



**APPLICATION ACCEPTED:** September 21, 2011  
**PLANNING COMMISSION:** November 10, 2011  
**BOARD OF SUPERVISORS:** January 10, 2012  
@ 3:30 pm

# County of Fairfax, Virginia

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**October 26, 2011**

## **STAFF REPORT**

**APPLICATION SE 2011-LE-011**

### **LEE DISTRICT**

**APPLICANT:** Buckman Road Development LLC

**ZONING:** R-20 (Residential, 20 dwelling units per acre)  
HC (Highway Corridor)

**PARCEL:** 101-2 ((1)) 0019

**ACREAGE:** 10.33 acres

**DENSITY:** 19.55 du/ac

**OPEN SPACE:** 55%

**PLAN MAP:** Residential, 16-20 du/ac

**SE CATEGORY:** Section 9-310, Category 3, Use 12  
Private School for Special Education

**PROPOSAL:** Permit a private school of special education.

### **STAFF RECOMMENDATIONS:**

Staff recommends approval of SE 2011-LE-011, subject to the proposed development conditions contained in Appendix 1.

Staff recommends approval of a parking reduction to allow the existing parking spaces to serve the uses on site.

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William Mayland, AICP

**Department of Planning and Zoning**  
12055 Government Center Parkway, Suite 801  
Fairfax, Virginia 22035-5509  
Phone 703 324-1290  
FAX 703 324-3924  
[www.fairfaxcounty.gov/dpz/](http://www.fairfaxcounty.gov/dpz/)



Staff recommends approval of the modifications of the transitional screening and barrier requirements along the southern boundary in favor of the existing conditions shown on the Special Exception Plat.

Staff recommends approval of a modification of the peripheral parking lot landscaping requirement on the south property line in favor of the existing conditions shown on the Special Exception Plat.

Staff recommends approval of a modification of the interior parking lot landscaping requirement on the south property line in favor of the existing conditions shown on the Special Exception Plat.

It should be noted that it is not the intent of the staff to recommend that the Board, in adopting any conditions, relieve the applicants/owner from compliance with the provisions of any applicable ordinances, regulations, or adopted standards; and that, should this application be approved, such approval 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.

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.

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 TTY 711 (Virginia Relay Center).

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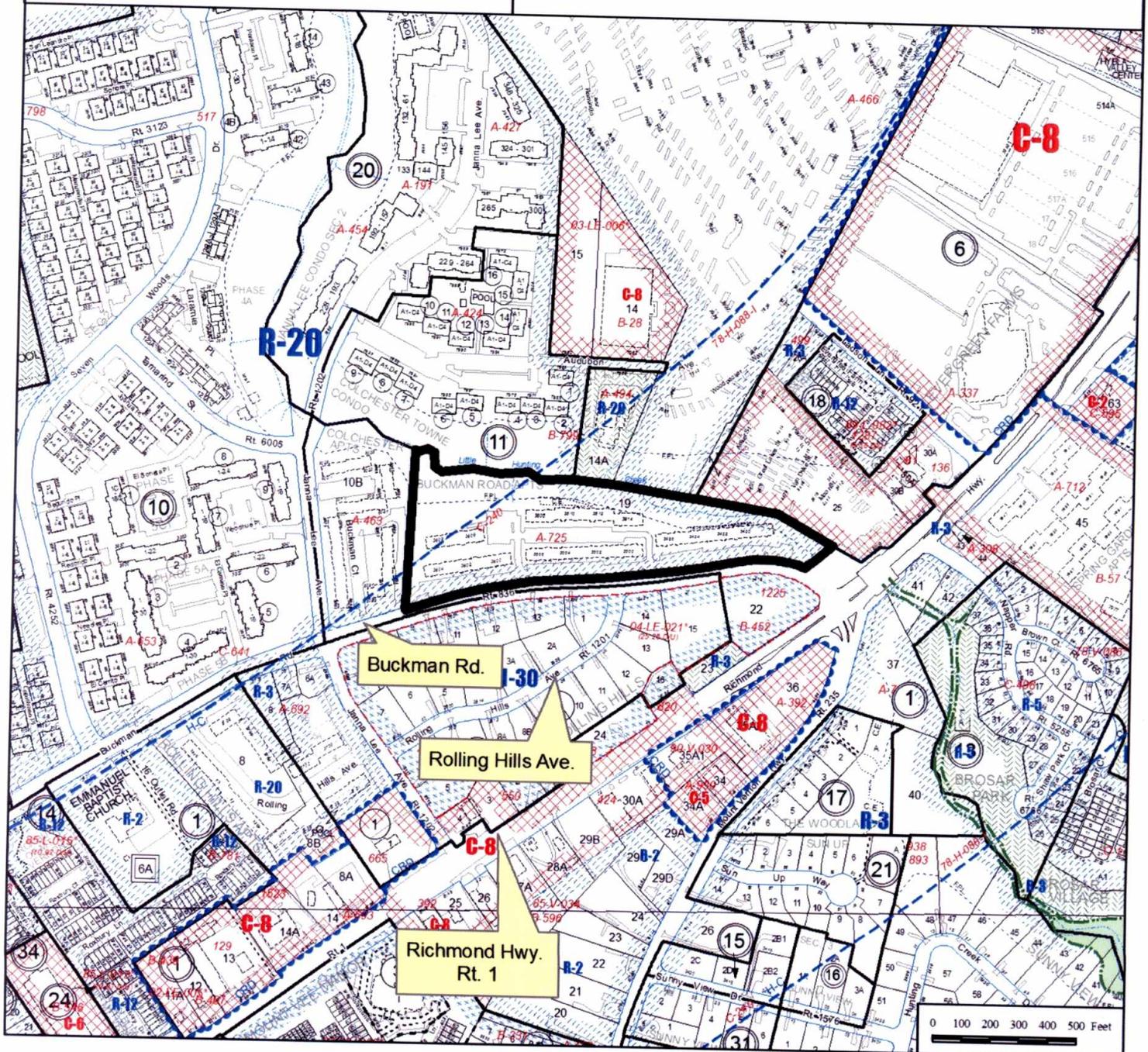


