable prior to the issuance of the first building permit. For for-sale projects, the percentage set forth above is based upon the aggregate sales price of all of the units subject to the contribution, as if all of those units were sold at the time of the issuance of the first building permit, and is estimated through comparable sales of similar type units. For rental projects, the amount of the contribution is based upon the total development cost of the portion of the project subject to the contribution for all elements necessary to bring the project to market, including land, financing, soft costs and construction. The sales price or development cost will be determined by the Department of Housing and Community Development, in consultation with the Applicant and the Department of Public Works and Environmental Services. If this criterion is fulfilled by a contribution as set forth in this paragraph, the density bonus permitted in a) above does not apply.

8. Heritage Resources:

Heritage resources are those sites or structures, including their landscape settings, that exemplify the cultural, architectural, economic, social, political, or historic heritage of the County or its communities. Such sites or structures have been 1) listed on, or determined eligible for listing on, the National Register of Historic Places or the Virginia Landmarks Register; 2) determined to be a contributing structure within a district so listed or eligible for listing; 3) located within and considered as a contributing structure within a Fairfax County Historic Overlay District; or 4) listed on, or having a reasonable potential as determined by the County, for meeting the criteria for listing on, the Fairfax County Inventories of Historic or Archaeological Sites.

In reviewing rezoning applications for properties on which known or potential heritage resources are located, some or all of the following shall apply:

- a) Protect heritage resources from deterioration or destruction until they can be documented, evaluated, and/or preserved;
- b) Conduct archaeological, architectural, and/or historical research to determine the presence, extent, and significance of heritage resources;

- c) Submit proposals for archaeological work to the County for review and approval and, unless otherwise agreed, conduct such work in accordance with state standards;
- d) Preserve and rehabilitate heritage resources for continued or adaptive use where feasible;
- e) Submit proposals to change the exterior appearance of, relocate, or demolish historic structures to the Fairfax County Architectural Review Board for review and approval;
- f) Document heritage resources to be demolished or relocated;
- g) Design new structures and site improvements, including clearing and grading, to enhance rather than harm heritage resources;
- h) Establish easements that will assure continued preservation of heritage resources with an appropriate entity such as the County's Open Space and Historic Preservation Easement Program; and
- i) Provide a Fairfax County Historical Marker or Virginia Historical Highway Marker on or near the site of a heritage resource, if recommended and approved by the Fairfax County History Commission.

ROLE OF DENSITY RANGES IN AREA PLANS

Density ranges for property planned for residential development, expressed generally in terms of dwelling units per acre, are recommended in the Area Plans and are shown on the Comprehensive Plan Map. Where the Plan text and map differ, the text governs. In defining the density range:

- the "base level" of the range is defined as the lowest density recommended in the Plan range, i.e., 5 dwelling units per acre in the 5-8 dwelling unit per acre range;
- the "high end" of the range is defined as the base level plus 60% of the density range in a particular Plan category, which in the residential density range of 5-8 dwelling units per acre would be considered as 6.8 dwelling units per acre and above; and,
- the upper limit is defined as the maximum density called for in any Plan range, which, in the 5-8 dwelling unit per acre range would be 8 dwelling units per acre.
- In instances where a range is not specified in the Plan, for example where the Plan calls for residential density up to 30 dwelling units per acre, the density cited in the Plan shall be construed to equate to the upper limit of the Plan range, and the base level shall be the upper limit of the next lower Plan range, in this instance, 20 dwelling units per acre.

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Refer to Article 9, Special Exceptions, Part 6, Miscellaneous Provisions Requiring Board of Supervisors' Approval, for provisions which may qualify or supplement these district regulations.

3-205**Use Limitations**

1. No sale of goods or products shall be permitted, except as accessory and incidental to a permitted, special permit or special exception use.
2. All uses shall comply with the performance standards set forth in Article 14.
3. Cluster subdivisions may be permitted in accordance with the provisions of Sect. 2-421.

3-206**Lot Size Requirements**

1. Minimum district size for cluster subdivisions: 2 acres
2. Average lot area
 - A. Conventional subdivision lot: 18,000 sq. ft.
 - B. Cluster subdivision lot: No Requirement
3. Minimum lot area
 - A. Conventional subdivision lot: 15,000 sq. ft.
 - B. Cluster subdivision lot: 13,000 sq. ft., except that if any portion of a cluster subdivision lot is located within 25 feet of a peripheral boundary of the cluster subdivision, and any portion of any lot located outside of the cluster subdivision that is contiguous to that cluster subdivision's peripheral boundary is zoned to a district that permits a maximum density equal to or less than 2 dwelling units per acre and contains a single family detached dwelling or is vacant, then such cluster subdivision lot shall contain a minimum lot area of 15,000 square feet. Notwithstanding the above, when the contiguous development is zoned to the PDH-2 District or to an R-2 District and is developed with and/or approved for a cluster subdivision, all lots within the proposed cluster subdivision shall contain a minimum lot area of 13,000 square feet.
4. Minimum lot width
 - A. Conventional subdivision lot:
 - (1) Interior lot - 100 feet
 - (2) Corner lot - 125 feet
 - B. Except as qualified below, cluster subdivision lot:
 - (1) Interior lot - No Requirement

RESIDENTIAL DISTRICT REGULATIONS

(2) Corner lot - 100 feet

If any portion of a cluster subdivision lot is located within 25 feet of a peripheral boundary of the cluster subdivision, and any portion of any lot located outside of the cluster subdivision that is contiguous to that peripheral cluster subdivision's boundary is zoned to a district that permits a maximum density equal to or less than 2 dwelling units per acre and contain a single family detached dwelling or is vacant, then such cluster subdivision lot shall contain a minimum lot width of 100 feet for interior lots and 125 feet for corner lots. Notwithstanding the above, when the contiguous development is zoned to the PDH-2 District or to an R-2 District and is developed with and/or approved for a cluster subdivision, all lots within the proposed cluster subdivision shall have no minimum required lot width for interior lots and shall contain a minimum lot width of 100 feet for corner lots.

3-207

Bulk Regulations

1. Maximum building height

- A. Single family dwellings: 35 feet
- B. All other structures: 60 feet

2. Minimum yard requirements

A. Single family dwellings

(1) Conventional subdivision lot

- (a) Front yard: 35 feet
- (b) Side yard: 15 feet
- (c) Rear yard: 25 feet

(2) Cluster subdivision lot

- (a) Front yard: 25 feet
- (b) Side yard: 8 feet, but a total minimum of 24 feet
- (c) Rear yard: 25 feet

B. All other structures

- (1) Front yard: Controlled by a 45° angle of bulk plane, but not less than 35 feet
- (2) Side yard: Controlled by a 40° angle of bulk plane, but not less than 15 feet

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- (3) Rear yard: Controlled by a 40° angle of bulk plane, but not less than 25 feet

3. Maximum floor area ratio:
 - A. 0.20 for uses other than residential or public
 - B. 0.25 for public uses

3-208 Maximum Density

Two (2) dwelling units per acre

3-209 Open Space

In subdivisions approved for cluster development, 25% of the gross area shall be open space

3-210 Affordable Dwelling Unit Developments

Affordable dwelling unit developments may consist of single family detached dwelling units, either in a conventional subdivision or cluster subdivision. Cluster subdivisions shall be subject to the approval of the Director in accordance with Sect. 2-421. In addition, single family attached dwelling units are permitted, provided that no more than thirty-five (35) percent of the total number of dwelling units allowed within the development shall be single family attached dwelling units. The following regulations shall apply to dwelling units in affordable dwelling unit developments:

1. Minimum lot area
 - A. Single family detached conventional subdivision lot: 12,000 sq. ft.
 - B. Single family detached cluster subdivision lot: 10,400 sq. ft., except that if any portion of a cluster subdivision lot is located within 25 feet of a peripheral boundary of the cluster subdivision and any portion of any lot located outside of the cluster subdivision that is contiguous to that cluster subdivision's peripheral boundary is zoned to a district that permits a maximum density equal to or less than 2 dwelling units per acre and contains a single family detached dwelling or is vacant, then such cluster subdivision lot shall contain a minimum lot area of 12,000 square feet. Notwithstanding the above, when the contiguous development is zoned to the PDH-2 District or to an R-2 District and is developed with and/or approved for a cluster subdivision, all lots within the proposed cluster subdivision shall contain a minimum lot area of 10,400 square feet.
 - C. Single family attached: No Requirement
2. Minimum lot width
 - A. Single family detached conventional subdivision lot:

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		