



APPLICATION ACCEPTED: June 6, 2011
PLANNING COMMISSION: September 21, 2011
BOARD OF SUPERVISORS: September 27, 2011
@ 3:30 p.m.

County of Fairfax, Virginia

September 8, 2011

STAFF REPORT

APPLICATION RZ 2011-LE-015

LEE DISTRICT

APPLICANT: Jefferson Development, LLC

PRESENT ZONING: R-1

REQUESTED ZONING: C-6

PARCEL: 81-4 ((1)) 56A

LOCATION: 5755 Castlewellan Drive

SITE AREA: 77,101 square feet (1.77 acres)

PLAN MAP: Residential; 3-4 du/ac

PROPOSAL: To rezone from the R-1 District to the C-6 District to establish a 10,950 SF funeral home on the site of an existing funeral chapel

STAFF RECOMMENDATIONS:

Staff recommends approval of RZ 2011-LE-015, subject to execution of proffers consistent with the draft proffers contained in Appendix 1 and the adoption of Comprehensive Plan Amendment S11-IV-RH1.

Staff recommends approval of a modification of transitional screening and a waiver of barrier requirements along all property boundaries in favor of maintaining the existing screening with supplemental landscaping provided in accordance with the proffers.

Nick Rogers

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 interior parking lot landscaping requirement in favor of maintaining the existing parking lot landscaping shown on the Plat.

Staff recommends approval of a waiver of the use limitation as required in Part 5B of Section 4-605 of the Zoning Ordinance to allow continued use of the existing curb cut.

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 recommendation of staff; it does not reflect the position of the Board of Supervisors.

The approval of this application does not interfere with, abrogate or annul any easements, 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.

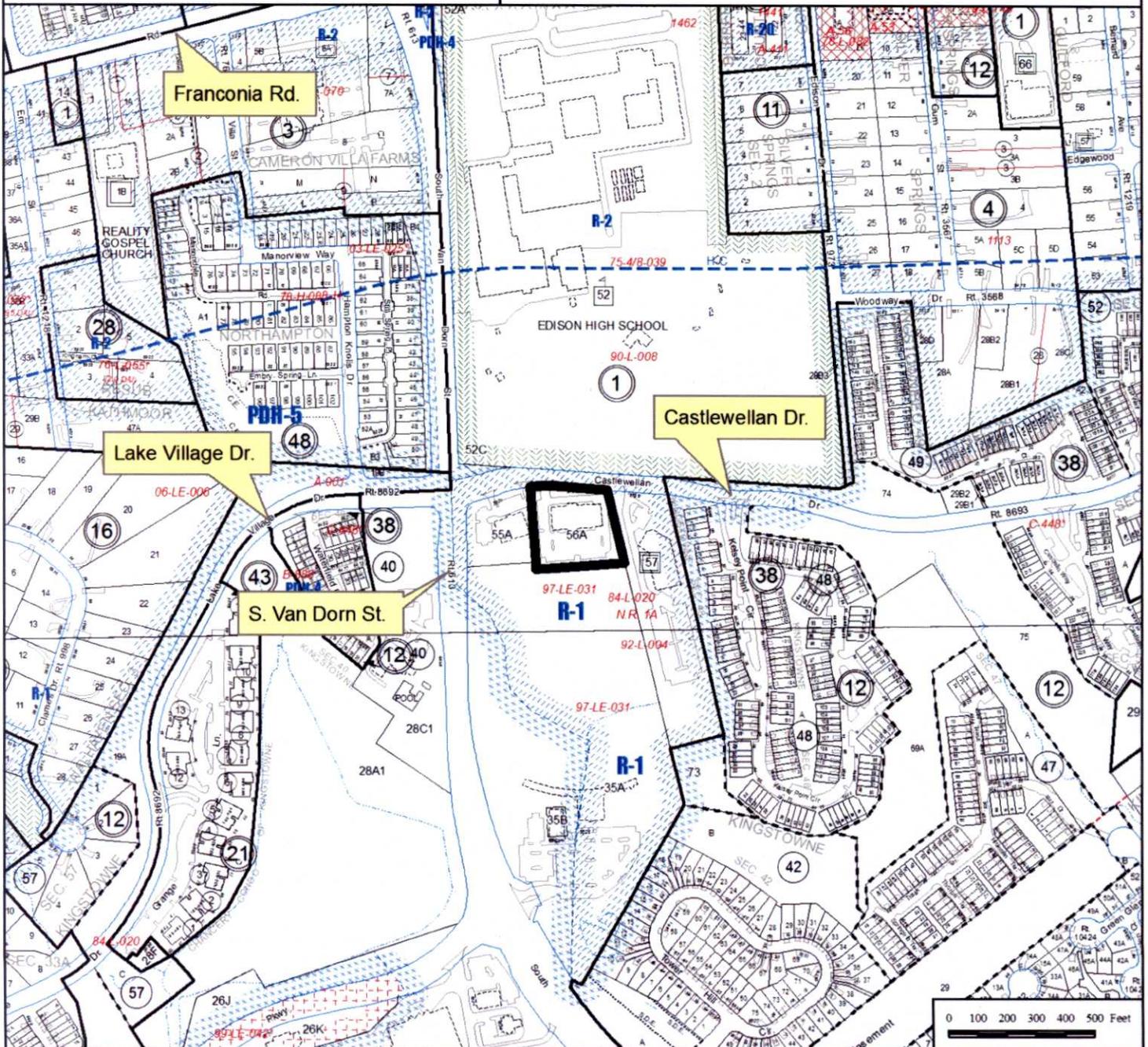


Rezoning Application

RZ 2011-LE-015



Applicant: JEFFERSON DEVELOPMENT LLC
Accepted: 06/06/2011
Proposed: COMMERCIAL
Area: 1.77 AC OF LAND; DISTRICT - LEE
Located: SOUTH SIDE OF CASTLEWELLAN DRIVE
APPROXIMATELY 250 FEET EAST OF ITS
INTERSECTION WITH
SOUTH VAN DORN STREET
Zoning: FROM R- 1 TO C- 6
Map Ref Num: 081-4 /01/ /0056A

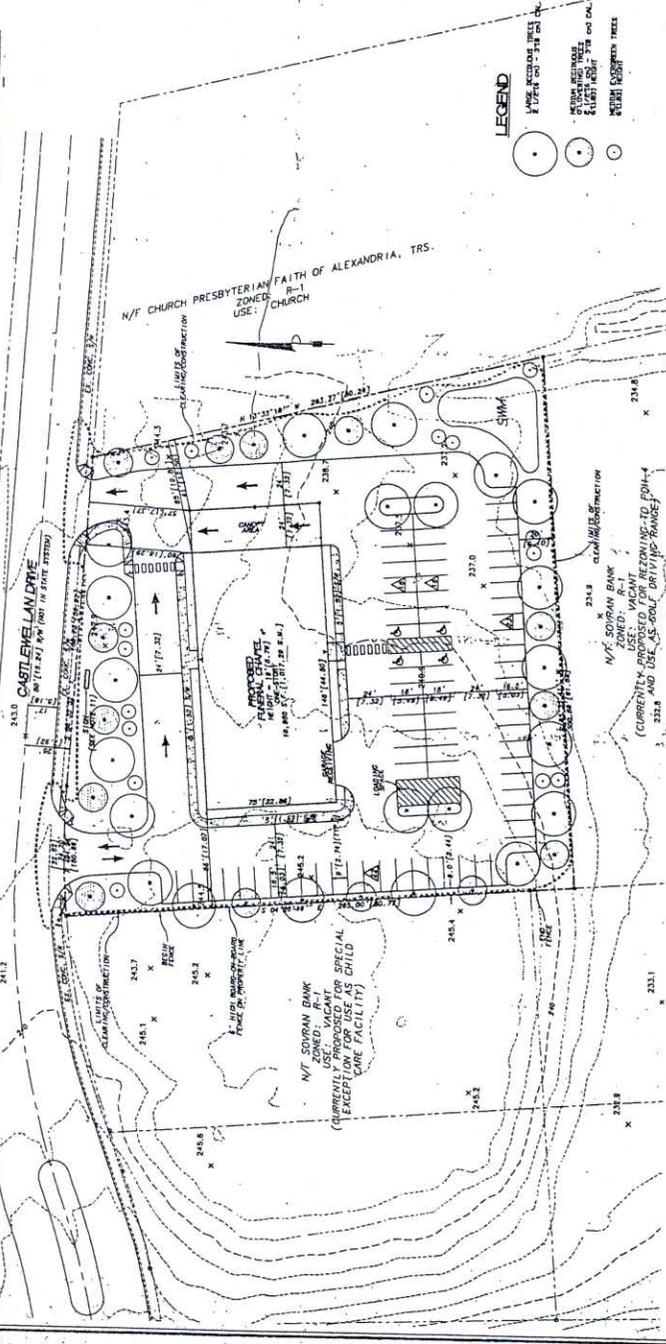
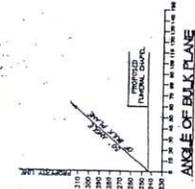


BENTON DORRILL & EYON LTD.
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 2000 WEST 10TH AVENUE, SUITE 100
 DENVER, COLORADO 80202
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SPECIAL EXCEPTION PLAT
JEFFERSON FUNERAL CHAPEL
 LEE DISTRICT
 FAYETTE COUNTY, VIRGINIA

DATE SUBMITTED	10/17/97
DATE REVIEWED	12/29/97
DATE APPROVED	10/17/97
DATE COMMENTS	10/17/97
DATE COUNTY COMMENTS	10/17/97
DATE PERMITS	10/17/97
DATE	10/17/97



APPROVED FOR THE CITY OF FAYETTE COUNTY, VIRGINIA
 DATE: 10/17/97
 BY: [Signature]

METRIC NOTE:
 METRIC MEASUREMENTS ARE SHOWN IN METERS AND FEET.
 DIMENSIONS ARE COMPRESSED IN METERS.