# Special Exception

SE 2011-LE-011



Applicant: BUCKMAN ROAD DEVELOPMENT, LLC  
Accepted: 09/16/2011  
Proposed: PRIVATE SCHOOL OF SPECIAL EDUCATION  
Area: 10.33 AC OF LAND; DISTRICT - LEE  
Zoning Dist Sect: 03-2004  
Art 9 Group and Use: 3-12  
Located: 3426 BUCKMAN ROAD  
ALEXANDRIA, VA 22309  
Zoning: R-20  
Plan Area: 4  
Overlay Dist: HC  
Map Ref Num: 101-2- /01/ /0019



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

**DESCRIPTION OF THE APPLICATION**

The applicant, Buckman Road Development LLC, requests approval of a special exception for a private school of special education for teaching technical and linguistic skills. The applicant is a non-profit organization that develops and operates affordable housing for low and moderate income residents. The school would operate within the newly constructed community center on Monday through Friday from 9 am to 9 pm with the potential for special events on Saturday. The school will serve approximately 55 youths with up to 40 participating at one time and 40 adults with up to 20 participating at one time. It is anticipated that no more than 10 non-residents would participate at one time. The school would have up to five full time employees. The site was previously approved for a school that operated within two existing apartments. A copy of the proposed development conditions, affidavit and statement of justification are contained in Appendices 1-3.

**Location and Character**



The 10.33 acre site is located on the north side of Buckman Road west of its intersection with Richmond Highway. The property is developed with 205 dwelling units within five buildings. The site is developed with surface parking and recreation areas in the northwestern portion. The community center is located in the southwestern portion of the site.



**North:** Multi-Family (R-20),  
Plan: Residential, 16-20 du/ac

Mobile Homes (MHR, C-8);  
Plan: Residential, 5-8 du/ac

**South:** Single Family Detached (PDH-30);  
Plan: Mixed Use up to 25 du/ac  
Vacant (C-5); Plan: Mixed Use

**East:** Single Family Attached, Mobile Homes  
(C-8); Plan: Residential, 5-8 du/ac

**West:** Multi-Family (R-20);  
Plan: Residential, 16-20 du/ac

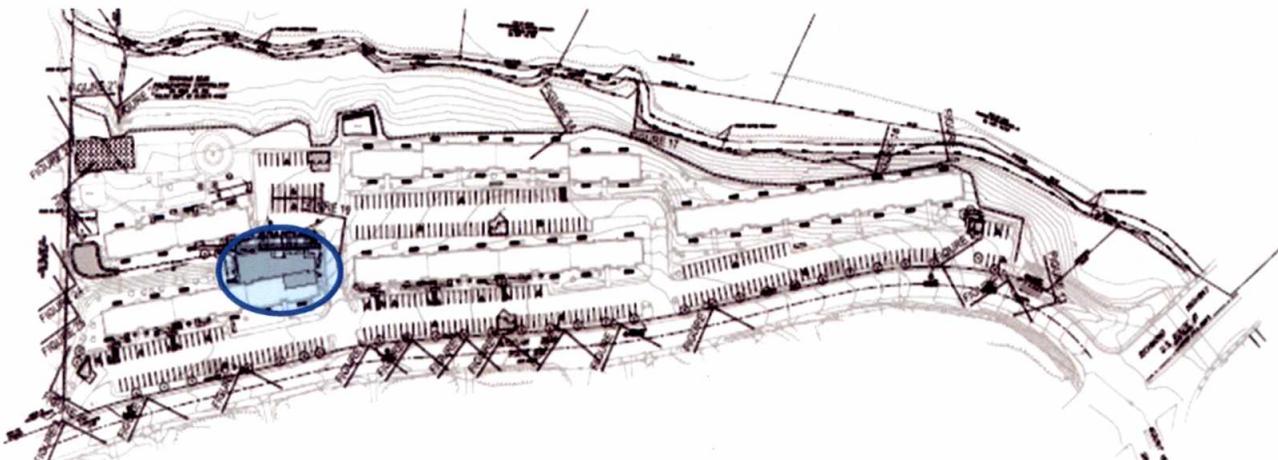
## BACKGROUND

On October 16, 2001, the Board of Zoning Appeals approved Special Permit SP 01-L-042 for a private school of special education. The school was located within two units of one of the apartment buildings. The Board approved a parking reduction on March 10, 2003, to not require additional parking for the school. The proposal increases the number of total daily students from 74 to 95, increases the number of employees from three to five, decreases the number of non-resident students at any one time from 25 to 10, and modifies the hours from Monday to Thursday from 9 am to 8 pm, Friday from 9 am to 1 pm and Saturday from 11 am to 4 pm to Monday thru Friday from 9 am to 9 pm and Saturday from 11 am to 4 pm. A copy of the approved conditions are contained in Appendix 4.

The community center was approved by a minor site plan on April 29, 2010. No additional parking was required for the community center since it is accessory to the residents of the community. Because the school increases the maximum daily enrollment but decreases the total number of non-resident students a reaffirmation of the previously approved parking reduction is required with this application. Stormwater management was reviewed and approved by DPWES concurrent with the minor site plan for the addition.

## DESCRIPTION OF THE SPECIAL EXCEPTION PLAT: (Appendix 5)

The 10.33 acre site is developed with 204 dwelling units within five buildings. The community center is located directly adjacent to one of the buildings. The community center is a single



story building addition to an apartment building and is shielded from adjacent properties by the existing buildings. There is a parking lot located directly adjacent to the community center. The community center is highlighted on the plan excerpt above.

The picture to the left is the existing community center and the proposed location for the private school of special education.

## ANALYSIS

### General Special Exception Standards (Sect. 9-006) (Appendix 6)

*General Standards 1 and 2 require that the proposed use at the specified location be in harmony with the adopted Comprehensive Plan and with the general purpose and intent of the applicable zoning district regulations.*

The site is located in Mount Vernon Planning District of the Area IV Plan, Woodlawn Community Planning Sector (MV8), and is planned for Residential 16-20 dwelling units per acre. There is not site specific plan text and the proposed school will not alter the residential character or existing density. The R-20 District permits this use as a special exception and it is located within a multi-family complex that meets the purpose and intent of the zoning district. Based on the statement of justification and the proposed development conditions the off-site students are limited to a maximum of ten at one time.

*General Standard 3 requires that the proposed use be harmonious with and not adversely affect the use or development of neighboring properties. Furthermore, that the location, size, height, and screening will not hinder or discourage the appropriate development and use of adjacent properties.*

The proposed school of special education will be located within the community center and is primarily intended to be used by residents of the apartment complex. The community center was approved by a minor site plan in 2010 and is existing. The community center matches the abutting residential building and is not visible from adjacent properties. In staff's opinion, the proposed school will not adversely impact adjacent properties.

*General Standard 4 requires that pedestrian and vehicular traffic associated with the use will not be hazardous or conflict with existing or anticipated traffic.*

The private school was previously located on-site and proposed to be moved from two apartments to the on-site community center. The school is primarily for residents of the apartment complex. The applicant anticipates 40 trips each day, with no AM peak trips and 14 PM peak trips. In staff's opinion, the additional ten non-residents visiting the site will not pose traffic hazards or conflict with existing or anticipated traffic. (See Appendix 7 for the Transportation Analysis)

*General Standards 5, 6, 7 and 8 require landscaping, screening, open space, adequate utility, drainage, parking, loading, and signage to be regulated in accordance with the Zoning Ordinance; however, the Board may impose more strict requirements for a given use than those set forth in this Ordinance.*

There is no proposed change to the existing landscaping, open space, drainage, loading area and signage. The community center is existing and the private school will be a use within the center.

The property was developed in 1971. At the time, the parking requirement for multi-family was 1.5 spaces per unit and was developed with the required 306 spaces. The current requirement is 1.6 spaces per unit or 327 spaces. The private school of special education requires two spaces for three employees, plus a sufficient number who may at the establishment at any one time. There are 4 employees which requires 2 spaces and according to the applicant and as limited by the conditions no more than 10 non-residents would use the site at one time for a total of 12 spaces required. A total of 339 spaces would be required and the applicant requests to be allowed to provide only the 306 existing spaces. The Board may permit a reduction in the required spaces when it has been demonstrated that the site design or location do not warrant the number of spaces required and that the reduction will not adversely affect pedestrian or vehicular circulation on site or abutting streets. The site has been previously approved with a modification of this requirement by the Board concurrent with the approval of the special permit for the private school that allowed for up to 25 non-resident students. The new location of the school proposes additional students, but limits the total number for non-residents students to ten. DPWES staff has reviewed this proposal and supports reaffirmation of the previously approved parking reduction due to the limitation on the number of non-resident students.

Standards for all Category 3 Uses (Section 9-304)

*In addition to the general standards set forth in Sect. 006 above, all Category 3 special exception uses shall satisfy the Standards in Section 9-304 which in summary states that all uses shall comply with the lot size requirements of the zoning district in which located; all uses shall comply with the bulk regulations of the zoning district in which located; all uses shall comply with the performance standards specified for the zoning district in which located; before establishment, all uses, including modifications or alterations to existing uses, shall be subject to the provisions of Article 17, Site Plans.*

The use is not public; the site complies with the lot size requirement; the site complies with the bulk requirements; the use is subject to and complies with the performance standards of the Zoning Ordinance; and since the use is within an existing building a site plan is not required. In staff's opinion, these standards have been met.

Additional Standards for Private Schools of General Education and Private Schools of Special Education (Section 9-310)

*The additional standards for private schools require complying with the minimum lot size requirements of the zoning district in which located; the minimum lot area of a private school of special education shall be based upon a determination made by the Board; provided all private schools shall be subject to the provisions set forth in Par. 2 and 3 of Sect. 309 which requires the school to be located on a collector street and have pick up and drop off areas.*

The private school is for special education and the outdoor recreation requirements in Par. 1 are not applicable. The site is 10.33 acres and exceeds the minimum district size of 4 acres. The school is located within an existing building on the site. Buckman Road is a collector Street which is an adequate size for the proposed number of students and the site has a

parking area for the pick-up and delivery of the non-resident students. In staff's opinion, the application meets the additional standards for a private school of special education.

**Modifications:**

Modifications of the transitional screening and barrier requirements along the southern boundary in favor of the existing conditions shown on the Special Exception Plat.

Section 13-303 and 13-304 of the Zoning Ordinance require a Type 1 transitional screening (25 foot wide landscape area) and Barrier D, E, or F (42-48" tall chain link fence, 6 foot tall wall, or 6 foot tall wood fence) from the multi-family to the single family district along the southern property line. The Board may modify these requirements when the adjacent use is zoned to allow a similar use. Pursuant to the approval of RZ 2004-LE-021. Many of the adjacent parcels to the south were rezoned to the PDH-30 district to allow a mixed use development including multi-family residential. Therefore, staff supports the modification to allow the existing landscaping to meet this requirement.

Modification of the interior and peripheral parking lot landscaping requirement on the south property line in favor of the existing conditions shown on the Special Exception Plat.

Section 13-202 of the Zoning Ordinance requires 5% of the total area of the parking lot to be landscaped. Section 13-203 of the Zoning Ordinance requires a 10 foot wide landscape strip along the public road. The Board may modify these requirements when it is determined the landscaping is deemed appropriate for the parking lot and the modification will not have a deleterious effect on adjacent properties. The site has been developed for 40 years with the existing landscaping and in staff's opinion, allowing the existing landscaping to remain will not have an adverse impact on this or adjacent sites.

**CONCLUSIONS AND RECOMMENDATIONS**

**Staff Conclusions**

The applicant was previously approved for this private school or special education. The location of the school has changed and the applicant has slightly modified the hours or operation and increased the total number of daily students. The applicant has maintained the same total number of students at any one time and the school continues primarily to serve the residents of the apartment complex. Staff concludes that the request meets the general special exception standards, the Category 3 standards and the additional standards for a private school of special education.

**Recommendations**

Staff recommends approval of SE 2011-LE-011, subject to the proposed development conditions contained in Appendix 1.

Staff recommends approval of a parking reduction to allow the existing parking spaces to serve the uses on site.

Staff recommends approval of the modifications of the transitional screening and barrier requirements along the southern boundary in favor of the existing conditions shown on the Special Exception Plat.

Staff recommends approval of a modification of the peripheral parking lot landscaping requirement on the south property line in favor of the existing conditions shown on the Special Exception Plat.

Staff recommends approval of a modification of the interior parking lot landscaping requirement on the south property line in favor of the existing conditions shown on the Special Exception 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 applicants/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.

## **APPENDICES**

1. Proposed Development Conditions
2. Statement of Justification
3. Affidavit
4. SP 01-L-042 Development Conditions
5. Special Exception Plat
6. Special Exception Standards
7. Transportation Analysis
8. Glossary of Terms

**PROPOSED DEVELOPMENT CONDITIONS**

**SE 2011-LE-011**

**October 25, 2011**

If it is the intent of the Board of Supervisors to approve SE 2011-LE-011, located at Tax Maps 101-2 ((1)) 0019, to permit a private school of special education pursuant to Sect. 9-310 of the Fairfax County Zoning Ordinance, the staff recommends that the Board condition the approval 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. Any plan submitted pursuant to this special exception shall be in substantial conformance with the approved Special Exception Plat entitled "Buckman Road Apartments," prepared by Vika Inc., and dated July 21, 2011, as revised through September 7, 2011, and these conditions. Minor modifications to the approved special exception may be permitted pursuant to Par. 4 of Sect. 9-004 of the Zoning Ordinance.
4. A copy of the Special Exception SHALL BE POSTED in a conspicuous place on the property along with the Non-Residential Use Permit of the use and shall be made available to all Department of the County of Fairfax during hours of operation of the permitted use.
5. The total maximum daily enrollment for the private school of special education shall not exceed 95 students. A maximum of 40 students may utilize the school at any one time. The number of students who attend the school but do not live within the apartment complex shall be limited to 10 at any one time.
6. The maximum number of employees for the private school of special education shall be five onsite at any one time.
7. Hours of operation shall be limited to 9:00 a.m. to 9:00 p.m., Monday through Friday and 11:00 a.m. to 4 p.m. on Saturday.

The above proposed conditions are staff recommendations and do not reflect the position of the Board of Supervisors unless and until adopted by that Board.

This approval, contingent on the above noted conditions, shall not relieve the applicants from compliance with the provisions of any applicable ordinances, regulations, or adopted standards. The applicants shall be themselves 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, at a minimum, the use has been established or construction has commenced and been diligently prosecuted as evidence by issuance of a non-residential use permit for the private school of special education. 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.



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

**WALSH COLUCCI  
 LUBELEY EMRICH  
 & WALSH PC**

September 8, 2011

RECEIVED  
 Department of Planning & Zoning

SEP 09 2011

Zoning Evaluation Division

**Via Hand Delivery**

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

Re: Proposed Special Exception Application  
 Applicant: Buckman Road Development LLC  
 Subject Property: Fairfax County Tax Map Reference 101-2 ((1)) 19

Dear Ms. Berlin:

Please accept the following as a statement of justification for a special exception on property identified among the Fairfax County tax map records as 101-2 ((1)) 19 (the "Subject Property").

The Subject Property is located on the north side on Buckman Road (Route 836) in the northwest quadrant of the intersection of Richmond Highway (Route 1) and Buckman Road in the Lee Magisterial District. Zoned to the R-20 and Highway Corridor Overlay Districts, the Subject Property is approximately 10.33 acres and is developed with 204 multi-family dwelling units that are located in five (5) separate buildings previously known as Buckman Road Apartments and soon to be known as Stony Brook Apartments. The apartments have recently been renovated and a community center has been added to the Subject Property.

On October 24, 2001, the Board of Zoning Appeals approved SP 01-L-042, to allow a private school of special education for less than 100 students daily on the Subject Property. The special permit allows the school to operate in units 103 and 104 within the multi-family development. The Applicant now proposes to relocate the school to the new community center. Because schools of special education are now permitted only with approval of a special exception, in lieu of a special permit, the Applicant requests approval of a special exception to modify the operations of the existing school.

The Subject Property is within the Mount Vernon Planning District, within the Woodlawn Community Planning Sector (Area IV) of the Comprehensive Plan (the "Plan"). The Plan does not include any site specific text for the Subject Property and the Plan map shows the Subject Property as planned for residential use at 16-20 dwelling units per acre. The Subject Property is currently governed by a special permit for a private school of special education and the Applicant proposes only to modify the location of the existing use. Based on the previous

special permit approval, the Applicant is in conformance with the recommendations of the Plan. The Applicant's proposal does not alter this prior determination.

The Applicant is a non-profit organization that develops and operates affordable housing for low and moderate income residents and works to establish community programs to serve the needs of its residents. The Applicant proposes to operate the school use within the approximately 3,414 square foot community center on the Subject Property. The school of special education will serve residents of the existing apartments, as well as members of the surrounding community. Ultimately, the school seeks to improve the technical and linguistic skills of those using the proposed facilities. Applicant proposes no site modifications, no increase in the existing square footage on the Subject Property, or increase in impervious surface area with this application.

As noted on the special exception plat, the Applicant is submitting a parking reduction request for the Subject Property concurrent with this special exception application. Given that the proposed school primarily serves the residents of the complex, that many non-residents come to the Subject Property via public transportation, and that many of the classes are offered at times when parking is not fully utilized, the Applicant anticipates that parking will be adequate on the Subject Property.

In accordance with the requirements of Section 9-011 of the Fairfax County Zoning Ordinance, please consider the following information regarding Applicant's proposed use of the Subject Property:

**A. Type of Operation** – The Applicant proposes to relocate a private school of special education from within an existing building to the newly constructed community center on the Subject Property. The school will offer various educational enrichment activities for youth and young adults including tutoring, computer classes, green-living seminars and after-school enrichment programs. Daytime activities (before 3:00 p.m.) are primarily for adults and educational programs for youth take place after 3:00 p.m.

**B. Hours of Operation**

- The School's general hours of operation will be 10:00 a.m. to 9:00 p.m. on weekdays.
- On occasion, special events may take place on Saturdays during daytime hours.
- Classes are typically offered during the following times:
  - 10:00 a.m. – 3:00 p.m.: 20 adults (15 residents + 5 non-residents)
  - 3:00 p.m. – 7:00 p.m.: 40 youth (residents only)
  - 7:00 p.m. – 9:00 p.m.: 20 adults (10 residents/10 non-residents)

**C. Estimated Number of Students** -- The school will serve approximately 55 youth with up to 40 participating in activities at a given time. The school is anticipated to serve

approximately 40 adults with up to 20 participating in any single at any given time. Individuals using the facility will include residents of the Stony Brook Apartments, as well as members of the surrounding community. In total, the school will serve ninety-five (95) students.

- D. Proposed Number of Employees** -- The School will have approximately four (4) employees on-site at any one time. The employees will include two (2) full-time property management staff members and two (2) full-time programs staff members.
- E. Estimate of Traffic Impact of the Proposed Use** – Applicant anticipates approximately forty (40) trips during its general hours of operation between 10:00 a.m. and 9:00 p.m. There will be no trips in the AM peak hours and approximately fourteen (14) trips in the PM peak hours.
- F. Vicinity or General Area to be Served by the Use** - The school will serve the residents of Stony Brook Apartments and the surrounding Richmond Highway Corridor.
- G. Description of Proposed Building** -- The Applicant proposes no modifications to the façade of the existing building. The community center which will house the school's activities is constructed with masonry materials.
- H. Listing of Hazardous Substances** - To the best of Applicant's knowledge, there are no hazardous or toxic substances to be generated, utilize, stored, treated or disposed of on-site.
- I. Conformity to Regulations** - The proposed development conforms to the provisions of all applicable ordinances, regulations, and adopted standards, except as may be noted herein or on the special exception plat.

In conclusion, Applicant proposes to continue providing a valuable a community-serving use. The private school of special education will provide opportunities for personal growth and enrichment for the residents of Stony Brook Apartments and the surrounding community. The Applicant looks forward to serving as a valuable asset to the community.

Should you have any questions regarding the above, or require additional information, please do not hesitate to call me. As always, I appreciate your cooperation and assistance.

Very truly yours,

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



Sara V. