APPLICATION ACCEPTED: April 15, 2010
PLANNING COMMISSION: June 30, 2010
BOARD OF SUPERVISORS: July 27, 2010 @ 3:30 p.m.

County of Fairfax, Virginia

June 16, 2010

STAFF REPORT

SPECIAL EXCEPTION AMENDMENT APPLICATION SEA 83-V-076

MOUNT VERNON DISTRICT

APPLICANT:	Board of Supervisor's Own Motion
ZONING:	R-8
PARCEL(S):	107-4 ((1)) 34 and 107-4 ((5)) 4
ACREAGE:	7.70 acres
FAR:	Total – 13,880 square feet or .04 FAR Lorton Library – 9,923 square feet + Lorton Community Action Center *Existing* – 2,053 square feet *Proposed* – 1,904 square feet
PLAN MAP:	Public Facilities, Governmental and Institutional
SE CATEGORY:	Category 3, Public Benefit Association
PROPOSAL:	The applicant proposes to amend SE 83-V-076, previously approved for a public benefit association, to permit an accessory storage structure and site modifications.

STAFF RECOMMENDATION:

Staff recommends approval of SEA 83-V-076, subject to the proposed development conditions contained in Appendix 1.

Staff recommends approval of a waiver of all of the requirements of Sect. 17-201 of the Zoning Ordinance to permit what is shown on the SEA Plat.

Brenda J Cho

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/

Staff recommends approval of a modification of the transitional screening requirements along all property lines, in favor of that shown on the SEA Plat.

Staff recommends approval of a waiver of the barrier requirements along the eastern, western and southern property lines and a modification of the barrier requirement along the northern property line, in favor of that shown on the SEA Plat.

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

It should be further noted that the content of this report reflects the analysis and recommendations 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.

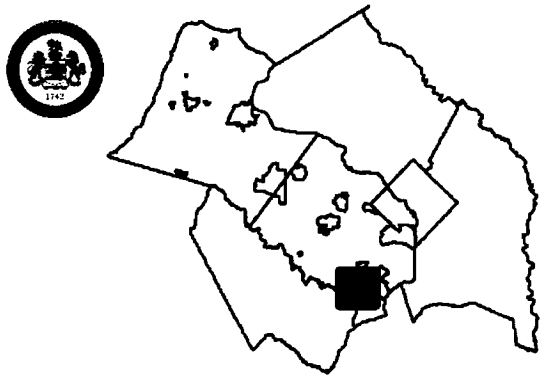
For information, contact the Zoning Evaluation Division, Department of Planning and Zoning, 12055 Government Center Parkway, Suite 801, Fairfax, Virginia 22035-5505, (703) 324-1290.

O:\bcho00\SEA\SEA 83-V-076\Repot Documents\Draft_Cover.doc

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

Special Exception Amendment

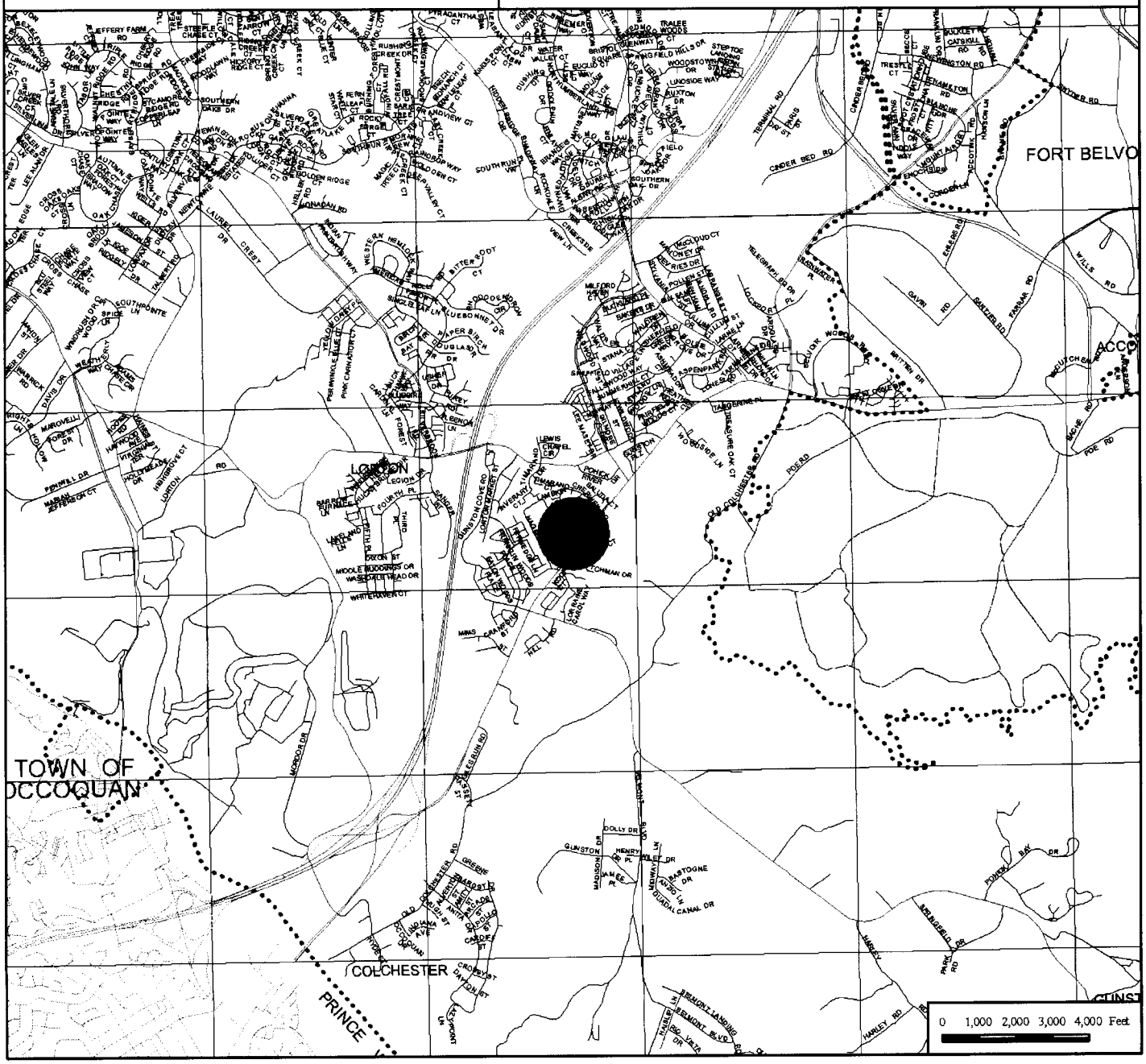
SEA 83-V -076



Applicant: BOARD OF SUPERVISOR'S OWN MOTION
Accepted: 04/15/2010
Proposed: AMEND SE 83-V-076 PREVIOUSLY FOR A PUBLIC BENEFIT ASSOCIATION TO PERMIT ACCESSORY CONSTRUCTION OF A STORAGE STRUCTURE AND SITE MODIFICATIONS

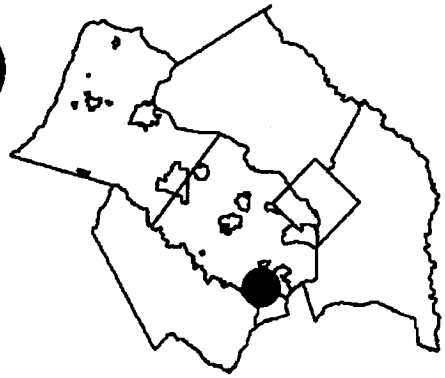
Area: 7.7 AC OF LAND; DISTRICT - MOUNT VERNON

Zoning Dist Sect: 03-0804
Art 9 Group and Use: 3-07
Located: 9518 RICHMOND HWY
Zoning: R- 8
Plan Area: 4,
Overlay Dist:
Map Ref Num: 107-4- /01/ /0034 /05/ /0004



Special Exception Amendment

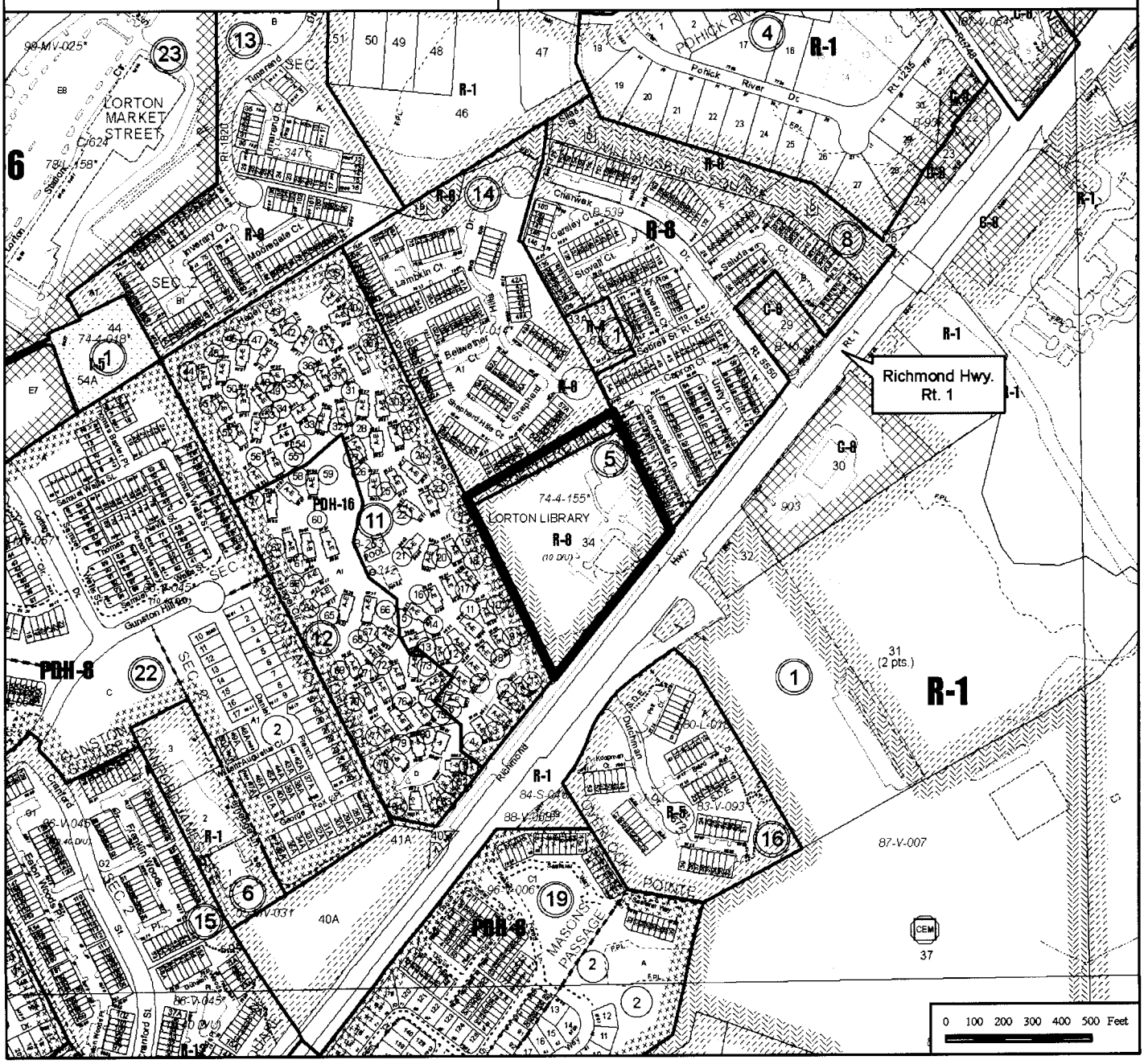
SEA 83-V -076



Applicant: BOARD OF SUPERVISOR'S OWN MOTION
Accepted: 04/15/2010
Proposed: AMEND SE 83-V-076 PREVIOUSLY FOR A PUBLIC BENEFIT ASSOCIATION TO PERMIT ACCESSORY CONSTRUCTION OF A STORAGE STRUCTURE AND SITE MODIFICATIONS

Area: 7.7 AC OF LAND; DISTRICT - MOUNT VERNON

Zoning Dist Sect: 03-0804
Art 9 Group and Use: 3-07
Located: 9518 RICHMOND HWY
Zoning: R- 8
Plan Area: 4,
Overlay Dist:
Map Ref Num: 107-4- /01/ /0034 /05/ /0004

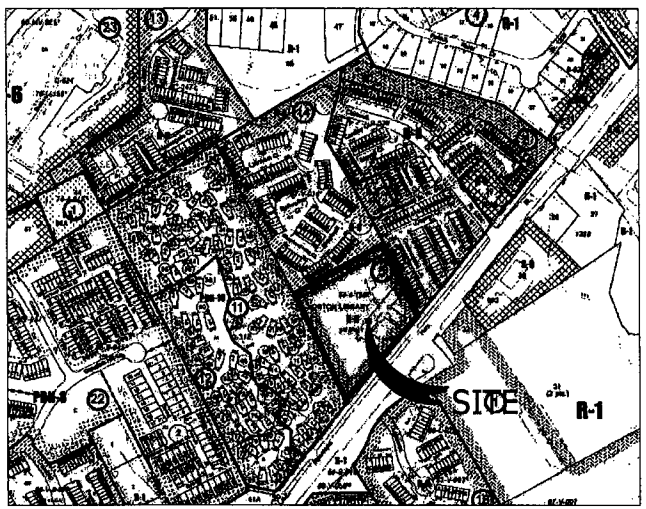


SPECIAL EXCEPTION AMENDMENT APPLICATION

PLAN NUMBER: SEA 83-V-076-1

MOUNT VERNON DISTRICT
FAIRFAX COUNTY, VIRGINIA
APRIL 9, 2010

REVISION - MAY 26, 2010
REVISION - JUNE 8, 2010



VICINITY & ZONING MAP
SCALE: 1"=500'

TM NO. 107-4 ((1)) PARCEL 34 AND 107-4 ((5)) PARCEL 4

SHEET INDEX

1. COVER SHEET
2. EXISTING CONDITIONS/EXISTING VEGETATION MAP/LANDSCAPE PLAN
3. NOTES, MODIFICATIONS, WAIVERS AND TABULATIONS
4. SPECIAL EXCEPTION AMENDMENT PLAT 1"=30' SCALE
5. ARCHITECTURAL EXHIBIT

APPLICANT/OWNER
COUNTY OF FAIRFAX BOARD OF SUPERVISORS
12000 GOVERNMENT CENTER PARKWAY, SUITE 533
FAIRFAX, VA. 22035

REPRESENTATIVE
FACILITIES MANAGEMENT DEPARTMENT
12000 GOVERNMENT CENTER PARKWAY, SUITE 424
FAIRFAX, VA. 22035
MARGUERITE VERVILLE GUARINO, ASSISTANT DIRECTOR
(703) 324-2886

ENGINEER
VIKA INC.
8180 GREENSBORO DRIVE
SUITE 200
MCLEAN, VIRGINIA 22102
CONTACT: EDWARD IGNACIO, SENIOR ASSOCIATE, PE,
(703) 442-7800

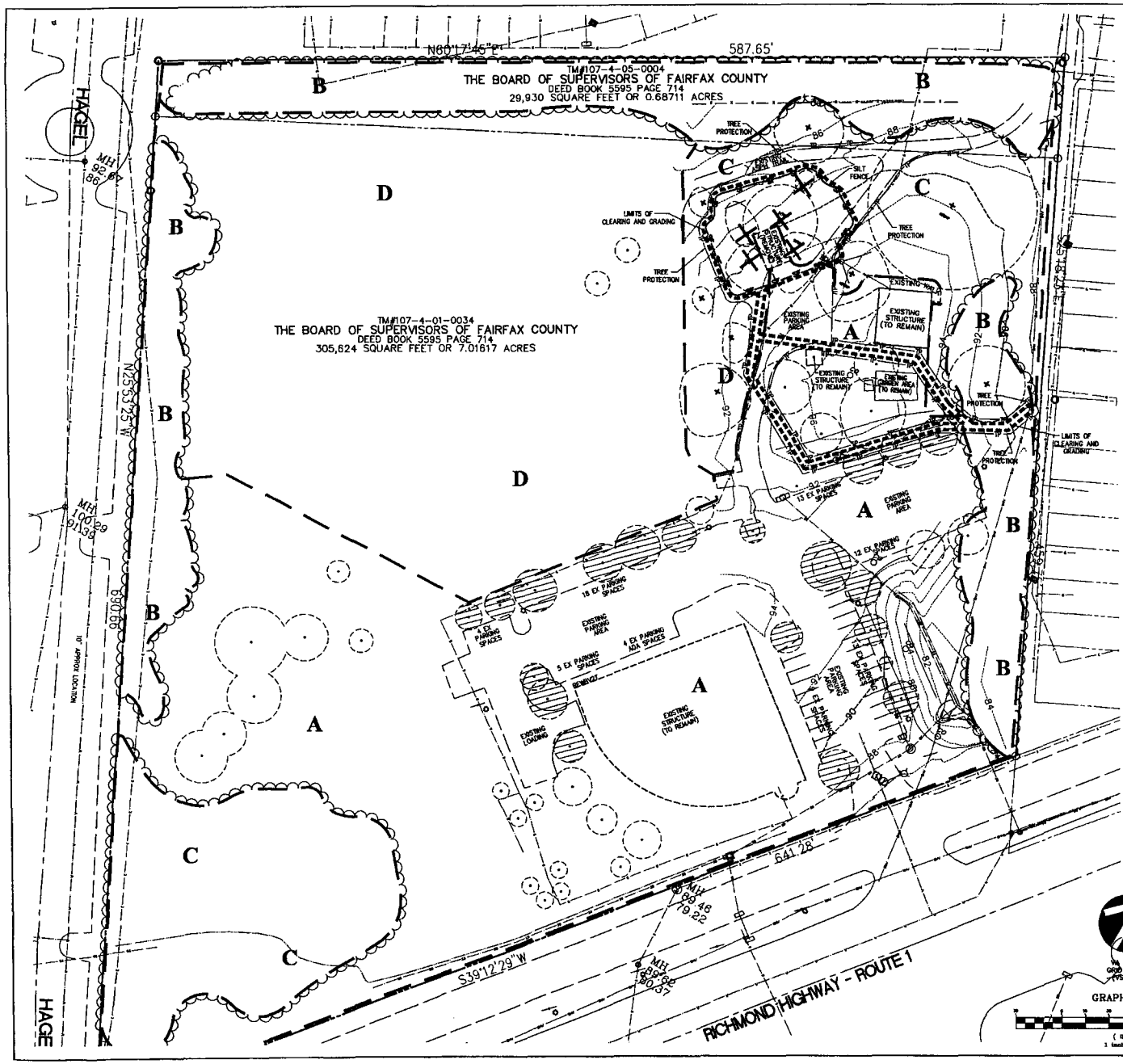
ARCHITECT
OTJ ARCHITECTS
1412 EYE STREET, NW
WASHINGTON, D.C. 20005
MARIO LEMOS
1-202-621-1395

TENANT
LORTON COMMUNITY ACTION CENTER
9518 RICHMOND HIGHWAY
LORTON, VA 22079
CONTACT: MS. SANDI FEDORSHIK
703-224-5218

COMMONWEALTH OF VIRGINIA
EDWARD J. IGNACIO
Lic. No. 33579
6/8/10
PROFESSIONAL ENGINEER

JOB NUMBER V7304A
SHEET 1

P:\Planning\Projects\V7289\dwg\cover.dwg 6/8/2010 11:52:26 AM EDT



EXISTING VEGETATION TABLE

EVM INDEX	COVER TYPE	PRIMARY SPECIES	COMMENTS
A	DEVELOPED LAND WITH SITE LANDSCAPEING	(SEE VEG TYPE COVERS)	EXISTING COMMUNITY SUPPORT FACILITY WITH PARKING.
B	UPLAND FOREST WITH PRESERVED AND LANDSCAPE AS TRANSITIONAL YARD	(SEE VEG TYPE COVERS)	VEGETATION PLANTED & PRESERVED WITH PREVIOUS IMPROVEMENTS.
C	UPLAND FOREST PRESERVED WITH PREVIOUS DEVELOPMENT DEVELOPMENT	(SEE VEG TYPE COVERS)	VEGETATION PRESERVED WITH PREVIOUS IMPROVEMENTS.
D	MAINTAINED GRASSLAND TURF ATHLETIC FIELD	TURF GRASS	OPEN TURF GRASS ATHLETIC FIELLD. WELL MAINTAINED.

EVM INDEX	COVER CONDITION	SUCCESSIONAL STAGE	AREA
A	WELL MAINTAINED LANDSCAPE, GOOD	LONG-TERM SUB-CLIMAX	3.2383 AC
B	GENERAL GOOD HEALTH, SOME DEADWOOD	LONG-TERM SUB-CLIMAX	1.0412 AC
C	GENERAL GOOD HEALTH, SOME DEADWOOD	LONG-TERM SUB-CLIMAX	1.2979 AC
D	MAINTAINED WITH GOOD HEALTH AND VIGOR	SUB-CLIMAX	2.1259 AC
		TOTAL	7.7033 AC

VEGETATION COVER TYPES

"A" PRIMARY COVER

EXISTING BUILDING FOUNDATION PLANTINGS OAK, MAPLE, DOGWOOD, BLACK CHERRY, HOLLY, PEAR, BLACK PINE, MAGNOLIA, SWEETGUM, ELM

"B" PRIMARY COVER

SYCAMORE, RED CEDAR, SPRUCE BLACK CHERRY, VA PINE, MAPLE, SYCAMORE, ASH, HOLLY, LEYLAND CYPRESS, LOCUST, WHITE PINE, POPLAR.

"C" PRIMARY COVER

SPECIMENT WHITE OAK, MAPLE SYCAMORE, BLACK CHERRY, ELM POPLAR.

"D" PRIMARY COVER

TURF GRASS

EVM NARRATIVE

THE SUBJECT SITE HAS BEEN DEVELOPED WITH A PUBLIC LIBRARY NEAR THE ROUTE 1 RIGHT-OF-WAY AND ASSOCIATED ASPHALT PARKING. ALSO LOCATED ONT THE SITE IS A PRESERVED RESIDENTIAL STRUCTURE NOW USED FOR COMMUNITY SERVICE. A LARGE PORTION OF THE SITE IS USED AS MAINTAINED ATHLETIC FIELD WITH THE REMAINING PROPERTY AS PRESERVED WOODED AREA. PORTIONS OF THOSE PRESERVED WOODED AREAS APPEAR TO HAVE BEEN SUPPLEMENTED WITH ADDITIONAL PLANT MATERIAL. PRESERVED PLANT MATERIAL ALONG THE WESTERN, NORTHERN AND EASTERN PROPERTY LINES IS A MIX OF DECIDUOUS AND CONIFER TREES WHICH PROVIDE SCREENING FROM THE EXISTING RESIDENTIAL USES. OVERALL THE HEALTH AND CONDITION OF THE EXISTING VEGETATION IS OF GOOD HEALTH AND VIGOR. HOWEVER, THERE ARE SOME LOCATIONS WHERE SOME SINGLE DEADWOOD IS FOUND. THE MOST OUTSTANDING PLANT MATERIAL FOUND ON THIS SITE IS A DOMINANT MATURE 58" dbh WHITE OAK. SOUND PRESERVATION MEASURES SHALL BE SPECIFIED, INSTALLED AND MAINTAINED TO ASSURE THERE ARE NO IMPACTS TO THIS TREE DURING, OR AFTER, CONSTRUCTION ACTIVITIES.

LEGEND:

- EXISTING TREES TO BE REMOVED
- EXISTING TREE TO BE PRESERVED
- EXISTING TREE TO PROVIDE PARKING LOT CANOPY
- EVM INDEX AREA
- SILT FENCE
- TREE PROTECTION

A. Tree Preservation Target Calculations and Statement			
A.1	Pre-development area of existing tree canopy (from existing vegetation map) (SF) =	105,878	see § 12-0507.2
A.2	Percentage of gross site area covered by existing tree canopy =	32%	
A.3	Percentage of 10-year tree canopy required for site =	20%	see Table 12.4
A.4	Percentage of the 10-year tree canopy requirement that should be met through tree preservation =	32%	
A.5	Proposed percentage of canopy requirement that will be met through tree preservation =	101.3%	
A.6	Has the Tree Preservation Target minimum been met?	Yes	Provide Yes or No
A.7	If No for line A.6, then a request to deviate from the Tree Preservation Target shall be provided on the plan that states one or more of the justifications listed in § 12-0507.3 along with a narrative that provides a site-specific explanation of why the Tree Preservation Target cannot be met. Provide sheet number where deviation request is located		Provide sheet number. see § 12-0507.3
A.8	If step A.7 requires a narrative, it shall be prepared in accordance with § 12-0507.4		see § 12-0507.4

PLAN PREPARED BY: NELSON P. KIRCHNER, CLA
CERTIFIED ARBORIST NO. MA-4720AM

SIGNATURE _____ DATE _____

VA STATE GRID NORTH (VSC 83)

COMMONWEALTH OF VIRGINIA
EDMUND J. IGNACIO
Lic. No. 33679
6/9/10
PROFESSIONAL ENGINEER

GRAPHIC SCALE
(IN FEET)
1 inch = 50 ft.

NO.	DESCRIPTION	REVISED BY	APPROVED	DATE

REVISION APPROVED BY:
DIVISION OF DESIGN REVIEW

VIKA

CONSULTING ENGINEERS PLANNERS LANDSCAPE ARCHITECTS SURVEYORS GIS SERVICES

VIKA INCORPORATED
8180 GREENSBORO DRIVE, SUITE 200 MCLEAN, VIRGINIA 22102
(703)442-7800 FAX (703)741-1697
PROJECT No. 1 SEQUENCE No.

LORTON COMMUNITY ACTION CENTER

APPLICATION BY THE FAIRFAX COUNTY BOARD OF SUPERVISORS

TAX MAP 107-4 ((01)) 34 & 107-4 ((5)) 4
MOUNT VERNON ELECTION DISTRICT

EXISTING CONDITIONS/ EVM PLAN

VIKA REVISIONS

06-08-10
06-09-10

DATE: APRIL 9, 2010

DES. NPK | DWN. NPK

SCALE: 1"=30'

PROJECT/FILE NO. V7289

SHEET NO. 2

NOTES

1. THE PROPERTY THAT IS THE SUBJECT OF THIS SPECIAL EXCEPTION AMENDMENT APPLICATION WAS PREVIOUSLY GRANTED A SPECIAL EXCEPTION FOR A PUBLIC BENEFIT ASSOCIATION USE UNDER SE 83-V-076 BY THE BOARD OF SUPERVISORS ON OCTOBER 31, 1983. THE PURPOSE OF THIS APPLICATION IS TO ALLOW THE CONTINUATION OF A PUBLIC BENEFIT ASSOCIATION USE ON TAX MAP 107-4 ((1)) PARCEL 34 AND TAX MAP 107-4 ((5)) PARCEL 4 AND ALLOW THE ADDITION OF A 1,908 SF STORAGE STRUCTURE IN ACCORDANCE WITH ARTICLE 3-800, ARTICLE 9-000 AND ARTICLE 10-000 OF THE FAIRFAX COUNTY ZONING ORDINANCE.
2. THE HORIZONTAL DATUM SHOWN HEREON IS BASED UPON THE DEED OF RECORD IN DEED BOOK 05595 AT PG. 0714 A AMONG THE LAND RECORDS OF FAIRFAX COUNTY, VIRGINIA. THE VERTICAL DATUM SHOWN HEREON IS REFERENCED TO SPECIAL EXCEPTION PLAT SE 83-V-076, LORTON COMMUNITY ACTION CENTER (LCAC) PREPARED BY DEWBERRY AND DAVIS, DATED NOVEMBER, 1983. THE CONTOUR INTERVAL SHOWN HEREON IS TWO (2) FEET. BASED UPON A FIELD RUN SURVEY BY VIKA, INC. THE BOUNDARY INFORMATION SHOWN HEREON IS FROM THE DEED OF RECORD AND IS NOT BASED ON A FIELD RUN SURVEY PERFORMED BY VIKA INC.
3. THE PROPERTY IS LOCATED IN THE LORTON-SOUTH ROUTE 1 COMMUNITY PLANNING SECTOR (LP2, SUB-UNIT E-9) OF THE LOWER POTOMAC PLANNING DISTRICT IN AREA IV OF THE FAIRFAX COUNTY COMPREHENSIVE PLAN.
4. PUBLIC WATER AND SEWER CURRENTLY SERVES THE PROPERTY.
5. TO THE BEST OF OUR KNOWLEDGE, NO GRAVE SITES OR STRUCTURES MARKING A BURIAL SITE ARE PRESENT ON THE SUBJECT PROPERTY.
6. THE APPLICANT RESERVES THE RIGHT TO CONSTRUCT THE ACCESSORY STORAGE STRUCTURE AS SHOWN ON EXCEPTION PLAT. THE LOCATION ACCESSORY STORAGE STRUCTURE MAY BE ALTERED DUE TO SITE CONSTRAINS. SO LONG AS THE FINAL LOCATION IS DETERMINED TO BE IN SUBSTANTIAL CONFORMANCE WITH THE APPROVED SEA PLAN.
7. STORM WATER MANAGEMENT SHALL BE PROVIDED AS SHOWN ON THE MINOR SITE PLAN.
8. THE ENTIRE SUBJECT PROPERTY IS LOCATED WITHIN AN RMA ZONE. NO R.P.A. OR ENVIRONMENTAL QUALITY CORRIDOR CURRENTLY EXIST ON THIS PROPERTY.
9. LIMITS OF CLEARING AND GRADING SHOWN HEREON ARE APPROXIMATE AND WILL BE DETERMINED AT FINAL ENGINEERING IN CONJUNCTION WITH THE COUNTY ARBORIST AND DETERMINED TO BE IN SUBSTANTIAL CONFORMANCE WITH THE SPECIAL EXCEPTION PLAT.
10. DEVELOPMENT IS ANTICIPATED TO COMMENCE UPON COMPLETION OF REQUIRED FAIRFAX COUNTY PLAN PROCESSING AND APPROVALS. MINOR MODIFICATIONS MAY BE MADE AT TIME OF SITE PLAN PER SECTION 18-204 OF THE ZONING ORDINANCE.
11. THE EXISTING FOOTPRINTS REPRESENTED HEREON ARE APPROXIMATE AND MAY BE REVISED, IF IN SUBSTANTIAL CONFORMANCE WITH THIS SPECIAL EXCEPTION PLAT. THE APPLICANT RESERVES THE RIGHT TO CONSTRUCT IMPROVEMENTS NOT SHOWN HEREON WHICH ARE CONSISTENT WITH THE R-8 ZONE, INCLUDING BUT NOT LIMITED TO OTHER FEATURES SUCH AS RAMPS, DECKS, BAY WINDOWS, FENCING, RETAINING WALLS (LESS THAN 3 FEET IN HEIGHT), CORNICES, TRELLISES, SIGNS AND SECURITY LIGHTS, IF DETERMINED TO BE IN SUBSTANTIAL CONFORMANCE WITH THE SPECIAL EXCEPTION PLAT. THERE IS NO NEW SIGNAGE PROPOSED WITH THIS APPLICATION. ANY NEW SIGNAGE SHALL COMPLY WITH ARTICLE 12 OF THE ZONING ORDINANCE WITH RESPECT TO SIZE, SETBACK AND HEIGHT. SIGNS WITHIN VDOT RIGHT-OF-WAY WHICH MAT BE PERMITTED BY VDOT SHALL ALSO COMPLY WITH ARTICLE 12 OF THE ZONING ORDINANCE AS WELL AS ALL APPLICABLE VDOT RULES AND REGULATIONS.
12. THE PROJECT WILL MEET THE PARKING REQUIREMENTS SET FORTH IN THE ARTICLE 11 OF THE ZONING ORDINANCE.
13. ANY WORK DONE IN THE VDOT RIGHT-OF-WAY IS SUBJECT TO VDOT APPROVAL
15. THE FINAL LOCATION AND SIZING OF STORM WATER QUANTITY AND QUALITY FACILITIES SHALL BE DETERMINED AT FINAL SITE PLAN.
16. THE SITE ACREAGE LISTED BELOW IN THE SITE TABULATIONS FOR TAX MAP 107-4 ((1)) PARCEL 34 AND AS SHOWN ON SHEET 4, THE SPECIAL EXCEPTION AMENDMENT PLAT, IS AS PROVIDED IN THE DEED OF RECORD 7.01617 ACRES. IT IS NOTED THAT THE COUNTY TAX RECORDS FOR TAX MAP 107-4 ((1)) PARCEL 34 LIST THE ACREAGE AS 6.8458 ACRES. ALL COMPUTATIONS AND TABULATIONS PROVIDED HEREON USE THE PARCEL ACREAGE AS IDENTIFIED IN THE DEED OF RECORD AND ARE NOT BASED UPON THE ACREAGE IDENTIFIED IN THE COUNTY TAX RECORDS.

SITE TABULATIONS

EXISTING/PROPOSED ZONING = R-8
EXISTING/PROPOSED USE = PUBLIC BENEFIT ASSOCIATION?
TOTAL SITE AREA = 7.7033 AC. (335,554 S.F.)
EXISTING G.F.A. = 11,300± G.F.A. (TO REMAIN) - EXISTING COUNTY LIBRARY, LCAC BUILDING AND ACCESSORY STRUCTURE TO REMAIN
G.F.A. ADDED = 1,904 ± (PROPOSED ACCESSORY STORAGE STRUCTURE)
TOTAL G.F.A. = 13,204 G.F.A.

OPEN SPACE REQUIRED = 1.403 ACRES OR 20%
OPEN SPACE PROVIDED = 2.666 ACRES OR 38%

F.A.R. MAX. = 0.55
F.A.R. PROVIDED = 0.04

MINIMUM LOT AREA REQUIRED = 12,000 SF (NON-RESIDENTIAL USE)
MINIMUM DISTRICT SIZE = 5 ACRES
LOT AREA PROVIDED = 7.7033 AC.
MINIMUM LOT WIDTH REQUIRED NON-RESIDENTIAL USE = 75 FEET INTERIOR LOT; 100 FEET CORNER LOT
LOT WIDTH PROVIDED = 641.28±
MAXIMUM BUILDING HEIGHT ALLOWED = 65' (NON-RESIDENTIAL STRUCTURES)
EXISTING BUILDING HEIGHTS = LCAC BUILDING 35'± AND THE LORTON LIBRARY 35'±
PROPOSED BUILDING HEIGHT = ACCESSORY STORAGE STRUCTURE - 13'±

INTERIOR PARKING LOT LANDSCAPING REQUIRED FOR THE LCAC BUILDING
NONE = 0% (PARKING AREA LESS THAN 20 SPACES)

INTERIOR PARKING LOT LANDSCAPING REQUIRED FOR THE LORTON LIBRARY
5% OF THE PARKING LOT AREA = 31,077 SF X 0.05 = 1,554 OF CANOPY COVER

INTERIOR PARKING LOT LANDSCAPING PROVIDED (EXISTING±) FOR THE LORTON LIBRARY
18.5% OR 5,728 SF OF EXISTING CANOPY COVERAGE.

YARD REQUIRED - ALL OTHER STRUCTURES
FRONT: CONTROLLED BY A 30° ANGLE OF BULK PLANE, BUT NOT LESS THAN 20-FEET.
REAR: CONTROLLED BY A 25° ANGLE OF BULK PLANE, BUT NOT LESS THAN 10-FEET.
SIDE: CONTROLLED BY A 25° ANGLE OF BULK PLANE, BUT NOT LESS THAN 25-FEET.

YARD PROVIDED: SEE SEA PLAN;
FRONT - MINIMUM 20 FOOT YARD
SIDES - MINIMUM 10 FOOT YARD
REAR - MINIMUM 25 FOOT YARD

PARKING LCAC USE
REQUIREMENT - NO PARKING USE LISTED BY ARTICLE 11 FOR A PUBLIC BENEFIT ASSOCIATION, TO BE DETERMINED BY THE DIRECTOR.
EXISTING PARKING SPACES:
5 STANDARD SPACES AND 1 ACCESSIBLE SPACE
PROPOSED PARKING SPACES - NO ADDITIONAL PARKING SPACES ARE PROPOSED. (MODIFICATION REQUEST - SEE WAIVERS AND MODICATIONS THIS SHEET).
LOADING SPACE PROVIDED : NONE (MODIFICATION REQUESTED - SEE WAIVERS AND MODIFICATIONS THIS SHEET).
REQUIREMENT - NO LOADING SPACE FOR A PUBLIC BENEFIT ASSOCIATION IS LISTED IN ARTICLE 11, DIRECTOR TO DETERMINED IF A LOADING SPACE IS REQUIRED.

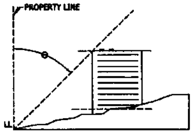
PARKING LORTON LIBRARY USE:
REQUIRED - 7 SPACES PER 1000 SF OF GFA - LIBRARY 10,000 SF/1000 X 7 = 70 SPACES
PROVIDED - 83 SPACES
LOADING SPACE REQUIRED - NONE LISTED FOR THE USE IN ARTICLE 11, DIRECTOR TO DETERMINE IF A LOADING SPACE IS REQUIRED.
LOADING SPACE PROVIDED - 1

ACCESSORY BUILDING HEIGHT AND SETBACK REQUIREMENTS AS PROVIDED IN ARTICLE 10 FOR STRUCTURES OVER SEVEN (7) FEET IN HEIGHT.
1. NO ACCESSORY STRUCTURE OR USE WHICH EXCEEDS SEVEN (7) FEET IN HEIGHT SHALL BE LOCATED IN ANY MINIMUM REQUIRED SIDE YARD.
2. NO ACCESSORY STRUCTURE OR USE WHICH EXCEEDS SEVEN (7) FEET IN HEIGHT SHALL BE LOCATED CLOSER THAN A DISTANCE EQUAL TO ITS HEIGHT TO THE REAR LOT LINE OR LOCATED CLOSER THAN A DISTANCE EQUAL TO THE MINIMUM REQUIRED SIDE YARD TO THE SIDE LOT LINE.
3. NO ACCESSORY STRUCTURE OR USE, EXCEPT A STATUE, BASKETBALL STANDARD OR FLAG POLE, SHALL BE LOCATED (a) IN ANY MINIMUM REQUIRED FRONT YARD ON ANY LOT OR (b) IN ANY FRONT YARD ON ANY LOT CONTAINING 36,000 SF OR LESS. WHEN LOCATED IN A FRONT YARD, BASKETBALL STANDARDS SHALL NOT BE LOCATED CLOSER THAN FIFTEEN (15) FEET TO A FRONT LOT LINE OR TWELVE (12) FEET TO A SIDE LOT LINE, AND SHALL NOT BE USED BETWEEN THE HOURS OF 8:00 PM TO 8:00 AM.

THE PROPOSED ACCESSORY STRUCTURE HEIGHT : 13± FEET.
THE PROPOSED SETBACK FROM REAR PROPERTY LINE: 30± FEET.
THE PROPOSED ACCESSORY STRUCTURE IS NOT LOCATED WITHIN ANY REQUIRED FRONT OR SIDE YARD ON THE SUBJECT PROPERTY.

ANGLE OF BULK PLANE

THE ANGLE OF BULK PLANE REQUIREMENTS OF ARTICLE 3-807 DO NOT APPLY TO ACCESSORY STRUCTURES. THE HEIGHT AND SETBACK REQUIREMENTS FOR ACCESSORY STRUCTURES ARE AS PROVIDED IN ARTICLE 10 OF THE ZONING ORDINANCE.



BULK PLANE EXAMPLE ILLUSTRATION (NOT REQUIRED)

ϴ : ANGLE OF BULK PLANE
LL : LOT LINE
EBH : EFFECTIVE BUILDING HEIGHT
NYR : MINIMUM YARD REQUIREMENT
MBH : MAXIMUM BUILDING HEIGHT
G : GRADE (FINISHED)

$$MYR = EBH \tan \theta$$

$$EBH = \frac{MYR}{\tan \theta}$$

WAIVERS/MODIFICATIONS

1. WAIVER OF TRAIL REQUIREMENT ALONG RICHMOND HIGHWAY (ROUTE 1) FRONTAGE, PER THE FAIRFAX COUNTY COMPREHENSIVE PLAN.
2. MODIFICATION OF THE FAIRFAX COUNTY ZONING ORDINANCE SECTION 17-201-5 TO PROVIDE INSIDE CURB & GUTTER ON INTERIOR TRAVEL LANES AND PARKING AREAS.
3. MODIFICATION OF THE FAIRFAX COUNTY ZONING ORDINANCE SECTION 17-201-3 TO PROVIDE INTER-PARCEL ACCESS.
4. MODIFICATION OF THE FAIRFAX COUNTY ZONING ORDINANCE SECTION 13-302 TO ALLOW EXISTING VEGETATION TO SATISFY TRANSITIONAL SCREENING REQUIREMENTS.
5. MODIFICATION OF THE FAIRFAX COUNTY ZONING ORDINANCE SECTION 13-304 TO ALLOW THE EXISTING BOARD FENCE ALONG THE EASTERN PROPERTY LINE AND THE EXISTING CHAIN LINK FENCE ALONG THE NORTHERN PROPERTY LINE TO SATISFY THE BARRIER REQUIREMENTS.
6. MODIFICATION OF THE FAIRFAX COUNTY ZONING ORDINANCE SECTION 9-011 (J) 1. AND (J) 2. TO ALLOW THE SWM FACILITY QUANTITY AND QUALITY DESIGN AND COMPUTATIONS AS PROVIDED ON THE MINOR SITE PLAN TO SATISFY THESE REQUIREMENTS
7. MODIFICATION OF THE FAIRFAX COUNTY ZONING ORDINANCE SECTION 11-106 TO ALLOW THE EXISTING PARKING TO SATISFY THE REQUIREMENTS AND NOT REQUIRE ADDITIONAL PARKING TO BE PROVIDED FOR THE PROPOSED ACCESSORY STRUCTURE.
8. MODIFICATION OF THE FAIRFAX COUNTY ZONING ORDINANCE SECTION 11-203 TO NOT REQUIRE ADDITIONAL LOADING SPACES TO BE PROVIDED FOR THE PROPOSED ACCESSORY STRUCTURE.

MINIMUM STORMWATER INFORMATION FOR REZONING, SPECIAL EXCEPTION, SPECIAL PERMIT AND DEVELOPMENT PLAN APPLICATIONS

The following information is required to be shown or provided in all zoning applications, or a waiver request of the submission requirement with justification shall be attached. Note: Waivers will be acted upon separately. Failure to adequately address the required submission information may result in a delay in processing this application.

This information is required under the following Zoning Ordinance paragraphs:

Special Permits (9-011 2J & 2L)	Special Exceptions (9-011 2J & 2L)
Cluster Subdivision (9-615 1G & 1N)	Commercial Revitalization Districts (9-622 2A (12)&(14))
Development Plans PRC District (16-302 2 & 4L)	PRC Plan (16-303 1E & 1I)
FDP P Districts (except PRC) 916-502 1F & 1Q)	Amendments (18-202 10F & 10I)

☑ 1. Plat is at a minimum scale of 1"=50' (unless it is depicted on one sheet with a minimum scale of 1"=100).

☑ 2. A graphic depicting the stormwater management facility(ies) and limits of clearing and grading accommodate the stormwater management facility(ies), storm drainage pipe systems and outlet protection, pond spillways, access roads, site outfalls, energy dissipation devices, and stream stabilization measures as shown on Sheet See Sheet 3, Notes, WAIVERS and Modifications - Modification # 6, as shown on Site Plan

☑ 3. Provide: See Sheet 3, Modification # 6

Facility Name/ Type & No.	On-Site area served (acres)	Off-Site are served (acres)	Drainage area (acres)	Footprint area (sf.)	Storage Volume (cf.)	If pond, dam height (ft.)
(e.g. dry pond #, wet pond, underground vault, etc.)						
				Totals		

☑ 4. Onsite drainage channels, outfalls and pipe systems are shown on Sheet See Sheet 3, Modification # 6

☑ 5. Maintenance accesses (road) to stormwater management facility(ies) are shown on Sheet N/A

☑ 6. Landscaping and tree preservation shown in and near the stormwater management facility is shown on Sheet. See Sheet 2, Existing Conditions, Landscaping and EVM Plan

☑ 7. A "stormwater management narrative" which contains a description of how detention and best management practices requirements will be met is provided on Sheet See Sheet 3, Modification # 6

☑ 8. A description of the existing conditions of each numbered site outfall extended downstream from the site to a point which is at least 100 times the site area or which has a drainage area of at least one square mile (640 acres) is provided on Sheet. See Sheet 3, Modification # 6

☑ 9. A description of how the outfall requirements, including contributing drainage areas of the Public Facilities Manual will be satisfied is provided on Sheet See Sheet 3, Modification # 6

☑ 10. Existing topography with maximum contour intervals of two (2) feet and a note as to whether it is an air survey or field run is provided on Sheets.

☑ 11. A submission waiver is requester for SWM Quantity & Quality with Minor Site Plan

☑ 12. Stormwater management is not required because N/A.

14

VIKA
ENGINEERS ■ PLANNERS ■ LANDSCAPE ARCHITECTS ■ SURVEYORS ■ GPS SERVICES
VIKA INCORPORATED
8180 GREENSBORO DRIVE SUITE 200 ■ McLEAN, VIRGINIA 22102
(703)442-7800 ■ FAX (703)761-2787
McLEAN, VA GERMANTOWN, MD

LORTON COMMUNITY ACTION CENTER
APPLICATION BY THE FAIRFAX COUNTY BOARD OF SUPERVISORS
TAX MAP 107-4 ((1)) 34 & 107-4 ((5)) 4
MOUNT VERNON ELECTION DISTRICT

NOTES, MODIFICATIONS, WAIVERS AND TABULATIONS

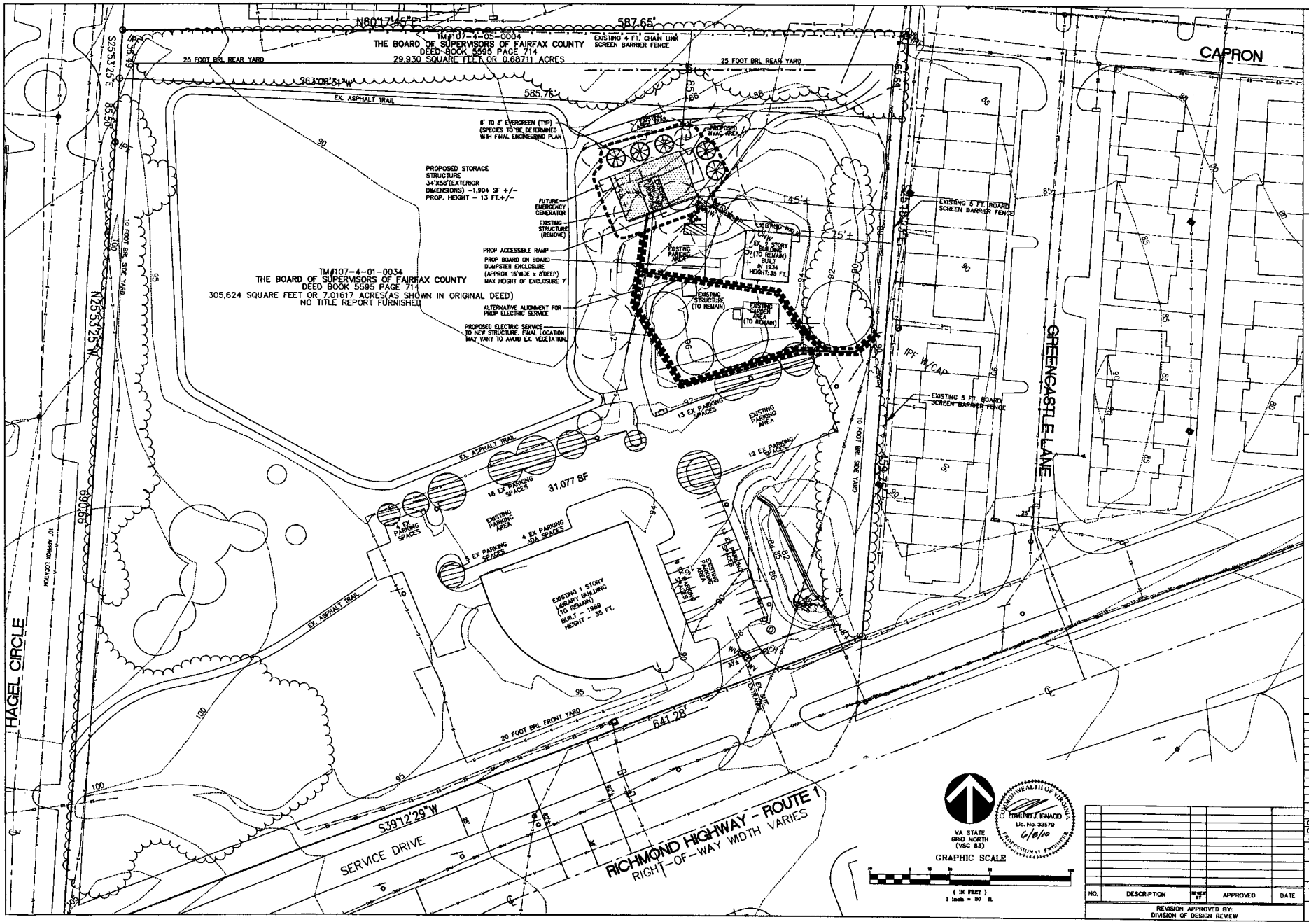
VIKA REVISIONS
05-26-2010

06-08-10
05-26-10
DATE: 04-09-2010
DES. VIKA | DWN. VIKA

COMMONWEALTH OF VIRGINIA
EDMUND J. IGNACIO
Lic. No. 33579
6/8/10
PROFESSIONAL ENGINEER

PROJECT/FILE NO. V7289A
SHEET NO. 3

P:\Planning\Projects\V7289\dwg\NOTE SHEET.dwg 6/8/2010 11:53:06 AM EDT



NO.	DESCRIPTION	REVIEW BY	APPROVED	DATE

REVISION APPROVED BY:
DIVISION OF DESIGN REVIEW

VIKA

ENGINEERS ■ PLANNERS ■ LANDSCAPE ARCHITECTS ■ SURVEYORS ■ GIS SERVICES

VIKA, INCORPORATED
8180 GREENSBORO DRIVE, SUITE 200, MCLEAN, VIRGINIA 22102
(703)442-7800 ■ FAX (703)761-2787
MCLEAN, VA GERMANTOWN, MD

LORTON COMMUNITY ACTION CENTER

APPLICATION BY THE FAIRFAX COUNTY BOARD OF SUPERVISORS

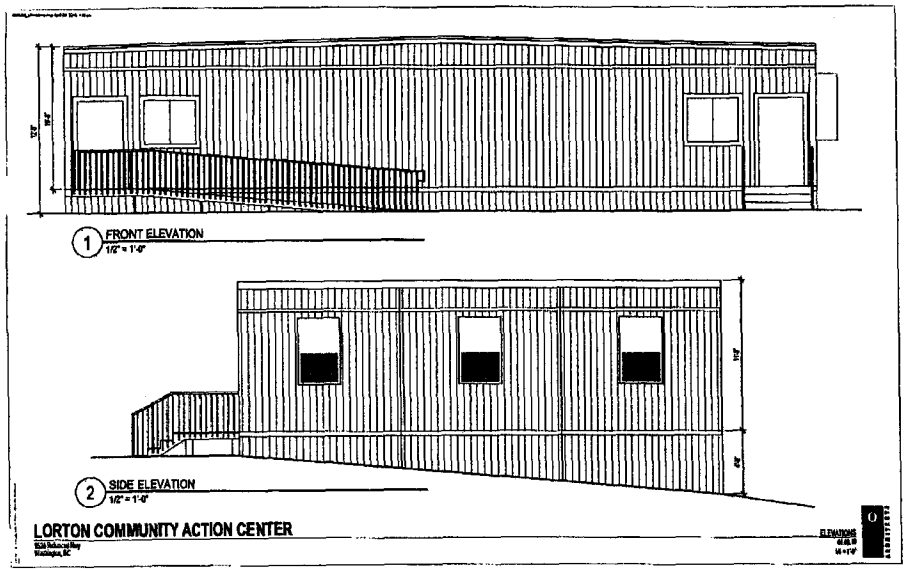
TAX MAP 107-4 ((1)) 34 & 107-4 ((5)) 4
MOUNT VERNON ELECTION DISTRICT

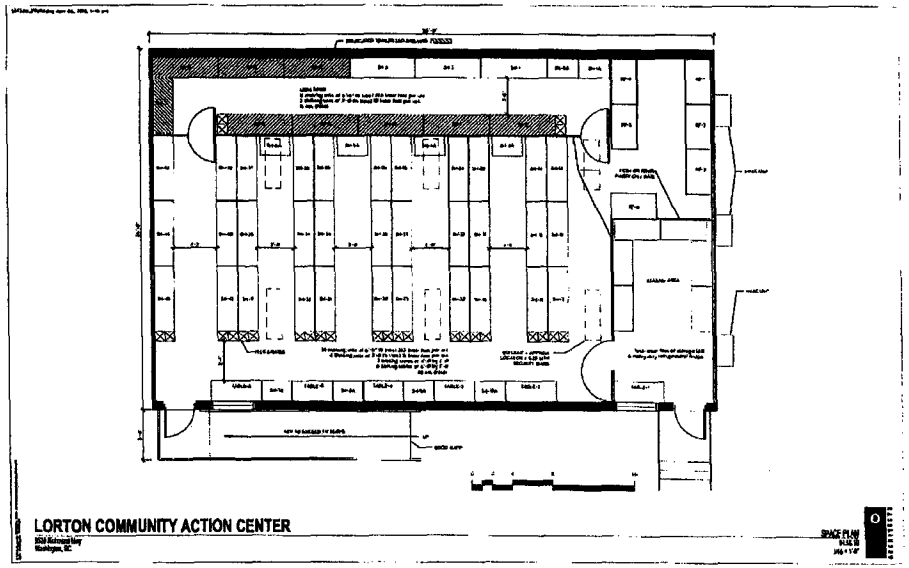
SPECIAL EXCEPTION AMENDMENT PLAT

VIKA REVISIONS

06-08-10
05-26-10

DATE:	04-09-2010
DES.	EJI
DWN.	RB
SCALE:	1" = 30'
PROJECT/FILE NO.	V7269
SHEET NO.	4





NOT TO SCALE
FOR ILLUSTRATIVE PURPOSES
ONLY
RAMP, DOORS, WINDOWS AND
STEPS SUBJECT TO CHANGE
BASED UPON FINAL BUILDING
PLANS.

COMMONWEALTH OF VIRGINIA
EDMUND J. IGNACIO
Lic. No. 33579
6/8/10
PROFESSIONAL ENGINEER

VIKA
ENGINEERS ■ PLANNERS ■ LANDSCAPE ARCHITECTS ■ SURVEYORS ■ GPS SERVICES
VIKA INCORPORATED
8180 GREENSBORO DRIVE SUITE 200 ■ McLEAN, VIRGINIA 22102
(703)442-7800 ■ FAX (703)761-2787
McLEAN, VA GERMANTOWN, MD

LORTON COMMUNITY
ACTION CENTER
APPLICATION BY THE FAIRFAX COUNTY BOARD OF SUPERVISORS
TAX MAP 107-4 ((11)) 34 & 107-4 ((5)) 4
MOUNT VERNON ELECTION DISTRICT

ARCHITECTURAL
EXHIBITS

VIKA REVISIONS
05-26-2010
06-08-10
05-26-10
DATE: 04-09-2010
DES. VIKA
DWN. VIKA
PROJECT/FILE NO. V7289A
SHEET NO. 5

P:\Planning\Projects\V7289\dwg\NOTE SHEET.dwg 6/8/2010 11:53:06 AM EDT

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, the Board of Supervisors, requests to amend SE 83-V-076, previously approved for a public benefit association, to permit the addition of a 1,904 square foot accessory storage structure and site modifications. The new storage structure will measure 34 feet in width and 56 feet in length and will be approximately 13 feet in height. The accessory structure will be used for additional food-related storage, including freezers and refrigerators for the Lorton Community Action Center (LCAC). The LCAC currently operates from an existing two-story structure on site. An existing temporary storage structure and surrounding trees will be removed to permit the placement of the proposed storage structure. Five (5) new evergreen trees will be planted around the new storage structure.

Waivers and Modifications:

The applicant requests the following waivers and modifications:

- Waiver of all of the requirements of Sect. 17-201 of the Zoning Ordinance to permit what is shown on the SEA Plat;
- Modification of transitional screening requirements along all property lines, in favor of that shown on the SEA Plat; and
- Waiver of the barrier requirements along the eastern, western and southern property lines and a modification of the barrier requirement along the northern property line, in favor of that shown on the SEA Plat.

LOCATION AND CHARACTER

The property is located at 9518 and 9520 Richmond Highway, along the north side of Richmond Highway just south of Lorton Road. The 7.70 acre site is developed with Lorton Library, a two-story structure formerly used as a single-family residence, open play field, playground, trails and approximately 83 parking spaces. The entire site is owned by the Fairfax County Board of Supervisors and is surrounded by single-family attached residences to the north, south and east. There are multi-family residences to the west. Around the perimeter of the site, there are numerous mature trees.

SURROUNDING AREA DESCRIPTION			
Direction	**Use**	**Zoning**	**Plan**
North	Shepherd Hill (Single-Family Attached Residential)	R-8	8 – 12 DU/AC
South	Overlook Pointe (Single-Family Attached Residential)	R-1/R-5/R-8	5 – 8 DU/AC
East	Williamsburg Square (Single-Family Attached Residential)	PDH-16	8 – 12 DU/AC
West	Homes of Gunston (Multi-Family Residential)	R-8	12 – 16 DU/AC

BACKGROUND

On April 12, 1976, the Board of Supervisors (BOS) approved RZ 74-4-155 with proffers to rezone the site from RE-1 to RT-10. The RT-10 District preceded the current Zoning Ordinance, which was adopted on June 12, 1978, and became effective on August 14, 1978. With the adoption of the current Zoning Ordinance, the RT-10 District became the R-8 District.

On September 28, 1981, the County acquired the application site for a park, library and public/community use.

On October 31, 1983, the BOS approved SE 83-V-076 for Lorton Community Action Center, a public benefit association use, on the site, subject to six (6) development conditions, including provisions to dedicate 98 feet from centerline along Richmond Highway and to preserve the existing vegetation along the northern property line for screening. A Non-Residential Use Permit (Non-RUP) was approved for the Lorton Community Action Center on May 14, 1984.

On July 8, 1987, the Planning Commission (PC) voted to concur with staff's determination that the Lorton Park/Library site should be considered as a "feature shown," pursuant to Sect. 15.1-456 of the Code of Virginia. No application number was filed. 4.5308 acres were identified for parkland and 3.1725 acres were identified for a library and community action center. A Non-RUP was approved for the Lorton Library on January 16, 1990.

On November 20, 2008, the PC voted to concur with staff's determination that the proposed 600 square foot food storage trailer for Lorton Community Action Center's use should be considered a "feature shown" (Application FS-V08-116) of the Comprehensive Plan.

COMPREHENSIVE PLAN PROVISIONS

Plan Area:	Area IV, Lower Potomac Planning District
Planning Sector:	LP2 – Lorton-South Route 1 Community Planning Sector
Plan Map:	Public Facilities, Governmental and Institutional

In the 2007 Edition of the Fairfax County Comprehensive Plan, as amended through March 23, 2010, in Area IV, Lower Potomac Planning District, LP2 – Lorton-South Route 1 Community Planning Sector, it states the following:

Land Unit E

Land Unit E is generally bounded by the CSX Railroad tracks to the west; Mims Street to the south; Route 1 to the east and Pohick Estates to the north (see Figure 33). This land unit has the largest residential component in the LP2 Sector. At the north central portion of the land unit are Pohick Estates and Summerhill, which are subdivisions containing a large number of single-family detached homes. Near Pohick Road and west of Route 1 is a concentration of townhouse developments, including: Worthington Woods, Southgate Woods, Washington Square, and Pohick Village. The Woods, garden apartments, is also located in this vicinity. To the south and along Route 1 is Gunston Plaza, which provides both neighborhood- and community-serving retail uses. To the north and west of Gunston Plaza are Wildwood and Pohick River Pines subdivisions consisting of single-family detached units. Further south and generally along Route 1 are established (Williamsburg Square, Pohick Square and the Highlands Terrace Townhomes of Gunston and Gunston Square) and developing townhouse projects. The area between these residential uses and the CSX Railroad tracks is largely undeveloped and includes the 232-acre CSX site.

The need for at least one additional elementary school is anticipated to accommodate increased school membership from planned residential development in the "Town Center" and surrounding area. A school site feasibility study should be initiated to identify an appropriate school site in the area.

Most residential uses are stable and established. They should be preserved and protected. Any new or infill development should conform with the planned residential density as shown on the Plan map and be of a compatible use, type and intensity to surrounding existing residential developments.

A portion of Sub-unit E2 and all of Sub-unit E3 are located in the Pohick Church Historic District and any development should conform to all applicable recommendations identified in Sub-unit G1.

Sub-unit E9

Sub-unit E9 is generally located south of Lorton Road, west of Route 1, north of Gunston Cove Road and east of the CSX Railroad tracks. This sub-unit contains stable residential uses which are planned for 4-5 dwelling units per acre, 8-12 dwelling units per acre, and 12-16 dwelling units per acre, as shown on the Plan map, and should be preserved and protected. Any new or infill development should conform with the planned residential density as shown on the Plan map and be of a compatible use, type and intensity to surrounding existing residential developments.

ANALYSIS

Special Exception Amendment Plan (Copy at front of staff report)

Title of SEA Plat: Lorton Action Community Center

Prepared By: VIKA, Inc.

Original and Revision Dates: April 9, 2010, as revised through June 8, 2010

The SEA Plat consists of five (5) sheets.

SEA PLAT INDEX	
Sheet #	**Contents**
1	Cover Sheet
2	Existing Conditions / EVM / Landscape Plan
3	Notes, Modifications, Waivers and Tabulations
4	Special Exception Amendment Plat
5	Architectural Exhibits

Site Layout: The site measures approximately 7.70 acres and is located on Richmond Highway, south of Lorton Road. There is one (1) main access point along Richmond Highway. In the northeast corner of the site, there is an existing two-story, 2,053 square foot former residential structure, which is currently used as an office and accessory storage for the Lorton Community Action Center (LCAC). There is also a 600 square foot temporary food storage trailer near the office. Along Richmond Highway, there is the one-story, 9,923 square foot Lorton Library. The rest of the site is dedicated to a playground, open play field, and green space. The applicant seeks to amend the previously approved Special Exception (SE) Plat to add a 1,906 square foot accessory storage structure near the existing adapted residential use in the northeast corner. The storage structure will be placed in the northwestern edge of the parking area near the LCAC.

Landscaping: Under the proposed SEA Plat, most of the existing trees and grasslands on site, including a large historic tree in the northeast corner of the site near the adapted residential structure, will be retained. Along the periphery of the

northern, eastern and western property lines, there are rows of mature trees, as well as several trees located throughout the site, which will also be preserved. A cluster of trees located within the proposed footprint of the accessory storage structure will be removed. The applicant proposes to plant five (5) evergreen trees around the proposed storage structure for additional screening.

Access and Parking: There is one (1) main ingress/egress access point to the site along Richmond Highway, and there is continued access to the northeast corner of the site where the Lorton Community Action Center (LCAC) is located. Five (5) parking spaces are available in front of the LCAC office. There are two (2) surface parking areas near the library and one (1) surface parking area south of the LCAC site. In front of the LCAC office, there are several surface parking spaces. There are a total of approximately 83 surface parking spaces for all of the uses on site. Along Richmond Highway, there is an existing five (5) foot wide concrete sidewalk, and on the site, there is an asphalt trail that loops around the open play area and connects to the adjoining property to the north. There is another asphalt trail on site that links the Lorton Library to the adjoining property to the west.

Land Use Analysis

The 7.70 acre site is zoned R-8 and is surrounded by single-family attached and multi-family residential developments. The applicant proposes to add a 1,904 square foot accessory storage structure to the LCAC site, which will replace an existing 600 square foot storage structure on site. The new modular storage structure will be in a wood grain composite material with insulated windows and will measure approximately 13 feet in height. There will be freestanding commercial grade refrigerator and freezer units inside the structure, as well as shelving, to store food only. The proposed one-story, linear structure is generally consistent with the land use recommendations of the Comprehensive Plan, which notes that any new or infill development should be compatible to surrounding existing residential developments. Though the 34 foot wide by 56 foot long structure will have a larger footprint than the existing LCAC office and food storage trailer, the proposed use is temporary until a new office and storage facility can be built for LCAC. It is not considered a permanent structure and will serve only as supplemental storage for an existing use on site.

Environmental Analysis (Appendix 5)

No environmental issues were identified with this application.

Urban Forest Management Analysis (Appendix 6)

Urban Forest Management (UFM) staff reviewed the applicant's original submission and shared several comments related to this proposal. The comments addressed specific areas of the original SEA Plat to be revised or clarified, and the applicant addressed staff's comments. However, staff is also concerned that there is not sufficient tree protection proposed for the historic monarch 58-inch diameter white oak tree in the northeast corner of the site, near LCAC. Staff proposes a development condition to require a landscape plan to be submitted for the review of UFM. The tree protection fencing condition is also reinforced with additional language regarding the

monarch white oak tree. Additionally, the County's Urban Forester will be invited to a pre-construction meeting before construction occurs, and no movement of storage of construction within or at the drip line of the monarch oak tree will be permitted. With the implementation of the development conditions, staff believes that these issues are resolved.

Fairfax County Park Authority Analysis (Appendix 7)

Issue: Lorton Park Master Plan

The Fairfax County Park Authority's (FCPA) Lorton Park Master Plan was approved by the Park Authority for the application site in April 1985. During the planning process for the Master Plan, the County envisioned that the site would be used concurrently by three (3) agencies, including the Fairfax County Park Authority, the Fairfax County Public Library, and Lorton Community Action Center (LCAC). The Park Authority developed the Master Plan to plan the 4.5308 acres of the northern half of the site for parkland, with the remaining 3.1725 acres would be dedicated for the library's and community action center's uses. The plan specifically designates an area for LCAC next to the existing Lorton Library along Richmond Highway. In the area which LCAC occupies, the Master Plan notes the interim LCAC use, as well as a tot lot and shelter. LCAC's use of the existing two-story former residential structure on site is still interim until a new facility can be built. In response to growing demand for services, LCAC proposes to replace a small 600 square foot storage unit with a 1,904 square foot accessory storage structure, which will be sited near the LCAC office. Due to the size of the structure, it will be located at a slight angle at the northwest corner of the LCAC parking area and will face the parking lot. Five (5) existing trees will be removed to accommodate the storage space. Staff raised issues related to the structure's potential noise and visual impacts as well as its lack of conformance to the Lorton Park Master Plan and the proposed loss of trees. Due to these issues, FCPA asked that the applicant review other possible locations for the proposed accessory storage structure in order to lessen the impact on Lorton Park.

Resolution:

The applicant responded to staff's concerns by noting the lack of feasible spaces to accommodate the proposed storage structure on site. Specifically, since most LCAC patrons live in the vicinity of the application site, the applicant wanted to locate the structure near the existing office for the ease of delivery and distribution. Around the office, there are several existing trees, including a 58 inch diameter white oak tree in the northeast corner of the site, and locating the structure anywhere near the office would eliminate some existing trees. To the east of the office, there is an existing playground, and possible space for a storage structure. However, locating the storage structure to the south of the office would make the structure visible from Richmond Highway due to the site's elevated grade at that point. The existing parking area to the south of the site was also considered, but the Fairfax County Department of Transportation staff objected to the elimination of any parking spaces on site. Also, the applicant noted that the proposed storage structure will not have any exterior cooling or mechanical equipment, which would emit noise. All of the proposed refrigerators and freezers will be stored within the storage structure.

The applicant proposes to screen the new storage structure with five (5) new evergreen trees, which will be planted along the northern and eastern sides of the structure. The additional plantings will help screen the structure from the adjacent residential uses to the north and east. The applicant also proposes to consolidate the trash and recycling dumpsters to one location and screen the two (2) dumpsters, which will be located in front of the LCAC office, to accommodate truck pick-up. The Park Authority notes that the addition of storage structure may prolong the "interim" use of the Park Authority planned area by LCAC; however, the Park Authority also recognizes that the continued presence of LCAC on site is beneficial to the community. It should be noted that when the Board of Supervisors purchased the property in 1985, the intent was to create a symbiotic site of different County uses, including the LCAC. Though the structure does not fulfill the site layout of the Lorton Park Master Plan, it also will not be constructed as a long-term presence on the site and can be removed in the future, if necessary. As such, Park Authority has no objections to the proposal.

Transportation Analysis (Appendix 8)

The Fairfax County Department of Transportation did not identify any issues with the application.

Stormwater Management Analysis (Appendix 9)

Water quality controls and stormwater detention are required for the site. An existing dry pond is shown on the SEA Plat. No additional stormwater facilities are proposed in conjunction with this application. Due to the limited scope of the application request, no additional stormwater facilities should be required, and staff supports a waiver of all of the required site plan improvements, including the provision for stormwater facilities, in Sect. 17-201 of the Zoning Ordinance.

Public Facilities Analysis (Appendix 10)

No public facilities issues were identified with this application.

ZONING ORDINANCE PROVISIONS

Bulk Standards (R-8 District)		
Standard	**Required**	**Provided**
Lot Size	12,500 square feet (for non-residential uses)	7.70 acres
Lot Width	75 feet (interior lot)	641.28 feet
Building Height	65 feet (for non-residential structures)	13 feet (for accessory storage structure)
Front Yard	30° angle of bulk plane, but not less than 20 feet	Approximately 390 feet (for accessory storage structure)
Side Yard	25° angle of bulk plane, but not less than 10 feet	Approximately 145 feet (for accessory storage structure)
Rear Yard	25° angle of bulk plane, but not less than 25 feet	Approximately 85 feet (for accessory storage structure)

Bulk Standards (R-8 District)		
Standard	**Required**	**Provided**
FAR	0.55	.04
Open Space	20% of the gross area shall be open space.	Approximately 38%
Transitional Screening Requirements		
North (single-family attached residential)	Transitional Screening (TS) 2 – 35 ft. wide open space strip with 75% tree canopy, 70% evergreen trees and 3 shrubs every 10 ft.	Approximately 30 - 40' wide strip with trees (modification requested)
South (single-family attached residential)	TS 2 – 35 ft. wide open space strip with 75% tree canopy, 70% evergreen trees and 3 shrubs every 10 ft.	No trees along frontage (modification requested)
East (single-family attached residential)	TS 2 – 35 ft. wide open space strip with 75% tree canopy, 70% evergreen trees and 3 shrubs every 10 ft.	Approximately 30' – 50' wide strip with trees (modification requested)
West (multi-family residential)	TS 2 – 35 ft. wide open space strip with 75% tree canopy, 70% evergreen trees and 3 shrubs every 10 ft.	Approximately 20' – 190' wide strip with trees (modification requested)
Barrier Requirements		
North (single-family attached residential)	Barrier D, E or F - 42 to 48 in. chain link fence, 6 ft. high brick or architectural brick wall, or 6 ft. high solid wood or architecturally solid fence	Approximately four-foot high chain link fence (waiver requested)
South (single-family attached residential)	Barrier D, E or F - 42 to 48 in. chain link fence, 6 ft. high brick or architectural brick wall, or 6 ft. high solid wood or architecturally solid fence	None (waiver requested)
East (single-family attached residential)	Barrier D, E or F - 42 to 48 in. chain link fence, 6 ft. high brick or architectural brick wall, or 6 ft. high solid wood or architecturally solid fence	None (waiver requested)
West (multi-family residential)	Barrier D, E or F - 42 to 48 in. chain link fence, 6 ft. high brick or architectural brick wall, or 6 ft. high solid wood or architecturally solid fence	None (waiver requested)

Waivers and Modifications

- Modification of the transitional screening requirements along all property lines in favor of that shown on the SEA Plat

The applicant seeks a modification of the transitional screening requirements along all property lines in lieu of the existing vegetation. Par. 3 of Sect. 13-305 states that transitional screening may be modified where the building, a barrier and/or the land between that building and the property line has been specifically designed to minimize adverse impact through a combination of architectural and landscaping techniques. The applicant does not propose any changes to the existing tree cover along with boundaries of the site which staff believes adequately screens the adjacent residences. The applicant proposes to remove five (5) existing trees in the footprint of the accessory storage structure, which will be located on the interior of the site, but plans to plant five (5) new evergreen trees around the northern and eastern sides of the storage structure. Staff believes that this landscaping will mitigate any visual impact of the structure and therefore supports the requested modification.

- Waiver of the barrier requirements along the eastern, western and southern property lines and a modification of the barrier requirement along the northern property line, in favor of that shown on the SEA Plat.

The applicant is seeking a waiver of the barrier requirements along the eastern, western and southern property lines in lieu of the existing vegetation along the property lines. The applicant also seeks a modification of the barrier requirement along the northern property line in lieu of the existing chain link fence and vegetation. Par. 3 of Sect. 13-305 states that transitional screening may be modified where the building, a barrier and/or the land between that building and the property line has been specifically designed to minimize adverse impact through a combination of architectural and landscaping techniques. Additionally, Par. 14 of Sect.13-305 states that barriers may be waived or modified for any public use when such use has been designed to minimize adverse impact on adjacent properties. The entire site is owned by the Fairfax County Board of Supervisors, and most of the site is dedicated to open space. The library is situated along Richmond Highway, and though the LCAC office and proposed storage structure are located near residential properties, existing and proposed landscaping helps screen the uses from the adjacent properties. The LCAC office is also located within a former single-family residential structure. Though the LCAC is itself considered a quasi-public use, the organization is a designed social service agency of Fairfax County. Staff does not object to the requested modification and waiver.

- Waiver of all of the requirements of Sect. 17-201 of the Zoning Ordinance to permit what is shown on the SEA Plat

Sect. 17-201 of the Zoning Ordinance requires that any site or minor site plan must show or establish specific improvements, including but not limited to pedestrian walkways, vehicular travel lanes, dedication and construction of widening roads, curb and gutter construction, dedication of easements or right-of-ways, parking signage, adequate draining system, underground utilities, and installation of street lights. Due to the limited scope of the application request, staff believes that these improvements can be waived. Most of the key improvements, including the right-of-way dedication of 1.72 acres in 1984 and pedestrian walkways, have already been made. Staff believes that no other improvements are necessary for the safe and functional use of the site, as related to this application; therefore, staff supports this requested waiver.

Special Exception Requirements (Appendix 9)

General Special Exception Standards (Sect. 9-006)

General Standards 1 and 2 require that the proposed use be in harmony with the adopted Comprehensive Plan and with the general purpose and intent of the applicable zoning district regulations. The proposed addition of an accessory storage structure for an existing public benefit association generally complies with the Comprehensive Plan.

The continued public benefit association use will not adversely affect the use or development of neighboring properties, as recommended by General Standard 3. A 1,904 square foot storage structure is proposed for the site, and site modifications, such as additional trees to replace removed trees, will not affect the adjoining properties negatively. Additionally, all of the existing trees on site adjoining the residential properties to the north, east and west will be preserved. Though the proposed accessory storage structure will be bigger than the existing office, the applicant does not intend for the structure to exist permanently on the site.

Landscaping and open space recommendations for General Standards 5 and 6 are generally addressed by the applicant. As discussed earlier in this report, the applicant has requested a modification of transitional screening requirements along all property lines, which staff supports. Adequate utility, drainage, and parking will be provided, as required by General Standard 7, and no new signage is proposed. Any signage provided on site will be required to meet the signage regulations of the Zoning Ordinance, as required by General Standard 8.

Standards for All Category 3 Uses (Sect. 9-304)

Standard 1 recommends that the proposed location of the SE use for public uses is necessary for adequate governmental services in the proposed area. The proposed public benefit association is a quasi-public use, but the other uses on site, including the library and play areas, are public uses. The site, Lorton Park, is planned as a public use, and the continued location of the uses are necessary for providing services to all of the adjacent residential communities. Standards 2 and 3 notes that all uses shall comply with the lot size requirements and bulk regulations of the applicable zoning district; these requirements are satisfied with this proposal. As stipulated in Standard 4, all performance standards for the zoning district continue to be met with the continued public benefit association use. Standard 5 requires that all uses shall be subject to the provisions of Article 17, Site Plans and a development condition noting this requirement is included. However, as discussed above, given the limited scope of this application, staff recommends that the requirements of Sect. 17-201 of the Zoning Ordinance be waived to permit what is shown on the SEA Plat.

CONCLUSIONS AND RECOMMENDATIONS

Staff Conclusions

Staff finds that the proposal to add an accessory storage structure to the site is generally consistent with the land use recommendations of the Comprehensive Plan. With the adoption of the proposed development conditions, this Special Exception is in harmony with the Comprehensive Plan and in conformance with the applicable Zoning Ordinance provisions.

Recommendation

Staff recommends approval of SEA 83-V-076, subject to the proposed development conditions contained in Appendix 1.

Staff recommends approval of a waiver of all of the requirements of Sect. 17-201 of the Zoning Ordinance to permit what is shown on the SEA Plat.

Staff recommends approval of a modification of the transitional screening requirements along all property lines, in favor of that shown on the SEA Plat.

Staff recommends approval of a waiver of the barrier requirements along the eastern, western and southern property lines and a modification of the barrier requirement along the northern property line, in favor of that shown on the SEA Plat.

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

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

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

APPENDICES

1. Proposed Development Conditions
2. Affidavit
3. Statement of Justification
4. SE 83-V-076 Approved Plat and Development Conditions
5. Environmental Analysis
6. Urban Forest Management Analysis
7. Fairfax County Park Authority Analysis
8. Transportation Analysis
9. Stormwater Management Analysis

APPENDICES (Continued)

10. Sanitary Sewer Analysis
11. Applicable Zoning Ordinance Provisions
12. Glossary

PROPOSED DEVELOPMENT CONDITIONS

SEA 83-V-076

June 16, 2010

If it is the intent of the Board of Supervisors to approve SEA 83-V-076, previously approved for a public benefit association, located at 9518 Richmond Highway [Tax Map 107-4 ((1)) 34 and 107-4 ((5)) 4] to permit an accessory storage structure and site modifications, pursuant to Section 3-804 of the Fairfax County Zoning Ordinance, staff recommends that the Board condition the approval by requiring conformance with the following development conditions. These development conditions incorporate and supersede all previous development conditions. Previously approved conditions or those slightly modified are marked with an asterisk (*).

1. This Special Exception Amendment is granted for and runs with the land indicated in this application and is not transferable to other land.*

2. This Special Exception Amendment is granted only for the purpose(s), structure(s), and/or use(s) indicated on the Special Exception Amendment Plat approved with this application, as qualified by these development conditions.*

3. A copy of this Special Exception Amendment and the Non-Residential Use Permit shall be posted in a conspicuous space on the property of the use and be made available to all departments of Fairfax County during the hours of operation of the permitted use.*

4. This Special Exception Amendment is subject to the provisions of Article 17, Site Plans, as may be determined by the Director, Department of Public Works and Environmental Services (DPWES). Any plan submitted pursuant to this Special Exception Amendment shall be in substantial conformance with the approved Special Exception Plat entitled "Lorton Community Action Center" prepared by VIKA, Inc., consisting of 5 sheets dated April 9, 2010 as revised through June 8, 2010, and these conditions. Minor modifications to the approved Special Exception Amendment may be permitted pursuant to Par. 4 of Sect. 9-004 of the Zoning Ordinance.

5. Existing vegetation should be preserved to screen the structure from the north. All trees proposed for preservation shall be protected by tree protection fence. Irrespective of what is shown on the SEA Plat, the monarch 58-inch diameter white oak tree in the northeast corner of the site shall also be protected by tree protection fence during any demolition and construction activities (including installation of the proposed storage trailer) near the tree. 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 shall be erected adjacent to those areas on the SEA Plat where there is a "limit of clearing and grading."

All tree protection fencing shall be installed prior to any clearing and grading activities, including demolition and the installation of the storage trailer. The installation of all tree protection fencing shall be performed under the direct 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 Urban Forest Management Division (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 (including installation of the storage trailer) shall occur until the fencing is installed correctly, as determined by UFMD, DPWES. A representative of UFMD shall be invited to a pre-construction meeting once construction (such as the installation of the trailer) is to occur. There shall be no movement or storage of construction equipment within, or at, the dripline of the monarch oak at any time.

6. A landscape plan shall be submitted for the review and approval of UFMD, DPPWES, concurrent with site plan submission. This plan shall provide for the number, type and sizes of trees and planting on site and shall be consistent with that depicted on the SEA Plat. All landscaping shall be installed prior to the issuance of the Non-Residential Use Permit.

7. All lighting, including streetlights, security lighting, signage lighting and pedestrian or other incidental lighting, shall be in accordance with the Performance Standards contained in Par. 9 of Article 14 of the Zoning Ordinance.

8. The trash and recycling dumpsters for the Lorton Community Action Center shall be screened with a seven (7) foot high board on board fence, as shown on the SEA Plat.

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

Pursuant to Sect. 9-015 of the Zoning Ordinance, this Special Exception Amendment shall automatically expire, without notice, thirty (30) months after the date of approval unless the use has been established as evidenced by the issuance of the Non-RUP. The Board of Supervisors may grant additional time to establish the use or to commence construction if a written request for additional time is filed with the Zoning Administrator prior to the date of expiration of the Special Exception Amendment. The request must specify the amount of additional time requested, the basis for the amount of time requested and an explanation of why additional time is required.

APPENDIX 2

SPECIAL EXCEPTION AFFIDAVIT

DATE: 5/10/10
(enter date affidavit is notarized)

I, Marguerite V. Guarino, 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 108186b

in Application No.(s): SEA 83-V-076
(enter County-assigned application number(s), e.g. SE 88-V-001)

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

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

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

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)
THIS APPLICATION WAS MADE PURSUANT TO A MOTION BY THE BOARD OF SUPERVISORS OF FAIRFAX COUNTY, VIRGINIA.		
Board of Supervisors of Fairfax County, Virginia	Office of the County Executive 12000 Government Center Parkway, Suite 551 Fairfax, VA 22035	Title Owner of TM 107-4 ((1)) parcel 34 and TM 107-4 ((5)) parcel 4.
Anthony H. Griffin, Co. Executive	(same)	Agent for the Board of Supervisors of Fairfax County, Virginia
Marguerite V. Guarino	Facilities Management Department 12000 Government Center Parkway, Suite 424 Fairfax, VA 22035	Agent for the Board of Supervisors of Fairfax County, Virginia

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

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

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

Special Exception Attachment to Par. 1(a)

DATE: 5/10/10
(enter date affidavit is notarized)

108866

for Application No. (s): SEA 83-V-076
(enter County-assigned application number (s))

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

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)
VIKA, Incorporated	8180 Greensboro Drive, Suite 200 McLean, VA 22101	Agent/Engineer
Edmund J. Ignacio Robert R. Cochran Jeffrey A. Kreps Robert J. Bosco	(same)	Agent/Engineer Agent/Surveyor Agent/Landscape Architect Agent/Planner
OTJ Architects	1412 Eye Street N.W. Washington, DC 20005	Agent/Architect
Mario Lemos	(same)	Agent/Architect

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

SPECIAL EXCEPTION AFFIDAVIT

DATE: 5/10/10
(enter date affidavit is notarized)

1081867

for Application No. (s): SEA 83-V-076
(enter County-assigned application number(s))

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

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

CORPORATION INFORMATION

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

VIKA, Incorporated
8180 Greensboro Drive, Suite 200
McLean, VA 22102

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)

John F. Amatetti
Charles A. Irish, Jr.
Harry L. Jenkins
Robert R. Cochran
Mary G. Morelock
Jeffrey B. Amateau
Kyle U. Oliver
Philip C. Champagne

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

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

SPECIAL EXCEPTION AFFIDAVIT

DATE: 5/10/10
(enter date affidavit is notarized)

1081866

for Application No. (s): SEA 83-V-076
(enter County-assigned application number(s))

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

PARTNERSHIP INFORMATION

PARTNERSHIP NAME & ADDRESS: (enter complete name, and number, street, city, state, and zip code)
OTJ Architects
1412 Eye Street N.W.
Washington, DC 20005

(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)**

Tony J. Martin, General Partner
Luis E. Gauci, General Partner
Lance P. Jaccard, General Partner
Roger D. Sola-Sole, General Partner
Dean S. Newins, General Partner
Kevin G. Sneed, General Partner
John David O'Dowd, General Partner

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

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

SPECIAL EXCEPTION AFFIDAVIT

DATE: 5/10/10
(enter date affidavit is notarized)

1081864

for Application No. (s): SEA 83-V-076
(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.)

THE BOARD OF SUPERVISORS OF FAIRFAX COUNTY, VIRGINIA, IS THE TITLE OWNER OF THE APPLICATION PROPERTY.

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

Application No.(s): SEA 83-V-076

(county-assigned application number(s), to be entered by County Staff)

SPECIAL EXCEPTION AFFIDAVIT

DATE: 5/10/10 1081866

(enter date affidavit is notarized)

3. That within the twelve-month period prior to the public hearing of this application, no member of the Fairfax County Board of Supervisors, Planning Commission, or any member of his or her immediate household, either directly or by way of partnership in which any of them is a partner, employee, agent, or attorney, or through a partner of any of them, or through a corporation in which any of them is an officer, director, employee, agent, or attorney or holds 10% or more of the outstanding bonds or shares of stock of a particular class, has, or has had any business or financial relationship, other than any ordinary depositor or customer relationship with or by a retail establishment, public utility, or bank, including any gift or donation having a value of more than $100, singularly or in the aggregate, with any of those listed in Par. 1 above.
EXCEPT AS FOLLOWS: (**NOTE**: If answer is none, enter "**NONE**" on line below.)
NONE

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

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

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

WITNESS the following signature: MV Guarino

(check one) [ ] Applicant [✓] Applicant's Authorized Agent

MARGUERITE V. GUARINO

(type or print first name, middle initial, last name, and & title of signee)

Subscribed and sworn to before me this 10th day of May 2010, in the State/Comm. of VA, County/City of Fairfax.

Jacqueline Murray
Notary Public

My commission expires: 06/30/2012

Member # 153240807

JACQUELINE A. MURRAY NOTARY PUBLIC REG # 302992 MY COMMISSION EXPIRES 06/30/2012 COMMONWEALTH OF VIRGINIA

FORM SEA-1 Updated (7/1/06)

April 8, 2010

RECEIVED
Department of Planning & Zoning
APR 09 2010
Zoning Evaluation Division

Mr. Kevin Guinaw
Fairfax County Department of Planning & Zoning
Zoning Evaluation Division
12055 Government Center Parkway
Suite 801
Fairfax, VA 22035

RE: Proposed Special Exception Amendment Application
Applicants: Board of Supervisors, County of Fairfax
Fairfax County Tax Map Reference: 107-4 ((1)) 34 and 107-4 ((5)) 4
VIKA #V7289A

Dear Mr. Guinaw:

Please accept this letter as a statement of justification for a Special Exception Amendment Application to amend an approved public benefit association to permit the addition of a storage building for use by the Lorton Community Action Center.

The Applicants are the owners of approximately 6.8458 acres located in the Mount Vernon Magisterial District that are identified among the Fairfax County tax map records as 107-4 ((1)) 34 and 107-4 ((5)) 4 (the "Subject Property"). The Subject Property is located on the North side of Richmond Highway and zoned to the R-8 District. Surrounding properties include single-family attached homes, similarly zoned to the R-8 District, single-family detached homes zoned to the PDH-16 District.

The Subject Property is developed with two (2) buildings; one (1) building that is operated by the County as a public library (Lorton Library) and the other building is operated by Lorton Community Action Center (LCAC) as a public benefit association distributing food and clothing to the community.

The applicants are proposing to add a 56' x 34', 1,904 SF pre-fabricated building to serve as an accessory storage structure. The existing non-residential building that contains approximately 9,000 SF and serves as the current Lorton Community Action Center storage and distribution center will remain. The existing non-residential building that contains approximately 10,000 SF and serves as the Lorton Library will remain. The proposed additional storage building and the existing building to remain results in a FAR of 0.07, which is well below the 0.55 FAR permitted for non-residential uses in the R-8 District.

The Applicant is requesting modifications and waivers to the Zoning Ordinance for: stormwater management facilities (quantity and quality); landscaping and screening / buffering and barrier requirements; curb and gutter requirements for internal parking lots and travelways; provisions for providing interparcel access; and, provisions for providing a loading space. Approximately 38% of the Subject Property will remain as open space that includes a baseball field and existing mature trees. The existing trees along the north and east property line will provide a landscape buffer and screen to adjacent single-family attached residences.

The Subject Property has been developed as a public benefit association since the approval of SE-83-V-076 by the Board of Supervisors on November 3, 1983. Since the original approval, the County constructed the Lorton Library in 1989. The Applicant does not propose any changes to the exterior of the existing buildings. The Applicant envisions the additional storage building will offer the community additional opportunities in the Mount Vernon area of Fairfax County by adding additional storage and refrigeration units that will provide a broader range of services to those in need.

The Subject Property is located in the Lorton-South Route 1 Community Planning Sector (LP2, sub-unit E-9) of the Lower Potomac Planning District of the Area IV Comprehensive Plan (the "Plan"). While there are no specific Plan text recommendations, the general text includes the Subject Property within an area planned for residential use at 8-12 to 12-16 dwelling units per acre. This is also consistent with the Plan map. The existing buildings, as well as the proposed improvements, are compatible with the existing intensity of the surrounding residential developments and the Applicant proposes to retain the existing R-8 zoning. The improvements are well within the FAR permitted for non-residential uses in the R-8 District. Therefore, the Applicant's proposal is consistent with the Plan's recommendation.

In accordance with Fairfax County Zoning (the "Ordinance") requirements of Section 9-011, please accept the following information regarding the proposed exception application:

- The type of operation the Lorton Community Action Center (LCAC) has been providing since 1975 includes the distribution of food, clothing, emergency assistance and community outreach programs to the citizens of Lorton, Virginia and the surrounding areas. They are the only community-based human service organization that serves zip codes 22079, 22199, 22122 and a portion of 22060. Their coverage area runs from Fort Belvoir south to the Prince William County line and from the Potomac River on the east to about Route123 on the west. LCAC has a proven track record of providing efficient service to the community while keeping our costs to a minimum. In 2006, LCAC was selected as one of the best small charities in the Washington area by the Catalogue for Philanthropy. This means that the organization has been vetted for distinction, merit, cost-effectiveness, and accomplishment.

  The mission of LCAC is to enhance the quality of life in Fairfax County through individual and family services, community programs, and partnerships with other organizations. Their priority is to continue to provide emergency assistance to help County residents alleviate the immediate crises in their lives. LCAC has 3 operations to serve the Lorton community at this location. At the LCAC house, they collect and distribute food, provide financial assistance, case management and bilingual services to our clients. LCAC's Act II Thrift Shop recycles items and provides clothing and other necessities for families in need as well as low-cost shopping for the entire community. The LCAC Resource Center provides a safe environment for youth in the community to attend structured and educational activities after school.

- Typical hours of operation at LCAS are Monday thru Friday, 8:30 AM to 4:30 PM. Food distribution has specific hours but the agency does not turn anyone away if they come in requesting food after distribution hours. Distribution hours are Mon evening, Tuesday afternoons, and Wednesday / Thursday / Friday mornings.

- Other services include: assistance with food, clothing and furniture; emergency counseling; information and referral to another agency or agencies if LCAC cannot assist in a particular situation; financial assistance (rent and utility assistance, limited assistance for medical and Rx); seasonal assistance (Thanksgiving and Christmas); school supplies for children before the start of school; case management; nutrition classes; ESL classes; pro-bono services to families (provided once a month in collaboration with the Law Foundation); after-school homework help and activities; after-school tutoring; summer activities / camps; and, services for children suspended from school (children can attend the program at LCAC to stay on track with school work while suspended).

- The amount of food and supplies typically distributed by LCAC was 10.9 tons of food in January 2010 and 7.25 tons in February (the agency was closed for a few days due to inclement weather).

- Other information: LCAC works closely with virtually every organization in Fairfax County. Families are referred to LCAC by schools, churches, Fairfax County departments, as well as other social service organizations. LCAC cooperates closely with other social service organizations in the surrounding areas. For example, if LCAC does not have the budget to pay an entire overdue fuel bill, they will fund part of the need and work with other organizations in order to cover the entire overdue amount. LCAC works with local schools, houses of worship, homeowners associations, the South County Federation, the Mason Neck Lions Club, the Woodbridge Moose Family Center, the American Legion, the Safe and Drug Free Youth Coalition, other local organizations and local businesses. They cooperate with government agencies including the Federal Emergency Management Agency (FEMA), the Fairfax County Department of Family Services, Fairfax County Office of Partnerships, Fairfax County Department of Community and Recreation Services, Fairfax County Police, 4-H Cooperative Extension Program, Girl Power, Fairfax Bar Association, VITA and United States Department of Agriculture.

- LCAC services 30 – 40 families per day, the majority of which walk to the location.

- LCAC currently has 7 full-time and 5 part-time staff members.

- The proposed 2,000 SF accessory structure, which is the subject of this Special Exception Amendment Application, will allow for additional storage and for freezers and refrigerators to keep food cold.

- The Applicant is unaware of any hazardous or toxic substances on the Subject Property.

- The proposed development complies with all adopted standards, ordinances and regulations except as noted on the special exception plat and as follows:

  - Waiver of the Fairfax County Zoning Ordinance Section 17-201-5 to provide inside curb and gutter on interior travel lanes and parking areas.

- Waiver of Fairfax County Zoning Ordinance Section 17-201-3 to provide interparcel access.

- Waiver of Fairfax County Zoning Ordinance Section 13-303 to allow existing vegetation to satisfy transitional screening requirements and a waiver of the barrier requirement as shown on the special exception plat.

- Waiver of the requirement to show stormwater management facilities (quantity and quality) and outfall adequacy on the Special Exception Amendment (SEA) Plan, in favor of those facilities being shown on the Minor Site Plan (MSP).

- Waiver of Section 11-202 of the Zoning Ordinance to not require a loading space to be provided on the site. It is noted that public benefit association and other public uses (other than a school) are not identified in Section 11-203 Minimum Required Spaces of the Zoning Ordinance.

LCAC is proposing to enhance an approved use to better serve the residents of Fairfax County. LCAC provides food, clothing, and other services to the public and is a community asset.

Should you have any questions regarding the above, or require additional information, please do not hesitate to contact me. I would appreciate the acceptance of this application and the scheduling of a public hearing before the Fairfax County Planning Commission at your earliest convenience. As always, I appreciate your cooperation and assistance.

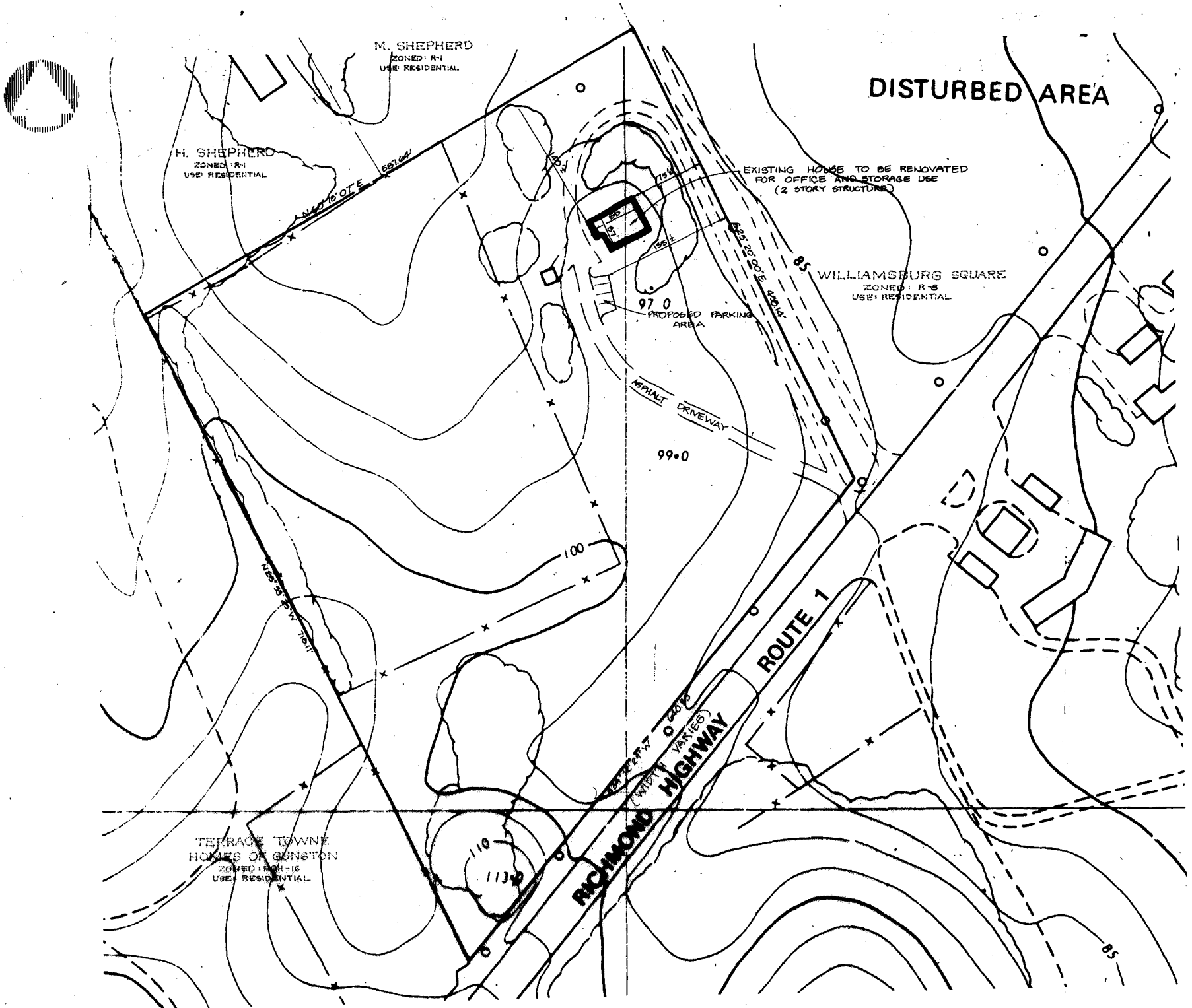
Sincerely,
VIKA, Inc.

Robert J. Bosco
Robert J. Bosco
Senior Planner

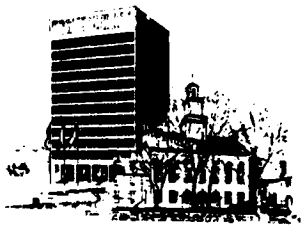
RJB/jr

X:\DATA\7000-9000\V7289A\LETTER\Guinaw (Proposed SEA Application) (4-6-10).doc

VIKA



DISTURBED AREA
M. SHEPHERD
ZONED: R-1
USE: RESIDENTIAL
H. SHEPHERD
ZONED: R-1
USE: RESIDENTIAL
EXISTING HOUSE TO BE RENOVATED FOR OFFICE AND STORAGE USE (2 STORY STRUCTURE)
WILLIAMSBURG SQUARE
ZONED: R-8
USE: RESIDENTIAL
PROPOSED PARKING AREA
ASPHALT DRIVEWAY
97.0
99.0
100
110
113.0
85
ROUTE 1
RICHMOND HIGHWAY
(WIDTH VARIES)
TERRACE TOWNE HOMES OF GUNSTON
ZONED: RCH-16
USE: RESIDENTIAL



COMMONWEALTH OF VIRGINIA
COUNTY OF FAIRFAX
4100 CHAIN BRIDGE ROAD
FAIRFAX, VIRGINIA 22030

November 3, 1983

Christine Herbstreith
5913 Oak Grove Street
Lorton, Virginia 22079

Re: Special Exception
Number SE 83-V-076
Lorton Community Action Center

Dear Ms. Herbstreith:

At a regular meeting of the Board of Supervisors held on October 31, 1983, the Board approved Special Exception Number SE 83-V-076, in the name of Lorton Community Action Center, located as Tax Map 107-4((1))34 and 107-4((5))4 for use as a public benefit association pursuant to Section 3-804 of the Fairfax County Zoning Ordinance, by requiring conformance with the following development conditions:

1. This Special Exception is granted for the location indicated in the application and is not transferable to other land.

2. This Special Exception is granted for the building and uses indicated on the plats submitted with the application only.

3. A copy of this Special Exception SHALL BE POSTED in a conspicuous place along with the Non-Residential Use Permit on the property of the use and be made available to all Departments of the County of Fairfax during hours of operation of the permitted use.

4. A site plan generally in conformance with the preliminary site plan herein, will be submitted for approval in accordance with the provisions of Articles 11 and 17 unless the requirement is waived by the Director, Department of Environmental Management.

5. Right-of-way dedication to 98-feet from the centerline of Route 1 shall be provided.

6. Existing vegetation should be preserved to screen the structure from the north.

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

Under Section 9-015 of the Zoning Ordinance, this Special Exception shall automatically expire, without notice, eighteen (18) months after the approval date of the Special Exception unless construction has commenced, or unless additional time is approved by the Board of Supervisors because of the occurrence of conditions unforeseen at the time of the approval of this Special Exception. A request for additional time shall be justified in writing, and must be filed with the Zoning Administrator not less than thirty (30) days prior to the expiration date.

The Board also waived the modification of the transitional screening requirement for the northern boundary with the understanding that the dense vegetation on its boundaries be maintained, as heretofore.

If you have any questions concerning this Special Exception, please give me a call.

Very truly yours,

Ethel W. Register

Ethel Wilcox Register, CMC
Clerk to the Board of Supervisors

EWR/vlt

cc: Mr. Patteson
Mr. Knowlton
Mr. Covington
Mr. Davis
Mr. Ted Austell, III
Executive Assistant to the County Executive

County of Fairfax, Virginia

MEMORANDUM

May 17, 2010

TO: Regina Coyle, Director
Zoning Evaluation Division, DPZ

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

SUBJECT: Environmental Assessment: SEA 83-V-076
Board of Supervisors

This memorandum has been prepared by Mary Ann Welton regarding information provided on the special exception amendment application dated April 9, 2010. This special exception amendment request seeks approval to allow a 1,904 square foot pre-fabricated building to serve as an accessory storage structure. This application does not raise any significant environmental concerns.

PGN: MAW

Department of Planning and Zoning
Planning Division
12055 Government Center Parkway, Suite730
Fairfax, Virginia 22035-5509
Phone 703-324-1380
Fax 703-324-3056
www.fairfaxcounty.gov/dpz/

County of Fairfax, Virginia

MEMORANDUM

May 19, 2010

TO: Brenda Cho, Staff Coordinator
Zoning Evaluation Division, DPZ

FROM: Jessica Strother, Urban Forester II
Forest Conservation Branch, UFMD, DPWES

SUBJECT: Lorton Community Action Center, SEA-V-076 (LCAC)

RE: Your Request for Comments and Recommendations

This review is based on the Special Exception Plat (SEA) and the reduced in size 8 x 12 sheets depicting additional design information, stamped as received by the Department of Planning and Zoning on April 14, 2010. Several site visits have been conducted since January 2010, and a meeting with the submitting engineer/architect and the Applicant occurred earlier in 2010.

Site Description: The subject property is connected to the Lorton Public Library which was developed under a separate plan (site plan). All the affected property belongs to Fairfax County. There are several average to poor quality deciduous trees and several higher quality trees on the subject property adjacent to the proposed pre-fabricated building, and the existing (LCAC) storage and distribution center. One tree immediately adjacent to the LCAC building and near the proposed pre-fabricated building, is a 58 inch diameter white oak that is an outstanding monarch tree. Trees like this are rare in Fairfax County and the region. This tree is very healthy and may be 150-200 years old. It is currently in need of lightening protection to protect it.

1. **Comment:** The 8 x 12 sheets in the application package specific to tree survey, Existing Vegetation Map, and tree preservation should be enlarged and made a part of the Plat. Additionally, the sheets may need to be re-labeled.

   Recommendation: Revise the SEA Plat to include these enlarged sheets, and ensure they all match.

2. **Comment:** Sheet 2 of the SEA Plat has too much information on it, and does not show the limits of clearing and grading or limits of disturbed areas, which is critical.

   Recommendation: Revise the SEA Plat and coordinate it with the 8 x 12 sheets to only show the overall site, with limits of clearing and grading/ limits of disturbance.

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

3. **Comment:** Sheet 2 of the SEA Plat which also includes the EVM reflects the existence of the monarch 58 inch diameter white oak. The dripline of this tree is off slightly on the northwest side of the crown. The dripline extends an additional 15-20 feet. Additionally, there are several trees next to the existing garden area including a 24 inch specimen walnut that have not been identified/labeled.

   Recommendation: Revise the SEA Plat to show the correct dripline for the monarch oak and the labeling of the other trees.

4. **Comment:** Sheet 2 of the SEA Plat appears to reflect a utility line and clearance area for it that extends from the proposed pre-fabricated building past the garden area and ending at the property line. If this is a proposed utility, it should be clearly shown. Additionally, a 24 inch diameter specimen walnut will be severely impacted if a utility line is installed as shown.

   Recommendation: Revise the SEA Plat to reflect these changes and if a utility is needed it should be re-positioned to avoid the specimen walnut. Revise.

5. **Comment:** The EVM does not reflect all existing vegetation along the eastern boundary line with respect to screening. Transitional screening is required in this area.

   Recommendation: Revise the EVM to show all existing vegetation on the subject property.

6. **Comment:** Transitional screening is required along the northern and eastern boundary of the site. It is not clear how it is being provided, nor is it delineated.

   Recommendation: Revise the SEA Plat to reflect how this requirement will be addressed.

JGS/

cc: RA File
DPZ File

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

FAIRFAX COUNTY PARK AUTHORITY

M E M O R A N D U M

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

FROM: Sandy Stallman, Manager
Park Planning Branch, PDD

DATE: May 3, 2010

SUBJECT: SEA 83-V-076, Lorton Community Action Center storage facility
Tax Map Number(s): 107-4 ((1)) 34 and 107-4 ((5)) 4

BACKGROUND

The Park Authority staff has reviewed the proposed Development Plan dated April 9, 2010, for the above referenced application. The Development Plan reflects the demolition of an existing storage structure to be replaced by a 1,904 square foot, pre-fabricated building for temporary use as an accessory storage structure related to the operations of the Lorton Community Action Center.

The property included in this application is owned by the Board of Supervisors and used jointly by Fairfax County Public Libraries (FCPL), Fairfax County Park Authority (FCPA) and Fairfax County Redevelopment and Housing Authority (FCRHA) by signed agreement dated September 22, 1981. This agreement identifies allocation of funds from each of the parties towards the acquisition of the property. FCPL contributed $50,000, FCPA contributed $256,000 and FCRHA contributed $94,000 to the total $400,000 cost of the property.

Upon acquisition of the site and consent of the Board of Supervisors, FCPA proceeded to develop a park master plan for the rear portion of the property. This plan, developed through public process, recognized the use of the existing residential building for the interim operations of the Lorton Community Action Center as well as small collection box. A copy of the Lorton Park Master Plan graphic is attached for reference. When the Master Plan was approved in 1985, the Master Plan Report reflects that FCRHA had anticipated construction of a larger, permanent facility allowing related services to be relocated in approximately 20 years, which would have been 2005.

With approval of the Lorton Park Master Plan, FCPA invested an additional $203,922 towards the development costs of the park. Sharing maintenance for the park with the Facilities Management Department (FMD), FCPA continues to maintain the park's amenities such as the asphalt trail, playground, metal-fabric fence and border barrier trees along back edge of property.

COMPREHENSIVE PLAN CITATIONS

1. **Park Services and New Development** **(The Policy Plan, Parks and Recreation Objective 5, p. 7)**

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

"Policy d: Protect the public's parkland investment and ensure the safety, quality, and sustainable operation of parklands, facilities, and infrastructure."

"Policy e: Ensure that efficient park facility maintenance and management practices can be achieved to provide for long-term sustainability and preservation of the public investment."

"Policy f: Consider the location of major public facilities, including transportation and utility corridors, and telecommunication facilities, on or through parklands when the proposal meets the following conditions: (a) is consistent with the relevant policies of the managing park agency; (b) the managing park agency determines that the proposed facility is compatible with the existing and future use of parkland, (c) the managing park agency concurs that there is no feasible or available alternative to the use of parklands and (d) the proposal will have minimal impacts on parkland, facilities, resources and user experience."

"Policy h: Where appropriate and feasible, apply better site design and low-impact development (LID) techniques in park development to reduce environmental impacts of development."

ANALYSIS AND RECOMMENDATIONS

The joint usage of the subject property by FCPL, FCRHA and FCPA delivers a variety of needed services to the Mount Vernon area, each offering a specific value to the community. The agreement entered into by each of these parties signifies a united effort to bring service to this area while balancing the needs of each party in its provision of those services. The Park Authority acknowledges the important role that LCAC serves in the community while at the same time seeks to preserve the value of park experience to the community as well as the Park Authority's investment in the purchase of the land, construction of facilities and maintenance costs.

Although the existing Master Plan for Lorton Park reflects the shared arrangement between the above mentioned parties, including LCAC's current use of the existing building, the storage facility proposed with this application is not reflected on the currently approved park master plan. The footprint of the proposed facility is larger than that of the existing building. The addition of refrigeration units may introduce a noise component that may impact enjoyment of the park. Additionally, construction of the storage facility as proposed would require removal of several sizeable trees. Loss of these trees combined with proposed size, location and additional noise would detract from the current park experience. In addition, the facility is termed

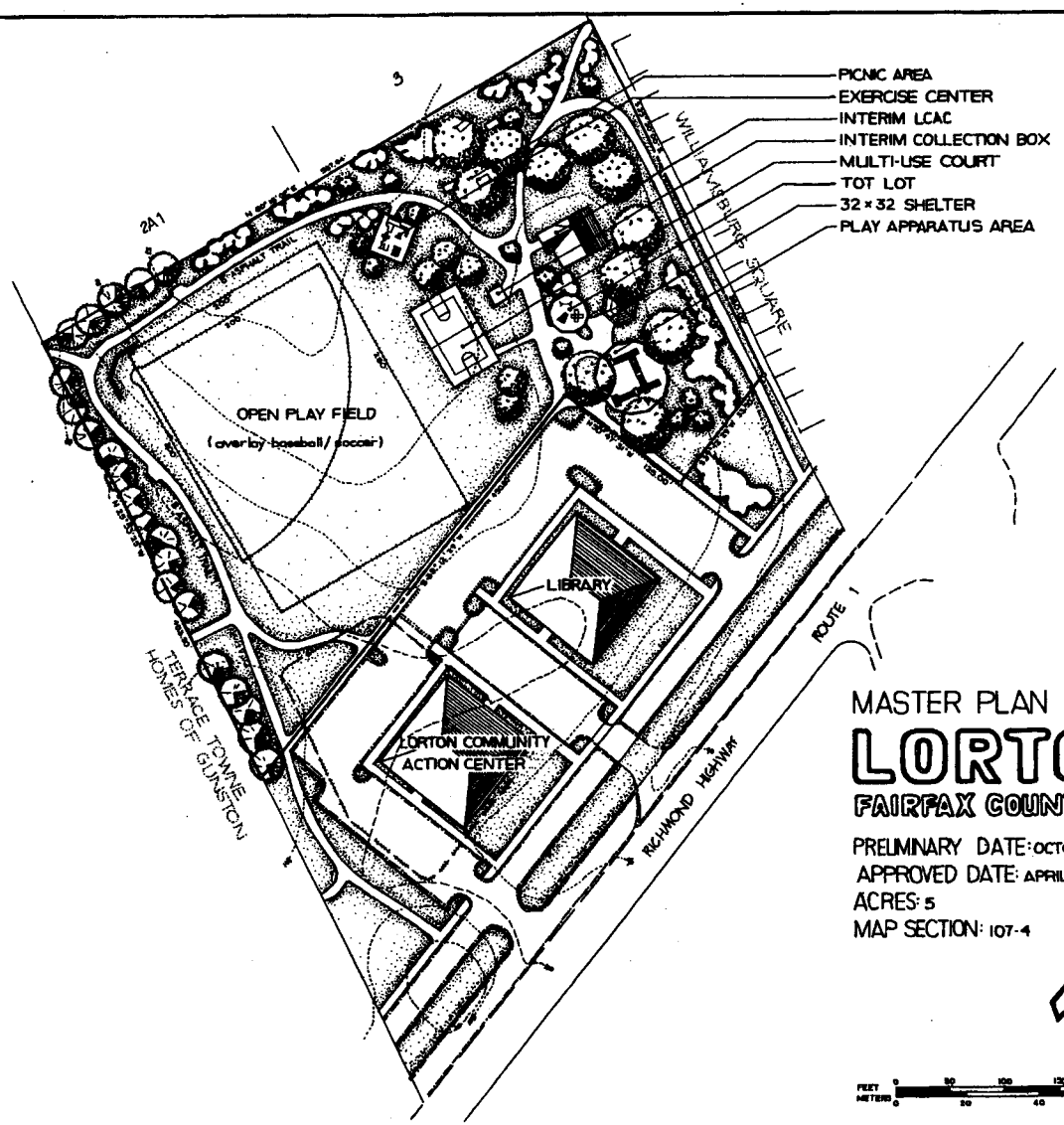
"temporary" in the application; however, no time estimate is provided for the proposed length of service.

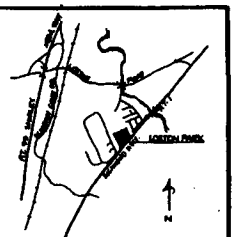
The Park Authority recommends that an alternate siting of the facility be considered that would create less of an impact to Lorton Park.

FCPA Reviewer: Gayle Hooper
DPZ Coordinator: Brenda Cho

Copy: Cindy Walsh, Director, Resource Management Division
Liz Crowell, Manager, Cultural Resource Management & Protection Section
Julie Cline, Manager, Land Acquisition & Management Branch
Dan Sutherland, Manager, Park Operations Division
Chron Binder
File Copy

P:\Park Planning\Development Plan Review\DPZ Applications\SEA\1983\SEA 83-V-076\SEA 83-V-076 - FCPA COMMENT.doc





LOCATION MAP

NO SCALE

LEGEND

- — — INTERIM OPEN PLAY
- ——— PARKING AND INTERIM ENTRANCE TO BE BUILT BY PARK AUTHORITY (WITH SOME LIBRARY FUNDING)
- ····· TO BE BUILT BY LIBRARY BOARD
- —·— FUTURE PARKING

TOTAL PARKING SPACES: 120

NOTE: ALL PROPERTY INFORMATION IS APPROXIMATE. BEARINGS ARE FROM DRAWING BY DEMBERRY & DAVIS, FAIRFAX, VA., JULY 1981 AND ARE FOR MASTER PLANNING ONLY. DISTANCES ARE ONLY APPROXIMATE AND MAY BE CHANGED AT ANY TIME.

CONTOUR INFORMATION FROM FAIRFAX COUNTY TOPO AND IS FOR MASTER PLANNING ONLY

CONTOUR INTERVAL - 5 FEET

MASTER PLAN

LORTON PARK

FAIRFAX COUNTY, VIRGINIA

PRELIMINARY DATE: OCTOBER 1984
APPROVED DATE: APRIL 1985
ACRES: 5
MAP SECTION: 107-4

DESIGNED BY:
LONG, BROWN & ASSOCIATES

FOR:
FAIRFAX COUNTY PARK AUTHORITY

JAMES F. WILD, CHAIRMAN
FREDERICK M. CRAMTREE, VICE-CHAIRMAN
BARBARA B. CLARK, SECRETARY-TREASURER
KAYE SLOAN BURNS
OLIVER W. FRANKLIN
JOHN MASTERBROOK
ALAN E. MAYER
ROBERT E. MOSS
DOROTHY S. NORPEL
RAYMOND W. PHILIPPS

JOSEPH P. DONNIS, DIRECTOR
LOUIS A. CABLE, ASSISTANT DIRECTOR
DONALD F. LIEBERER, SUPERINTENDENT OF DESIGN

FEET 0 50 100 150 200
METERS 0 20 40 60

LORTON 46741-1083-0221M MAP SEC 107-4

COMMONWEALTH of VIRGINIA

DEPARTMENT OF TRANSPORTATION

GREGORY A. WHIRLEY
ACTING COMMISSIONER

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

June 4, 2010

To: Ms. Regina Coyle
Director, Zoning Evaluation Division

From: Noreen H. Maloney
Virginia Department of Transportation – Land Development Section
703-383-2424

Subject: SEA 83-V-076, Lorton Community Action Center
Tax Map No.: 107-4 /01/ /0034 /05/ /0004

All submittals subsequent to the first submittal shall provide a response letter to the previous VDOT comments. Submittals without comment response letters are considered incomplete and will be returned without review.

We have reviewed the special exception amendment plat and offer the following comments.

The applicant should dedicate right of way along Route 1 in accordance with the Comprehensive Plan.

The adequacy of sight distance should be verified at the entrance.

County of Fairfax, Virginia

MEMORANDUM

DATE: April 21, 2010

TO: Regina Coyle, Director
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: Special Exception Amendment Application #SEA 83-V-076, Lorton Community Action Center, Special Exception Amendment Plat dated April 9, 2010, LDS Project #7104-ZONA-001-1, Tax Map #107-4-01-0034 & 107-4-05-0004, Mount Vernon District

We have reviewed the subject application and offer the following stormwater management comments. The limits of disturbance should include a construction access meeting the requirements of VESCH 3.03.

Chesapeake Bay Preservation Ordinance (CBPO)
There is no Resource Protection Area (RPA) on this site. Water quality controls are required for this redevelopment (PFM 6-0401.2B). An existing dry pond is shown on the plat.

Floodplain
There are no regulated floodplains on the property.

Downstream Drainage Complaints
There are no downstream drainage complaints on file.

Stormwater Detention
Detention or an approved waiver is required (PFM 6-0301.3). An existing dry pond is shown on the plat.

Site Outfall
An outfall narrative has not been provided (ZO 9-011.2.J(2)(c)).

Please contact me at 703-324-1720 if you require additional information.

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

County of Fairfax, Virginia

MEMORANDUM

DATE: April 30, 2010

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. SEA83-V-076

Tax Map No. 107-4-/01/ /0034, /05/ /0004

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 Pohick Creek (N-1) watershed. It would be sewered into the Noman M. Cole Pollution Control Plant (NMCPCP).

2. Based upon current and committed flow, there is excess capacity in the NMCPCP 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 in the street 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.

	Existing Use +Application		Existing Use + Application Previous Rezonings		Existing Use + Application + Comp Plan	
Sewer Network	Adeq.	Inadeq.	Adeq.	Inadeq.	Adeq.	Inadeq.
Collector	X		X		X	
Submain	X		X		X	
Main/Trunk	X		X		X	
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

9-006 General Standards

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

1. The proposed use at the specified location shall be in harmony with the adopted comprehensive plan.

2. The proposed use shall be in harmony with the general purpose and intent of the applicable zoning district regulations.

3. The proposed use shall be such that it will be harmonious with and will not adversely affect the use or development of neighboring properties in accordance with the applicable zoning district regulations and the adopted comprehensive plan. The location, size and height of buildings, structures, walls and fences, and the nature and extent of screening, buffering and landscaping shall be such that the use will not hinder or discourage the appropriate development and use of adjacent or nearby land and/or buildings or impair the value thereof.

4. The proposed use shall be such that pedestrian and vehicular traffic associated with such use will not be hazardous or conflict with the existing and anticipated traffic in the neighborhood.

5. In addition to the standards which may be set forth in this Article for a particular category or use, the Board shall require landscaping and screening in accordance with the provisions of Article 13.

6. Open space shall be provided in an amount equivalent to that specified for the zoning district in which the proposed use is located.

7. Adequate utility, drainage, parking, loading and other necessary facilities to serve the proposed use shall be provided. Parking and loading requirements shall be in accordance with the provisions of Article 11.

8. Signs shall be regulated by the provisions of Article 12; however, the Board may impose more strict requirements for a given use than those set forth in this Ordinance.

9-304 Standards for all Category 3 Uses

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

1. For public uses, it shall be concluded that the proposed location of the special exception use is necessary for the rendering of efficient governmental services to residents of properties within the general area of the location.

2. Except as may be qualified in the following Sections, all uses shall comply with the lot size requirements of the zoning district in which located.

3. Except as may be qualified in the following Sections, all uses shall comply with the bulk regulations of the zoning district in which located; however, subject to the provisions of Sect. 9-607, the maximum building height for a Category 3 use may be increased.

4. All uses shall comply with the performance standards specified for the zoning district in which located, including the submission of a sports illumination plan as may be required by Part 9 of Article 14.

5. Before establishment, all uses, including modifications or alterations to existing uses, shall be subject to the provisions of Article 17, Site Plans.

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