**A GLOSSARY OF TERMS FREQUENTLY
USED IN STAFF REPORTS WILL BE
FOUND AT THE BACK OF THIS REPORT**

DESCRIPTION OF THE APPLICATION

The applicant, Jefferson Development LLC, has filed rezoning application RZ 2011-LE-015 to rezone a 1.77 acre property from the R-1 Residential District to the C-6 Community Retail Commercial District. The applicant proposes to use the property as a funeral home. Currently, the applicant operates a funeral chapel on the property.

A rezoning was requested due to the applicant's desire to offer embalming services to the funeral chapel's customers. Embalming is prohibited in funeral chapels, but allowed under the Zoning Ordinance's definition of a funeral home¹. Within the C-6 district, a funeral home is allowed as a by-right use.

No building expansion is proposed with this rezoning. In addition, other than supplementing the landscaping along the eastern and western property boundaries, no site modifications are proposed.

The applicant has submitted four requests for waivers and modifications:

- Modification of the transitional screening requirement along the eastern and western property lines in favor of the site's existing conditions and the supplemental planting depicted on the accompanying Plat and described in the proffers;
- Waiver of the barrier requirement along the eastern and western property lines;
- Modification of the interior peripheral parking lot landscape requirement; and,
- Waiver of the use limitation listed in Part 5B of Section 4-605 of the Zoning Ordinance that requires curb cuts to be located a minimum of 20 feet away from any side or rear lot line.

A reduced copy of the applicant's previously approved Special Exception (SE) Plat that serves as the Generalized Development Plan (GDP) for this zoning application is included at the front of the report. Copies of the draft proffers, affidavit, and applicant's statement of justification are included in Appendices 1, 2, and 3, respectively.

LOCATION AND CHARACTER

The subject property is located at Tax Map Parcel 81-4 ((1)) 56A, also known as 5755 Castlewellan Drive. The site lies just east of the intersection of

¹ The Zoning Ordinance defines a funeral home as "a building or part thereof used for human funeral services. Such building may contain space and facilities for (a) embalming and the performance of other services used in the preparation of the dead for burial, (b) the performance of autopsies and other surgical procedures, (c) the storage of caskets, funeral urns and other related funeral supplies, and (d) the storage of funeral vehicles, but shall not include facilities for cremation." The definition of a funeral chapel differs in that the uses listed in letters "a" through "d" above, along with cremation, are prohibited.

South Van Dorn Street and Castlewellan Drive. The existing funeral chapel is located in a 10,950 square foot building served by 77 parking spaces, generally located to the rear of the building, with two vehicular access points to Castlewellan Drive. A concrete sidewalk runs along the property’s frontage, and a trail runs along the opposite side of the street. The property’s eastern, western, and southern boundaries are intermittently landscaped with trees and shrubs. Finally, the building was designed and built to have a residential character (Figure 1) in accordance with the development conditions of the original zoning approval.



Figure 1 – View of Jefferson Memorial Chapel from Castlewellan Drive (Source – Google Street View)

The immediately adjacent parcels are residentially zoned, but are occupied by nonresidential uses as described in Table 1 below. The high school was built in 1962, and rezoned from R-1 to R-2 to accommodate an increase of floor-area ratio (FAR) for a building expansion. The zoning approvals for the remaining nonresidential uses are covered in the Background section of the staff report on page 3. Beyond these adjacent parcels, most of the area surrounding the subject property is residential uses, with a mixture of single-family detached and attached housing.

TABLE 1 - SURROUNDING AREA DESCRIPTION			
Direction	Use	Zoning	Plan
North	Thomas Edison High School (Public School)	R-2	Public Facilities – High School
South	Golf Driving Range	R-1, PDH-4	Residential; 3-4 DUA
East	Church	R-1	Residential; 3-4 DUA
West	Child Care Center	R-1	Residential; 3-4 DUA

BACKGROUND

Staff research traces the subject property's low-density residential zoning back to at least the 1950s. The property was originally part a larger parcel that included what is now most of Tax Map Parcel 81-4 ((1)) 55A to the west and all of 91-2 ((1)) 35A to the south. The development plan amendment (DPA) for Kingstowne's initial approval shows this property with a single-family detached house. While the subject property is located in close proximity to the Kingstowne community, it was not a part of the rezoning related to Kingstowne. Those associated applications, DPA C-448-2 and RZ 84-L-020, were approved by the Board of Supervisors on June 17, 1985. Numerous Final Development Plan (FDP) applications were approved over the course of the next decade which resulted in the development of Kingstowne, but the subject property was never included.

In late 1997, Public Country Clubs, Inc. and Timothy P. Kampa filed a concurrent series of zoning applications on what is now the above two parcels and 91-2 ((1)) 35B. The applications are summarized below:

- SP 97-L-051, a Group 6 Special Permit approved by the Board of Zoning Appeals on January 13, 1998 for the golf driving range which was required for the land zoned R-1;
- PCA C-448-16 and FDP C-448-31 approved by the Board of Supervisors on January 12, 1998 for a miniature golf course, putting green, eating establishment, clubhouse, snack bar, golf driving range and two-level structure with 75 driving tees, which was required for the land zoned PDH-4;
- SE-97-L-060 approved by the Board of Supervisors on January 12, 1998 for a child care center at the corner of South Van Dorn Street and Castelwellan Drive, zoned R-1; and,
- SE-97-L-059 approved by the Board of Supervisors on January 12, 1998 for a funeral chapel on the subject property.

The approval letter from the Clerk to the Board of Supervisors, which lists the conditions that currently govern the existing funeral chapel use, is included in Appendix 4 with this staff report.

COMPREHENSIVE PLAN PROVISIONS

Plan Area:	Area IV
Planning District:	Rose Hill Planning District
Planning Sector:	Lehigh Community Planning Sector
Plan Map:	Residential; 3-4 dwelling units per acre

There is no site-specific text related to the subject parcel in the current version of the Comprehensive Plan.

On April 26, 2011, the Board of Supervisors authorized Plan Amendment S11-IV-RH1 to consider a funeral home use on the subject property. The proposed amendment will be considered by the Planning Commission on September 8th, 2011 and is scheduled to be reviewed by the Board of Supervisors on September 13th, 2011. The Plan Amendment staff report, dated August 25, 2011, recommends the following language be added to the Comprehensive Plan –

“Parcel 81-4((1)) 56A is planned for residential use at 3-4 dwelling units per acre. As an option, a funeral home use may be appropriate if the residential appearance of the existing building is maintained. Outdoor storage of funeral vehicles should be limited, and there should be no outdoor storage of funeral-related merchandise and supplies. The existing building and footprint are planned to be retained.”

ANALYSIS

The applicant's request includes no new construction or site modifications. In lieu of submitting a Generalized Development Plan, the applicant received a waiver of submission requirements to use the originally approved Special Exception Plat for review purposes.

Special Exception Plat (Copy at front of staff report)

Title of Plan: Jefferson Funeral Chapels – Green Property

Prepared By: Bengston, DeBell & Elkin, LTD.

Original and Revision Dates: September 1997, as revised through December 29, 1997

The SE Plat consists of two sheets:

- The first sheet lists the applicant, agent, civil consultant, a vicinity map of the subject property, the parking tabulation from the original SE case, and the R-1 zoning requirements that apply to the property's current zoning.
- The second sheet depicts the site layout for the existing funeral chapel. The building is located in the northern half of the property, with 77 parking spaces behind the building in the rear yard and along the boundary with the day care to the east. A canopy on the eastern edge of the building covers the location where funeral-related vehicles are parked. Vehicles access the site from two points on Castlewellan Drive, and trees and shrubs are staggered along the property's western, eastern and southern boundaries.

Land Use and Analysis (Appendix 5)

For this portion of Fairfax County, the Comprehensive Plan calls for infill development “of a compatible use, type, and intensity” as the surrounding neighborhoods, and be in accordance with the Policy Plan’s Land Use objectives 8 and 14. These objectives seek to maintain the stability of residential neighborhoods and promote a harmonious development pattern that mitigates any adverse impacts on such communities.

The Comprehensive Plan gives no specific guidance on the suitability of a funeral home at this location. Based on the Plan’s current text, the applicant’s proposal would not conform to the Plan. Should the Board of Supervisors adopt S11-IV-RH1 and amend the Plan to provide a funeral home option, the disconnect between the Plan and the applicant’s proposal would be negated.

Based on the applicant’s statement of justification, the proposed funeral home’s daily operations would deviate only slightly from the operations experienced by residents over the past decade. The applicant states that the embalming services would mesh seamlessly with the funeral chapel’s current services. The draft proffers solidify this compatibility by carrying forward the applicable development conditions originally approved with SE 97-L-059.

The proposed Plan text identifies three impacts associated with a funeral home at this location – the appearance of the building, the outdoor storage of funeral-related merchandise, and the outdoor storage of funeral vehicles. The applicant has proffered to retain the building’s residential appearance, while prohibiting the outdoor storage of merchandise. Moreover, the amount of vehicles stored outside has been limited to eight; staff does not consider this number of vehicles to be an adverse impact on the adjacent properties.

Urban Forest Management Analysis (Appendix 6)

Staff from the County’s Urban Forestry Management Division (UFMD) noted that the screening requirements in Part 3A of Section 13-303 of the Zoning Ordinance requires a funeral home be screened from a child care center and a church using Transitional Screening Type 1² and either Barrier D, E, or F³, which would require

-
- 2 Transitional Screen Type 1 consists of an unbroken strip of open space a minimum of twenty-five (25) feet wide and planted with all of the following:
- A mixture of large and medium evergreen trees and large deciduous trees that achieve a minimum ten (10) year tree canopy of seventy-five (75) percent or greater;
 - A mixture of trees consisting of at least seventy (70) percent evergreen trees, and consisting of no more than thirty-five (35) percent of any single species of evergreen or deciduous tree; and,
 - A mixture of predominantly medium evergreen shrubs at a rate of three (3) shrubs for every ten (10) linear feet for the length of the transition yard area. The shrubs shall generally be located away from the barrier and staggered along the outer boundary of the transition yard.

screening along the eastern and western property boundaries for the proposed use. The current landscaping on the site does not likely meet the Zoning Ordinance’s standards laid out in Article 13 for this screening.

The applicant has requested a modification of the transitional screening requirement and the interior parking lot landscaping requirement. These requests are examined under the Waivers and Modifications section below.

ZONING ORDINANCE PROVISIONS

TABLE 2 – BULK STANDARDS FOR C-6 ZONING		
Standard	Required	Provided
Lot Size	40,000 square feet (0.92 acres)	77,101 square feet (1.77 acres)
Lot Width	200 feet minimum	261 feet
Building Height	40 feet maximum	19 feet
Front Yard	Controlled by a 45° angle of bulk plane, but not less than 40 feet.	60 feet
Rear Yard	20 feet minimum	≈120 feet
Side Yard	None	56 feet on the west 41 feet on the east
Floor/Area Ratio (FAR)	0.40 FAR maximum	0.14 FAR
Open Space	15%	25%
Parking Spaces	Funeral Home ⁴ – 65 spaces	77 spaces
Loading Spaces	1 space	1 space

WAIVERS AND MODIFICATIONS

- **Transitional screening and barrier requirements**

The applicant’s plat indicates the general location of plantings, which were deviated from slightly with the site plan approval that followed the 1998 SE approval.

-
- 3 Barrier D shall consist of a 42-48 inch chain link fence, and may be required by the Director to have inserts in the fence fabric, to be coated, or to be supplemented by trees and/or shrubs.
Barrier E shall consist of a 6 foot wall, brick or architectural block faces on the side facing the existing use and may be required to be so faced on both sides as determined by the Director.
Barrier F shall consist of a 6 foot high solid wood or otherwise architecturally solid fence.
 - 4 Parking rate is 1 space per 4 seats in the main chapel or parlor (200 seats = 50 spaces), plus 1 space per 2 employees (14 employees = 7 spaces), plus 1 space for each vehicle used in connection with the business (8 vehicles = 8 spaces)

The site was developed with 22 parking spaces along its western boundary, but with only 4 feet of distance between the parking spaces and the property line. In addition, the landscaped buffer along the eastern edge of the subject property tapers as it gets closer to Castlewellan Drive, reducing this buffer to approximately 15 feet at its narrowest. Given these reduced widths, and the lack of barriers on the subject property, the existing conditions do not conform to the current Zoning Ordinance's requirements for screening and barriers.

The applicant has requested a modification of these screening and barrier requirements. In lieu of providing the full 25-foot wide buffer along the western and eastern property lines, the applicant has included a proffer that would supplement the existing landscaping along the western, eastern, and southern property lines. As *depicted* on Attachment 1 to the proffers which shows the following plantings:

- 5 new dark green American arborvitae evergreen trees to be planted between the funeral home and the church on the east;
- 23 new shrubs along the 4-foot strip near the day care on the west, consisting of a mix of inkberries, mountain laurels, and schip laurels; and,
- 2 red maple trees and 8 American hollies are proposed for the southern boundary.

The proffer language connected with this exhibit, Proffer #6, requires that these be planted within one year of a rezoning approval date and be subject to the review and approval of UFMD. Staff is supportive of the locations that the applicant has proposed; a six-month window for planting is preferred by staff to ensure the landscaping is provided in a timely fashion.

Staff is supportive of the applicant's request to modify the transitional screening and waive the barrier requirement Par. 9 of Sect. 305 of the Zoning Ordinance, allows waivers and/or modifications when adjacent residentially zoned property is used for any use permitted by Special Permit or Special Exception. Both the church to the east and the child care center to the west are located on R-1 zoned parcels governed by a Special Permit and a Special Exception, respectively. Since the change in use would occur inside the existing structure and the applicant has committed to provide supplemental landscaping along the perimeter of the site, staff is supportive of the modification requests.

- **Interior parking lot landscaping**

The Zoning Ordinance requires 5% of the interior parking lot to be landscaped. The site has three trees in planting islands in the rear parking lot, and one tree in a planting island along the parking spaces that line the western property boundary.

The applicant has proposed a very similar use to the current one that does not require building additions or site modifications to accommodate the use change. An approved waiver of the 5% requirement for interior parking lot landscaping would not have any deleterious effect on the existing or planned development of this property or the adjacent properties. Staff recommends approval of the modification.

- **Use limitation for C-6 zoning related to curb cuts**

The applicant has requested a waiver from the use limitation listed in Section 4-605 (5), paragraph B related to the location of curb cuts⁵. The eastern curb cut along the subject property's frontage is located approximately 14 feet away from the property line. As with the transitional screening and barrier requirements, this regulation did not apply during the original SE review because the parcel was zoned R-1. The applicant's statement of justification notes the operation of a funeral chapel at this site for the past 12 years, maintaining that the use has "operated safely under its current configuration over that time."

The Fairfax County Department of Transportation identified no safety issues in their analysis of this application (Appendix 7). Given the applicant's proposal to change to a very similar use without the need to make building additions or site modifications, it would be unnecessary to require the applicant to make site modifications to comply with this requirement when no safety concerns are present. Staff supports the applicant's request.

CONCLUSIONS

The applicant's request to rezone the property from R-1 to C-6 would conform to the proposed amendment to the Comprehensive Plan. The draft proffers would ensure that the funeral home continues to operate on a similar scale as it does now and not generate any new impacts that would adversely affect the nearby neighborhoods. The requested waivers and modifications are supported by staff, and do not run counter to the purpose and intent of the applicable sections of the Zoning Ordinance.

STAFF RECOMMENDATION

Staff recommends approval of RZ 2011-LE-015, subject to execution of proffers consistent with the draft proffers contained in Appendix 1 and the adoption of Comprehensive Plan Amendment S11-IV-RH1.

Staff recommends approval of a modification of transitional screening and a waiver of barrier requirements along all property boundaries in favor of maintaining the existing screening with supplemental landscaping provided in accordance with the proffers.

5 The Zoning Ordinance states that "[e]xcept where expressly waived by the Director because of existing physical constraints, site configuration or safety considerations which would preclude strict compliance":

B. No curb cut, except on a service drive, shall be located closer than twenty (20) feet to a side or rear lot line, unless a common curb cut serves adjacent uses and in no instance shall the distance between separate curb cuts serving adjacent land uses be less than forty (40) feet.

Staff recommends approval of a modification of the interior parking lot landscaping requirement in favor of maintaining the existing parking lot landscaping shown on the Plat.

Staff recommends approval of a waiver of the use limitation as required in Part 5B of Section 4-605 of the Zoning Ordinance to allow continued use of the existing curb cut.

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 recommendation of staff; it does not reflect the position of the Board of Supervisors.

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

APPENDICES

1. Draft Proffers for RZ 2011-LE-015 dated August 19, 2011
 - a. Attachment 1 showing proposed landscaping
2. Affidavit for RZ 2011-LE-015 dated August 22, 2011
3. Applicant's Statement of Justification
4. Approval letter for SE 97-L-059
5. Land Use Analysis
6. Urban Forest Management Analysis
7. Department of Transportation Analysis
8. Glossary of Terms

**DRAFT
PROFFERS**

Jefferson Development LLC

RZ 2011-LE-015

August 19, 2011

Pursuant to Section 15.2-2303(a) Code of Virginia, 1950, as amended, Jefferson Development LLC, (hereinafter referred to as the "Applicant"), for itself, successors and assigns in RZ 2011-LE-015, filed for property identified as Tax Map 81-4 ((1)) 56A (hereinafter referred to as the "Application Property") hereby proffers that the development of the Application Property shall be in accordance with the following proffers, provided that the Board of Supervisors approves RZ 2011-LE-015. These proffers shall supersede and replace all previously approved proffers that may be applicable to the Application Property.

1. GENERALIZED DEVELOPMENT PLAN

- a. Subject to the provisions of Section 18-204 of the Fairfax County Zoning Ordinance, (hereinafter referred to as the "Zoning Ordinance"), development of the Application Property shall be in substantial conformance with the special exception plat ("GDP") consisting of two (2) sheets, prepared by Bengtson, DeBell & Elkin, Ltd., dated September 1997 and revised through December 29, 1997.
- b. Minor modifications to the GDP may be permitted as determined by the Zoning Administrator. The Applicant reserves the right to modify the layout shown on the GDP provided that there is no decrease in the amount or location of open space or landscaping as shown on the GDP.

2. USES

- a. The Application Property shall be used as a funeral home. No other uses shall be permitted on the Application Property.
- b. The operations of the funeral home shall exclusively serve patrons of the funeral home on the Application Property.

3. DESIGN

- a. The Applicant shall ensure that the building on the Application Property retains a residential appearance.
- b. The number of seats shall be limited to 200.

- c. There shall be no outdoor vending machines on the Application Property.
- d. Any dumpster on the Application Property shall be placed indoors or within an enclosure constructed of brick or architectural block. Any dumpster enclosure shall include a gate.

4. HOURS OF OPERATION

- a. The funeral home hours of operation shall be limited to the hours between 9:00 a.m. to 9:00 p.m., seven (7) days a week.
- b. Funeral processions shall be limited to the hours between 10:00 a.m. and 3:00 p.m.

5. SIGNS

Any freestanding sign on the Application Property shall conform to the requirements for Type D as specified by the plan associated with the approval of Comprehensive Sign Plan CSP C-448. Signage shall include the word "Memorial" and not use the word "Funeral."

6. LANDSCAPING AND SCREENING

The Applicant shall provide additional landscaping as generally shown on the attached Exhibit, subject to review and approval of the Urban Forest Management Division. Landscaping shall be provided no later than one (1) year from the date of approval of this rezoning.

7. STORMWATER MANAGEMENT

The Applicant shall install one (1) rain barrel on the Application Property.

8. OUTDOOR STORAGE

- a. No more than eight (8) vehicles shall be stored on the Application Property.
- b. There shall be no outdoor storage of goods or merchandise on the Application Property.

9. SUCCESSORS AND ASSIGNS

These proffers shall bind and inure to the benefit of the Applicant and its successors or assigns.

[SIGNATURE BEGINS ON NEXT PAGE]

{A0229050.DOCX / 1 Proffers 8-9-11 (blk) 007129 000002}

APPLICANT/TITLE OWNER OF
TAX MAP 81-4 ((1)) 56A

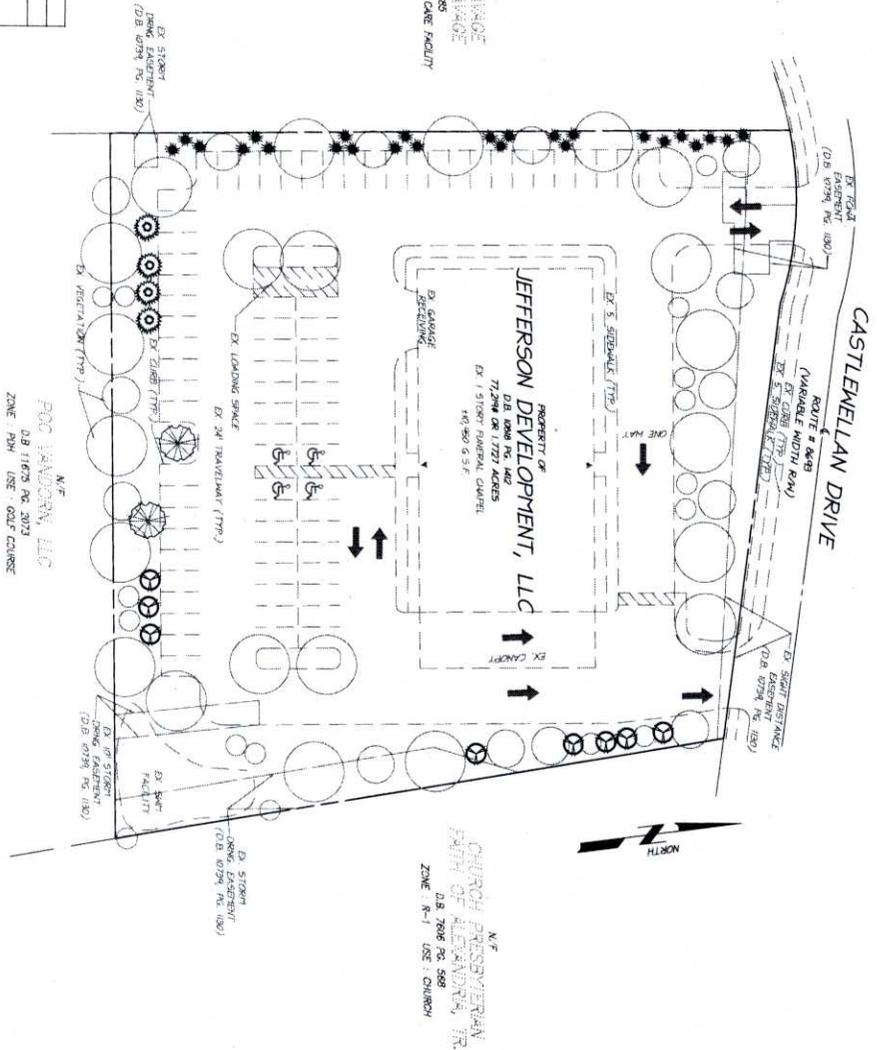
JEFFERSON DEVELOPMENT LLC

By: Robert E. Evans
Its: Managing Member

ATTACHMENT 1

- NOTES**
1. THE PROPERTY DELINEATED ON THIS PLAT IS LOCATED ON FAIRFAX COUNTY ASSESSMENT MAP NO. 81-4 ((1)) PARCEL 56A AND IS CURRENTLY ZONED R-1.
 2. THE BOUNDARY SHOWN HEREON IS BASED UPON INFORMATION OF RECORD.
 3. NO TITLE REPORT FURNISHED, THEREFORE ALL ENCUMBRANCES MAY NOT BE SHOWN.
 4. THE IMPROVEMENTS SHOWN HEREON ARE BASED UPON INFORMATION OF RECORD.

SYMBOL	BOTANICAL NAME	COMMON NAME	QUANTITY	SIZE	SQ. FT.	TOT. CANOPY
	ACER RUBRIF	RED MAPLE	2	2" CAL.	200	400
	ILEX OPACA	AMERICAN HOLLY	4	4-6" HT.	100	400
	THUNGA OCCIDENTALIS	DARK GREEN APT. ARBORESCENS	8	4-6" HT.	50	400
	ILEX GLABRA FRAXINUS LAURUS	INGERSBET TTN. LAUREL SCHIP LAUREL	25	8-24"	N/A	N/A
TOTAL			39			TOTAL 1,200#



N/E
 RONALD B. SMOGE
 LANDSCAPE ARCHITECT
 D.B. 10952 P.O. BOX
 ZONE: R-1 USE: CHILD CARE FACILITY

N/E
 POC LAWSON, LLC
 D.B. 11675 P.O. BOX
 ZONE: R-1 USE: GOLF COURSE

N/E
 CHURCH PRESBYTERIAN
 CHURCH OF MEMPHIS, TN
 D.B. 7608 P.O. BOX
 ZONE: R-1 USE: CHURCH

JEFFERSON DEVELOPMENT, LLC

LANDSCAPING EXHIBIT
 FAIRFAX COUNTY, VIRGINIA

LDC
 UNLOCKING YOUR LANDS POTENTIAL
 4585 DAISY REID AVENUE, SUITE 201
 WOODBRIDGE, VIRGINIA 22192
 PH: 703-680-4585 FX: 703-680-4775

SCALE 1" = 50'
SHEET 1 OF 1
DATE: AUG, 2011
DRAFT: KYA CHECK: MTH
FILES: 11089-1-0-9

REZONING AFFIDAVIT

DATE: August 22, 2011
(enter date affidavit is notarized)

I, Sara V. Mariska, attorney/agent, 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 1123326

in Application No.(s): RZ 2011-LE-015
(enter County-assigned application number(s), e.g. RZ 88-V-001)

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

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

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

Table with 3 columns: NAME, ADDRESS, RELATIONSHIP(S). Includes entries for Jefferson Development LLC and Land Design Consultants, Inc.

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

* In the case of a condominium, the title owner, contract purchaser, or lessee of 10% or more of the units in the condominium.
** List as follows: Name of trustee, Trustee for (name of trust, if applicable), for the benefit of: (state name of each beneficiary).

Rezoning Attachment to Par. 1(a)

DATE: August 22, 2011
(enter date affidavit is notarized)

1123324

for Application No. (s): RZ 2011-LE-015
(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)
Walsh, Colucci, Lubeley, Emrich & Walsh, P.C. Agents: Martin D. Walsh Lynne J. Strobel Timothy S. Sampson M. Catharine Puskar Sara V. Mariska G. Evan Pritchard Elizabeth D. Baker Inda E. Stagg Elizabeth A. McKeeby	2200 Clarendon Boulevard 13th Floor Arlington, Virginia 22201	Attorneys/Planners/Agent

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

REZONING AFFIDAVIT

DATE: August 22, 2011
(enter date affidavit is notarized)

1123320

for Application No. (s): RZ 2011-LE-015
(enter County-assigned application number(s))

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

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

CORPORATION INFORMATION

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

Jefferson Development LLC
5755 Castlewellan Drive
Alexandria, VA 22315

DESCRIPTION OF CORPORATION: (check one statement)

- [X] 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)

Robert E. Evans, Manager/Member; Cynthia A. Evans, Member; The Wooddell Family Limited Partnership, Member; Steven E. Wooddell, Former Member; R. David L. Zurowski, Member, Mary C. Zurowski, Member

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

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

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

Rezoning Attachment to Par. 1(b)

DATE: August 22, 2011
(enter date affidavit is notarized)

112332-6

for Application No. (s): RZ 2011-LE-015
(enter County-assigned application number (s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
Walsh, Colucci, Lubeley, Emrich & Walsh, P.C.
2200 Clarendon Boulevard, 13th Floor
Arlington, Virginia 22201

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 THE SHAREHOLDER: (enter first name, middle initial, and last name)

David J. Bomgardner, E. Andrew Burcher, Thomas J. Colucci, Peter M. Dolan, Jr., Jay du Von, Jerry K. Emrich, William A. Fogarty, John H. Foote, H. Mark Goetzman, Bryan H. Guidash, Michael D. Lubeley, J. Randall Minchew, M. Catharine Puskar, John E. Rinaldi, Lynne J. Strobel, Garth M. Wainman, Nan E. Walsh, Martin D. Walsh

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

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
Land Design Consultants, Inc.
9401 Centreville Road, Suite 300
Manassas, VA 20110

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 THE SHAREHOLDERS: (enter first name, middle initial, and last name)

John L. Marshall
Matthew T. Marshall
Joshua C. Marshall

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

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

Rezoning Attachment to Par. 1(b)

DATE: August 22, 2011
(enter date affidavit is notarized)

1123326

for Application No. (s): RZ 2011-LE-015
(enter County-assigned application number (s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
White/Wooddell Management, LLC
5755 Castlewellan Drive
Alexandria, VA 22315

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 THE SHAREHOLDER: (enter first name, middle initial, and last name)
Julie W. White, Manager/Member
Karen W. Brendle (f/k/a Karen L. Wooddell), Manager/Member

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

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

DESCRIPTION OF CORPORATION: (check one statement)

- There are 10 or less shareholders, and all of the shareholders are listed below.
- There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)

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

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

REZONING AFFIDAVIT

DATE: August 22, 2011
(enter date affidavit is notarized)

1123326

for Application No. (s): RZ 2011-LE-015
(enter County-assigned application number(s))

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

PARTNERSHIP INFORMATION

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

The Wooddell Family Limited Partnership
5755 Castlewellan Drive
Alexandria, VA 22315

(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)

General Partner:
White/Wooddell Management, LLC

Limited Partners:
Julie W. White GST Exempt Trust f/b/o Julie W. White
The Julie W. White Living Trust U/A dated 7/18/2011 f/b/o Julie W. White
The Steven E. Wooddell Living Trust U/A dated 7/31/1996 f/b/o Steven E. Wooddell
The Karen L. Wooddell Living Trust U/A dated 8/27/2003 f/b/o Karen W. Brendle (formerly known as Karen L. Wooddell)

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

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

REZONING AFFIDAVIT

DATE: August 22, 2011
(enter date affidavit is notarized)

112 332-6

for Application No. (s): RZ 2011-LE-015
(enter County-assigned application number(s))

1(d). One of the following boxes **must** be checked:

In addition to the names listed in Paragraphs 1(a), 1(b), and 1(c) above, the following is a listing of any and all other individuals who own in the aggregate (directly and as a shareholder, partner, and beneficiary of a trust) 10% or more of the **APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE*** of the land:

Other than the names listed in Paragraphs 1(a), 1(b), and 1(c) above, no individual owns in the aggregate (directly and as a shareholder, partner, and beneficiary of a trust) 10% or more of the **APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE*** of the land.

2. That no member of the Fairfax County Board of Supervisors, Planning Commission, or any member of his or her immediate household owns or has any financial interest in the subject land either individually, by ownership of stock in a corporation owning such land, or through an interest in a partnership owning such land.

EXCEPT AS FOLLOWS: (NOTE: If answer is none, enter "NONE" on the line below.)

None

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

REZONING AFFIDAVIT

DATE: August 22, 2011
(enter date affidavit is notarized)

1123326

for Application No. (s): RZ 2011-LE-015
(enter County-assigned application number(s))

3. That within the twelve-month period prior to the public hearing of this application, no member of the Fairfax County Board of Supervisors, Planning Commission, or any member of his or her immediate household, either directly or by way of partnership in which any of them is a partner, employee, agent, or attorney, or through a partner of any of them, or through a corporation in which any of them is an officer, director, employee, agent, or attorney or holds 10% or more of the outstanding bonds or shares of stock of a particular class, has, or has had any business or financial relationship, other than any ordinary depositor or customer relationship with or by a retail establishment, public utility, or bank, including any gift or donation having a value of more than \$100, singularly or in the aggregate, with any of those listed in Par. 1 above.

EXCEPT AS FOLLOWS: (NOTE: If answer is none, enter "NONE" on line below.)

None

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

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

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

WITNESS the following signature:

(check one)

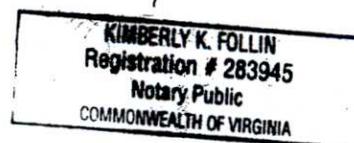
Sara V. Mariska
[] Applicant [x] Applicant's Authorized Agent

Sara V. Mariska, attorney/agent
(type or print first name, middle initial, last name, and title of signee)

Subscribed and sworn to before me this 22 day of August 2011, in the State/Comm. of Virginia, County/City of Arlington.

Kimberly K. Follin
Notary Public

My commission expires: 11/30/2011





Sara V. Mariska
(703) 528-4700 Ext. 5419
smariska@arl.thelandlawyers.com

WALSH COLUCCI
LUBELEY EMRICH
& WALSH PC

RECEIVED
Department of Planning & Zoning
JUL 19 2011
Zoning Evaluation Division

AMENDED
July 18, 2011

Via Scheduled Express

Barbara Berlin, Director
Fairfax County Department of Planning & Zoning
Zoning Evaluation Division
12055 Government Center Parkway, Suite 801
Fairfax, Virginia 22035

Re: Proposed Rezoning Application
Applicant: Jefferson Development LLC

Dear Ms. Berlin:

Please accept this letter as a statement of justification for a rezoning application on property identified among the Fairfax County tax map records as 81-4 ((1)) 56A (the "Subject Property").

The Subject Property is comprised of approximately 1.77 acres zoned to the R-1 District, and located on the south side of Castlewellan Drive (Rt. 8693) to the east of its intersection with South Van Dorn Street (Rt. 613) in the Lee Magisterial District. On January 12, 1998, the Fairfax County Board of Supervisors approved SE 97-L-059 to permit a funeral chapel on the Subject Property subject to eleven (11) development conditions. The Applicant proposes a rezoning to the C-6 District to allow a change of use from a funeral chapel to a funeral home to allow embalming services within the existing building. Although the Applicant proposes a rezoning of the Subject Property, no site modifications are proposed.

The addition of embalming services to the permitted uses on the Subject Property will require no exterior site modifications. The embalming services will be conducted in a single small room within the existing building. This process is governed by state and federal regulations, and the services will only be offered to the Applicant's clients. Therefore, no impervious surface will be added, no additional parking will be necessary, and no density will be added to the Subject Property. The Applicant proposes only to allow the funeral home to conduct embalming services within its existing building as a convenience to its clients. Currently, the funeral chapel conducts embalming services off-site. Allowing these services on the Subject Property will reduce the number of trips generated to and from the Subject Property that are currently required in order to provide services necessary for the functioning of a funeral

home. The Applicant proposes no changes to any other operations as reflected in the previously approved development conditions.

The Subject Property is located within Area IV of the Fairfax County Comprehensive Plan (the "Plan"). More specifically, the Subject Property is located within the Lehigh Community Planning Sector. There are no site specific recommendations for the Subject Property. On April 26, 2011, Supervisor McKay authorized the processing of an Out-of-Turn Plan Amendment on the Subject Property to specifically address a funeral home at this location. The contemplated Plan Amendment would render this proposal in harmony with the Plan.

As previously mentioned, the proposed funeral home will operate in accordance with its current approval. More specifically, the funeral home will operate as follows:

- The funeral home will operate from 9:00 a.m. to 9:00 p.m., seven (7) days a week. Processions will occur only between 10:00 a.m. and 3:00 p.m.
- The estimated number of patrons is approximately 35-40 persons per day on average.
- The estimated number of employees is a maximum of four (4) on site at any one time.
- The proposed use will generate approximately 100 trips per day including an average of 25 AM peak hour trips and 30 PM peak hour trips.
- The general area to be served by the use is the Kingstowne and greater Springfield area.
- The proposed embalming services will be conducted in a single room comprised of approximately 364 gross square feet within the existing building. The existing building is approximately 10,950 square feet and is constructed of wood and brick. No changes are proposed to the existing building.
- No known hazardous or toxic substances, as defined in Title 40, Code of Federal Regulations that will be utilized, stored, or disposed of on the Subject Property with the exception of substances required for embalming. All substances required to be used or disposed of in conjunction with the embalming process will be handled in accordance with all federal and state regulations.
- The proposed use conforms to the provision of all applicable ordinances, regulations, adopted standards and conditions except as may be modified by this application and as described below:

- The Applicant hereby requests a modification of Paragraph 5, Subsection B of Section 4-605 of the Zoning Ordinance to allow continued use of an existing curb cut located closer than twenty (20) feet to the eastern side lot line. The Applicant proposes continued use of an existing facility. More importantly, the Applicant proposes no modifications to the existing access, parking areas, or circulation. The funeral chapel use has been operational since 1999 and has operated safely under its current configuration. Given that the Subject Property is already developed, has operated safely for several years, and no changes are proposed to the existing site or traffic circulation, a modification of the Zoning Ordinance is appropriate.
- The Applicant hereby requests a modification of Paragraph 3 of Section 13-303 and Paragraph 4 of Section 13-304 to allow the existing transitional screening and barriers to remain on the Subject Property. As noted in Paragraph 3 of Section 13-305, transitional screening and barrier requirements may be modified where the property has been specifically designed to minimize adverse impact through a combination of architectural and landscaping techniques. The existing building is located toward the front of the property and has been designed to have a residential appearance to be compatible with the surrounding residential community. Screening is provided on all four (4) sides of the Subject Property to enhance the appearance of the Subject Property and provide a buffer between adjacent uses. Additionally, there is a six-foot (6 ') board on board fence on the western property line to provide a barrier. Given that the Applicant proposes no changes to the existing property, a modification of the strict requirements of the Zoning Ordinance is appropriate.

The Applicant's proposal will allow the Subject Property to continue to serve an essential community function. The Applicant's proposal will enhance the services of the funeral home, reduce vehicle trips, and ensure that all necessary funeral preparation services be conducted at a single location. Adding embalming services will require no exterior modifications to the improvements located on the Subject Property and will not increase the intensity of the funeral home. Although the Applicant proposes to rezone the Subject Property, no uses other than a funeral home are contemplated for the Subject Property.

Should you have any questions regarding this proposal, 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.

Very truly yours,

WALSH, COLUCCI, LUBELEY, EMRICH & WALSH, P.C.

A handwritten signature in cursive script that reads "Sara V. Mariska".

Sara V. Mariska

cc: Robert Evans
Lynne J. Strobel
Martin D. Walsh



FAIRFAX COUNTY

APPENDIX 4

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

V I R G I N I A

Telephone: 703-324-3151

FAX: 703-324-3926

TDD: 703-324-3903

February 11, 1998

Keith C. Martin, Esquire
Walsh, Colucci, Stackhouse,
Emrich and Lubeley, P.C.
2200 Clarendon Boulevard
Thirteenth Floor
Arlington, Virginia 22201-3359

RE: Special Exception Number SE 97-L-059
(Concurrent with SE 97-L-060 and PCA C-448-16)
Amended - Typo Page 1)

Dear Mr. Martin:

At a regular meeting of the Board of Supervisors held on January 12, 1998, the Board approved Special Exception Number SE 97-L-059 in the name of Public Country Clubs, Incorporated and Timothy P. Kampa, located at Tax Map 81-4 ((1)) Pt. 56, for use as a funeral chapel pursuant to Section 3-104 of the Fairfax County Zoning Ordinance, by requiring conformance with the following development conditions:

1. This Special Exception is granted for and runs with the land indicated in this application and is not transferable to other land.
2. This Special Exception is granted only for the purpose(s), structure(s) and/or use(s) indicated on the Special Exception Plat approved with the application, as qualified by these development conditions.
3. This Special Exception is subject to the provisions of Article 17, Site Plans, as may be determined by the Department of Environmental Management (DEM). Any plan submitted pursuant to this Special Exception shall be in conformance with the approved Special Exception Plat entitled **Jefferson Funeral Homes, Green Property** and prepared by **Bengtson, DeBell, & Elkin, LTD.** which is dated **September 1997** as revised through **December 29, 1997** and these conditions.

4. As required by Section 9-510, the building shall have a residential appearance as determined by the Department of Environmental Management (DEM). The building plans shall be submitted to the Planning Commission for review and approval prior to submission to DEM.
5. The hours of operation shall be limited to the hours between 9:00 a.m. and 9:00 p.m., seven days a week.
6. The sign shown on the Special Exception Plat shall conform to the requirements for Type D as specified by plan associated with the approval of Comprehensive Sign Plan CSP C-448. In addition to the submission requirements contained in the Zoning Ordinance, at the time of request for any sign permit for the free-standing sign shown, the applicant shall demonstrate to the Office of Comprehensive Planning that the proposed sign is in compliance with those standards. In addition, the signage for the funeral chapel shall comply with the limitations specified in Section 12-208 of the Zoning Ordinance. Signage shall include the word "Memorial" and not use the word "Funeral."
7. The total number of seats shall be limited to 200.
8. There shall be no outdoor vending machines, including, but not limited to, soft drink machines.
9. Any dumpster located on the property shall be placed indoors or within an enclosure constructed of brick or architectural block. A gate shall be included on the enclosure.
10. Processions shall be limited to the hours between 10:00 a. m. and 3:00 p. m.
11. Prior to site plan approval, the intersection of Castlewellan Drive and S. Van Dorn Street shall be studied by a traffic consultant hired by the applicant or successors. The consultant shall prepare a report which identifies possible improvements to, but not limited to, signal timing and striping of the intersection which would improve the level of service for the right turn movement from Castlewellan Drive to S. Van Dorn Street. This report shall be submitted for review as part of the site plan and those recommendations of the report approved by Virginia Department of Transportation (VDOT) and the County shall be implemented prior to the issuance of the Non-Residential Use Permit for the Funeral Chapel.

SE 97-L-059
February 11, 1998

3.

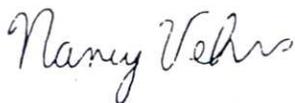
This approval, contingent on the above noted conditions, shall not relieve the applicant from compliance with the provisions of any applicable ordinances, regulations, or adopted standards. The applicant shall be himself responsible for obtaining the required Non-Residential Use Permit through established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

Pursuant to Section 9-015 of the Zoning Ordinance, this Special Exception shall automatically expire, without notice, thirty (30) months after the date of approval unless the use has been established or construction has commenced and been diligently prosecuted. 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. 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.

The Board also modified the additional standard requiring that funeral chapel be located on a collector street.

If you have questions regarding the expiration of this Special Exception or filing a request for additional time they should be directed to the Zoning Evaluation Division of the Office of Comprehensive Planning at 703-324-1290. The mailing address for the Zoning Evaluation Division is Suite 801, 12055 Government Center Parkway, Fairfax, Virginia 22035.

Sincerely,



Nancy Vehrs
Clerk to the Board of Supervisors

NV/ns

SE 97-L-059
February 11, 1998

4.

cc: John M. Yeatman, Director, Real Estate Div., Dept. of Tax Administration
Michael Congleton, Deputy Zoning Administrator
Frank Jones, Assistant Chief, PPRB, OCP
Audrey Clark, Chief, Inspection Srvs., BPRB, DEM
Barbara A. Byron, Director, Zoning Evaluation Div., OCP
Robert Moore, Trnsprt'n. Planning Div., Office of Transportation
Paul Eno, Project Planning Section, Office of Transportation
Department of Environmental Management
Dorothy Purvis, Permits Department, VDOT
Land Acqu. & Planning Div., Park Authority

RECEIVED
OFFICE OF COMPREHENSIVE PLANNING

FEB 17 1998

ZONING EVALUATION DIVISION



County of Fairfax, Virginia

MEMORANDUM

DATE August 4, 2011

TO: Barbara C. Berlin, Director
Zoning Evaluation Division, DPZ

FROM: Pamela G. Nee, Chief *J.R.R. for*
Environment and Development Review Branch, DPZ

SUBJECT: Land Use Analysis: RZ 2011-LE-015

The memorandum, prepared by Kimberly Rybold, includes citations from the Comprehensive Plan that provide guidance for the evaluation of the development plan as revised through October 6, 1997, submitted to the Department of Planning and Zoning on June 3, 2011. The extent to which the application conforms to the applicable guidance contained in the Comprehensive Plan is noted. Possible solutions to remedy identified issues are suggested. Other solutions may be acceptable, provided that they achieve the desired degree of mitigation and are also compatible with Plan policies.

DESCRIPTION OF THE APPLICATION

The applicant, Jefferson Development LLC, is requesting a rezoning of the subject property from the R-1 zoning district to the C-6 zoning districts in order to allow for a change in use from a funeral chapel to a funeral home. The rezoning would allow for embalming services to be performed in the existing 10,950-square-foot building on the 1.77-acre subject property. No building or site modifications are proposed.

The property is subject to concurrent Plan Amendment S11-IV-RH1, which considers amending the Fairfax County Comprehensive Plan to recommend an option for a funeral home use on the subject property.

LOCATION AND CHARACTER OF THE AREA

The subject property is located along the south side of Castlewellan Drive, east of South Van Dorn Street. The subject area is planned for residential use at 3-4 dwelling units per acre (du/ac), as indicated on the Comprehensive Land Use Plan Map. There are no site-specific recommendations for the subject property, which is zoned R-1.

Department of Planning and Zoning
Planning Division
12055 Government Center Parkway, Suite 730
Fairfax, Virginia 22035-5509
Phone 703-324-1380
Fax 703-324-3056
www.fairfaxcounty.gov/dpz/



Similar to the subject property, the existing uses surrounding the subject area are non-residential in nature. Properties to the east and west are developed with a church and child care center, and a golf driving range is located to the south of the subject property. As with the subject property, these areas are planned for residential use at 3-4 du/ac and are zoned R-1. Edison High School, to the north of the subject property, is planned for public facilities and is zoned R-2.

COMPREHENSIVE PLAN CITATIONS:

In the Fairfax County Comprehensive Plan, Area IV, 2011 edition, Rose Hill Planning District, as amended through March 9, 2010, RH4-Lehigh Community Planning Sector, page 66, the Plan states:

“Rest of Sector

Much of the rest of the sector is substantially developed in stable residential neighborhoods. Infill development in these neighborhoods should be of a compatible use, type and intensity and in accordance with the guidance provided by the Policy Plan under Land Use Objectives 8 and 14....”

There is no parcel-specific Comprehensive Plan text for the subject property.

COMPREHENSIVE PLAN MAP: Residential 3-4 du/ac

LAND USE ANALYSIS

The applicant is proposing to change the use of the existing building on the subject property from a funeral chapel to a funeral home, and is not requesting any building or site modifications. This property and surrounding properties are planned for residential use at 3-4 du/ac. Currently, these properties are developed with low-intensity, non-residential uses, and are of a scale and intensity that is compatible with suburban neighborhoods located further to the east and west of the subject property.

In order to maintain the existing character of the subject property, thereby ensuring continued compatibility with surrounding residential areas, it is desired that the funeral home use operate in a manner similar to the current funeral chapel use. The building should maintain a residential appearance, and additional vehicle or merchandise storage outside of the building should be discouraged. Draft proffers, dated July 7, 2011, do not address these compatibility concerns.

This issue is outstanding.

The proposed change in land use from a funeral chapel use to a funeral home use is not consistent with the current Plan recommendation of residential use at 3-4 du/ac. Plan Amendment S11-IV-RH1 was authorized on April 26, 2011 to consider adding an option for a funeral home use to the subject property. The Plan Amendment is scheduled for public hearings before the Planning Commission on September 8, 2011 and the Board of Supervisors on September 13, 2011. Conformance of this rezoning application with the Comprehensive Plan will be contingent upon approval of Plan Amendment S11-IV-RH1 by the Board of Supervisors.

JRB:PGN:KMR



County of Fairfax, Virginia

MEMORANDUM

July 12, 2011

TO: Nicholas Rogers, Staff Coordinator
Zoning Evaluation Division, DPZ

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

SUBJECT: Green Property; RZ 2011-LE-015

RE: Request for assistance dated June 20, 2011

This review is based on the rezoning application RZ 2011-LE-015 and Special Exception plat stamped "Received, Department of Planning and Zoning, June 3, 2011." A sit visit was conducted on July 11, 2011.

- Comment:** The Special Exception Plat submitted with the application does not accurately reflect the existing landscaping located on-site.

Recommendation: A revised Special Exception Plat should be submitted that accurately reflects the existing on-site landscape plant material as part of the application.

- Comment:** Transitional Screening Type 1 and associated barrier, required along the western property boundary where the site is adjacent to the child care facility and along the eastern property boundary where the site is adjacent to the church, are not shown or identified and the existing on-site landscaping does not appear to meet the intent of the transitional screening and barrier requirements.

Recommendation: Transitional screening type 1 and associated barrier in accordance with ZO 13-303.3B should be provided against the western and eastern property boundaries and transitional screening calculations demonstrating how the transitional screening requirements of ZO 13-303.3B are being met should also be provided as part of the rezoning application. If the Applicant wishes to pursue a modification of the transitional screening and barrier requirements for the western and eastern portions of the property, a modification request with a detailed justification in conformance with ZO 13-305 of the Zoning Ordinance should be provided as part of the rezoning application.

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

TLN/
UFMID #: 161864

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



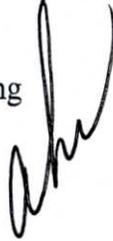


County of Fairfax, Virginia

MEMORANDUM

DATE: June 27, 2011

TO: Barbara Berlin, Director
Zoning Evaluation Division
Department of Planning and Zoning

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

FILE: 3-4 (RZ 2011-LE-015)

SUBJECT: Transportation Impact

REFERENCE: RZ 2011-LE-015 Jefferson Development LLC
Traffic Zone: 1492
Land Identification Map: 81-4 ((1)) 56A

Transmitted herewith are the comments from the Department of Transportation with respect to the referenced application. These comments are based on plats made available to this office dated September 1997, and revised through October 6, 1997. The applicant wishes to rezone the 1.77 acre site from R-1 to C-6 in order to allow a change of use from a funeral chapel to a funeral home to allow embalming services within the existing building. There will be no changes to any other operations as defined in the previously approved development conditions.

This department has no transportation issues with this application.

AKR/LAH/lah

GLOSSARY

This Glossary is provided to assist the public in understanding the staff evaluation and analysis of development proposals. It should not be construed as representing legal definitions. Refer to the Fairfax County Zoning Ordinance, Comprehensive Plan or Public Facilities Manual for additional information.

ABANDONMENT: Refers to road or street abandonment, an action taken by the Board of Supervisors, usually through the public hearing process, to abolish the public's right-of-passage over a road or road right-of-way. Upon abandonment, the right-of-way automatically reverts to the underlying fee owners. If the fee to the owner is unknown, Virginia law presumes that fee to the roadbed rests with the adjacent property owners if there is no evidence to the contrary.

ACCESSORY DWELLING UNIT (OR APARTMENT): A secondary dwelling unit established in conjunction with and clearly subordinate to a single family detached dwelling unit. An accessory dwelling unit may be allowed if a special permit is granted by the Board of Zoning Appeals (BZA). Refer to Sect. 8-918 of the Zoning Ordinance.

AFFORDABLE DWELLING UNIT (ADU) DEVELOPMENT: Residential development to assist in the provision of affordable housing for persons of low and moderate income in accordance with the affordable dwelling unit program and in accordance with Zoning Ordinance regulations. Residential development which provides affordable dwelling units may result in a density bonus (see below) permitting the construction of additional housing units. See Part 8 of Article 2 of the Zoning Ordinance.

AGRICULTURAL AND FORESTAL DISTRICTS: A land use classification created under Chapter 114 or 115 of the Fairfax County Code for the purpose of qualifying landowners who wish to retain their property for agricultural or forestal use for use/value taxation pursuant to Chapter 58 of the Fairfax County Code.

BARRIER: A wall, fence, earthen berm, or plant materials which may be used to provide a physical separation between land uses. Refer to Article 13 of the Zoning Ordinance for specific barrier requirements.

BEST MANAGEMENT PRACTICES (BMPs): Stormwater management techniques or land use practices that are determined to be the most effective, practicable means of preventing and/or reducing the amount of pollution generated by nonpoint sources in order to improve water quality.

BUFFER: Graduated mix of land uses, building heights or intensities designed to mitigate potential conflicts between different types or intensities of land uses; may also provide for a transition between uses. A landscaped buffer may be an area of open, undeveloped land and may include a combination of fences, walls, berms, open space and/or landscape plantings. A buffer is not necessarily coincident with transitional screening.

CHESAPEAKE BAY PRESERVATION ORDINANCE: Regulations which the State has mandated must be adopted to protect the Chesapeake Bay and its tributaries. These regulations must be incorporated into the comprehensive plans, zoning ordinances and subdivision ordinances of the affected localities. Refer to Chesapeake Bay Preservation Act, Va. Code Section 10.1-2100 et seq and VR 173-02-01, Chesapeake Bay Preservation Area Designation and Management Regulations.

CLUSTER DEVELOPMENT: Residential development in which the lots are clustered on a portion of a site so that significant environmental/historical/cultural resources may be preserved or recreational amenities provided. While smaller lot sizes are permitted in a cluster subdivision to preserve open space, the overall density cannot exceed that permitted by the applicable zoning district. See Sect. 2-421 and Sect. 9-615 of the Zoning Ordinance.

COUNTY 2232 REVIEW PROCESS: A public hearing process pursuant to Sect. 15.2-2232 (Formerly Sect. 15.1-456) of the Virginia Code which is used to determine if a proposed public facility not shown on the adopted Comprehensive Plan is in substantial accord with the plan. Specifically, this process is used to determine if the general or approximate location, character and extent of a proposed facility is in substantial accord with the Plan.

dBA: The momentary magnitude of sound weighted to approximate the sensitivity of the human ear to certain frequencies; the dBA value describes a sound at a given instant, a maximum sound level or a steady state value. See also Ldn.

DENSITY: Number of dwelling units (du) divided by the gross acreage (ac) of a site being developed in residential use; or, the number of dwelling units per acre (du/ac) except in the PRC District when density refers to the number of persons per acre.

DENSITY BONUS: An increase in the density otherwise allowed in a given zoning district which may be granted under specific provisions of the Zoning Ordinance when a developer provides excess open space, recreation facilities, or affordable dwelling units (ADUs), etc.

DEVELOPMENT CONDITIONS: Terms or conditions imposed on a development by the Board of Supervisors (BOS) or the Board of Zoning Appeals (BZA) in connection with approval of a special exception, special permit or variance application or rezoning application in a "P" district. Conditions may be imposed to mitigate adverse impacts associated with a development as well as secure compliance with the Zoning Ordinance and/or conformance with the Comprehensive Plan. For example, development conditions may regulate hours of operation, number of employees, height of buildings, and intensity of development.

DEVELOPMENT PLAN: A graphic representation which depicts the nature and character of the development proposed for a specific land area: information such as topography, location and size of proposed structures, location of streets trails, utilities, and storm drainage are generally included on a development plan. A development plan is a submission requirement for rezoning to the PRC District. A **GENERALIZED DEVELOPMENT PLAN (GDP)** is a submission requirement for a rezoning application for all conventional zoning districts other than a P District. A development plan submitted in connection with a special exception (SE) or special permit (SP) is generally referred to as an SE or SP plat. A **CONCEPTUAL DEVELOPMENT PLAN (CDP)** is a submission requirement when filing a rezoning application for a P District other than the PRC District; a CDP characterizes in a general way the planned development of the site. A **FINAL DEVELOPMENT PLAN (FDP)** is a submission requirement following the approval of a conceptual development plan and rezoning application for a P District other than the PRC District; an FDP further details the planned development of the site. See Article 16 of the Zoning Ordinance.

EASEMENT: A right to or interest in property owned by another for a specific and limited purpose. Examples: access easement, utility easement, construction easement, etc. Easements may be for public or private purposes.

ENVIRONMENTAL QUALITY CORRIDORS (EQCs): An open space system designed to link and preserve natural resource areas, provide passive recreation and protect wildlife habitat. The system includes stream valleys, steep slopes and wetlands. For a complete definition of EQCs, refer to the Environmental section of the Policy Plan for Fairfax County contained in Vol. 1 of the Comprehensive Plan.

ERODIBLE SOILS: Soils that wash away easily, especially under conditions where stormwater runoff is inadequately controlled. Silt and sediment are washed into nearby streams, thereby degrading water quality.

FLOODPLAIN: Those land areas in and adjacent to streams and watercourses subject to periodic flooding; usually associated with environmental quality corridors. The 100 year floodplain drains 70 acres or more of land and has a one percent chance of flood occurrence in any given year.

FLOOR AREA RATIO (FAR): An expression of the amount of development intensity (typically, non-residential uses) on a specific parcel of land. FAR is determined by dividing the total square footage of gross floor area of buildings on a site by the total square footage of the site itself.

FUNCTIONAL CLASSIFICATION: A system for classifying roads in terms of the character of service that individual facilities are providing or are intended to provide, ranging from travel mobility to land access. Roadway system functional classification elements include Freeways or Expressways which are limited access highways, Other Principal (or Major) Arterials, Minor Arterials, Collector Streets, and Local Streets. Principal arterials are designed to accommodate travel; access to adjacent properties is discouraged. Minor arterials are designed to serve both through traffic and local trips. Collector roads and streets link local streets and properties with the arterial network. Local streets provide access to adjacent properties.

GEOTECHNICAL REVIEW: An engineering study of the geology and soils of a site which is submitted to determine the suitability of a site for development and recommends construction techniques designed to overcome development on problem soils, e.g., marine clay soils.

HYDROCARBON RUNOFF: Petroleum products, such as motor oil, gasoline or transmission fluid deposited by motor vehicles which are carried into the local storm sewer system with the stormwater runoff, and ultimately, into receiving streams; a major source of non-point source pollution. An oil-grit separator is a common hydrocarbon runoff reduction method.

IMPERVIOUS SURFACE: Any land area covered by buildings or paved with a hard surface such that water cannot seep through the surface into the ground.

INFILL: Development on vacant or underutilized sites within an area which is already mostly developed in an established development pattern or neighborhood.

INTENSITY: The magnitude of development usually measured in such terms as density, floor area ratio, building height, percentage of impervious surface, traffic generation, etc. Intensity is also based on a comparison of the development proposal against environmental constraints or other conditions which determine the carrying capacity of a specific land area to accommodate development without adverse impacts.

Ldn: Day night average sound level. It is the twenty-four hour average sound level expressed in A-weighted decibels; the measurement assigns a "penalty" to night time noise to account for night time sensitivity. Ldn represents the total noise environment which varies over time and correlates with the effects of noise on the public health, safety and welfare.

LEVEL OF SERVICE (LOS): An estimate of the effectiveness of a roadway to carry traffic, usually under anticipated peak traffic conditions. Level of Service efficiency is generally characterized by the letters A through F, with LOS-A describing free flow traffic conditions and LOS-F describing jammed or grid-lock conditions.

MARINE CLAY SOILS: Soils that occur in widespread areas of the County generally east of Interstate 95. Because of the abundance of shrink-swell clays in these soils, they tend to be highly unstable. Many areas of slope failure are evident on natural slopes. Construction on these soils may initiate or accelerate slope movement or slope failure. The shrink-swell soils can cause movement in structures, even in areas of flat topography, from dry to wet seasons resulting in cracked foundations, etc. Also known as slippage soils.

OPEN SPACE: That portion of a site which generally is not covered by buildings, streets, or parking areas. Open space is intended to provide light and air; open space may function as a buffer between land uses or for scenic, environmental, or recreational purposes.

OPEN SPACE EASEMENT: An easement usually granted to the Board of Supervisors which preserves a tract of land in open space for some public benefit in perpetuity or for a specified period of time. Open space easements may be accepted by the Board of Supervisors, upon request of the land owner, after evaluation under criteria established by the Board. See Open Space Land Act, Code of Virginia, Sections 10.1-1700, et seq.

P DISTRICT: A "P" district refers to land that is planned and/or developed as a Planned Development Housing (PDH) District, a Planned Development Commercial (PDC) District or a Planned Residential Community (PRC) District. The PDH, PDC and PRC Zoning Districts are established to encourage innovative and creative design for land development; to provide ample and efficient use of open space; to promote a balance in the mix of land uses, housing types, and intensity of development; and to allow maximum flexibility in order to achieve excellence in physical, social and economic planning and development of a site. Refer to Articles 6 and 16 of the Zoning Ordinance.

PROFFER: A written condition, which, when offered voluntarily by a property owner and accepted by the Board of Supervisors in a rezoning action, becomes a legally binding condition which is in addition to the zoning district regulations applicable to a specific property. Proffers are submitted and signed by an owner prior to the Board of Supervisors public hearing on a rezoning application and run with the land. Once accepted by the Board, proffers may be modified only by a proffered condition amendment (PCA) application or other zoning action of the Board and the hearing process required for a rezoning application applies. See Sect. 15.2-2303 (formerly 15.1-491) of the Code of Virginia.

PUBLIC FACILITIES MANUAL (PFM): A technical text approved by the Board of Supervisors containing guidelines and standards which govern the design and construction of site improvements incorporating applicable Federal, State and County Codes, specific standards of the Virginia Department of Transportation and the County's Department of Public Works and Environmental Services.

RESOURCE MANAGEMENT AREA (RMA): That component of the Chesapeake Bay Preservation Area comprised of lands that, if improperly used or developed, have a potential for causing significant water quality degradation or for diminishing the functional value of the Resource Protection Area. See Fairfax County Code, Ch. 118, Chesapeake Bay Preservation Ordinance.

RESOURCE PROTECTION AREA (RPA): That component of the Chesapeake Bay Preservation Area comprised of lands at or near the shoreline or water's edge that have an intrinsic water quality value due to the ecological and biological processes they perform or are sensitive to impacts which may result in significant degradation of the quality of state waters. In their natural condition, these lands provide for the removal, reduction or assimilation of sediments from runoff entering the Bay and its tributaries, and minimize the adverse effects of human activities on state waters and aquatic resources. New development is generally discouraged in an RPA. See Fairfax County Code, Ch. 118, Chesapeake Bay Preservation Ordinance.

SITE PLAN: A detailed engineering plan, to scale, depicting the development of a parcel of land and containing all information required by Article 17 of the Zoning Ordinance. Generally, submission of a site plan to DPWES for review and approval is required for all residential, commercial and industrial development except for development of single family detached dwellings. The site plan is required to assure that development complies with the Zoning Ordinance.

SPECIAL EXCEPTION (SE) / SPECIAL PERMIT (SP): Uses, which by their nature, can have an undue impact upon or can be incompatible with other land uses and therefore need a site specific review. After review, such uses may be allowed to locate within given designated zoning districts if appropriate and only under special controls, limitations, and regulations. A special exception is subject to public hearings by the Planning Commission and Board of Supervisors with approval by the Board of Supervisors; a special permit requires a public hearing and approval by the Board of Zoning Appeals. Unlike proffers which are voluntary, the Board of Supervisors or BZA may impose reasonable conditions to assure, for example, compatibility and safety. See Article 8, Special Permits and Article 9, Special Exceptions, of the Zoning Ordinance.

STORMWATER MANAGEMENT: Engineering practices that are incorporated into the design of a development in order to mitigate or abate adverse water quantity and water quality impacts resulting from development. Stormwater management systems are designed to slow down or retain runoff to re-create, as nearly as possible, the pre-development flow conditions.

SUBDIVISION PLAT: The engineering plan for a subdivision of land submitted to DPWES for review and approved pursuant to Chapter 101 of the County Code.

TRANSPORTATION DEMAND MANAGEMENT (TDM): Actions taken to reduce single occupant vehicle automobile trips or actions taken to manage or reduce overall transportation demand in a particular area.

TRANSPORTATION SYSTEM MANAGEMENT (TSM) PROGRAMS: This term is used to describe a full spectrum of actions that may be applied to improve the overall efficiency of the transportation network. TSM programs usually consist of low-cost alternatives to major capital expenditures, and may include parking management measures, ridesharing programs, flexible or staggered work hours, transit promotion or operational improvements to the existing roadway system. TSM includes Transportation Demand Management (TDM) measures as well as H.O.V. use and other strategies associated with the operation of the street and transit systems.

URBAN DESIGN: An aspect of urban or suburban planning that focuses on creating a desirable environment in which to live, work and play. A well-designed urban or suburban environment demonstrates the four generally accepted principles of design: clearly identifiable function for the area; easily understood order; distinctive identity; and visual appeal.

VACATION: Refers to vacation of street or road as an action taken by the Board of Supervisors in order to abolish the public's right-of-passage over a road or road right-of-way dedicated by a plat of subdivision. Upon vacation, title to the road right-of-way transfers by operation of law to the owner(s) of the adjacent properties within the subdivision from whence the road/road right-of-way originated.

VARIANCE: An application to the Board of Zoning Appeals which seeks relief from a specific zoning regulation such as lot width, building height, or minimum yard requirements, among others. A variance may only be granted by the Board of Zoning Appeals through the public hearing process and upon a finding by the BZA that the variance application meets the required Standards for a Variance set forth in Sect. 18-404 of the Zoning Ordinance.

WETLANDS: Land characterized by wetness for a portion of the growing season. Wetlands are generally delineated on the basis of physical characteristics such as soil properties indicative of wetness, the presence of vegetation with an affinity for water, and the presence or evidence of surface wetness or soil saturation. Wetland environments provide water quality improvement benefits and are ecologically valuable. Development activity in wetlands is subject to permitting processes administered by the U.S. Army Corps of Engineers

TIDAL WETLANDS: Vegetated and nonvegetated wetlands as defined in Chapter 116 Wetlands Ordinance of the Fairfax County Code: includes tidal shores and tidally influenced embayments, creeks, and tributaries to the Occoquan and Potomac Rivers. Development activity in tidal wetlands may require approval from the Fairfax County Wetlands Board.

Abbreviations Commonly Used in Staff Reports

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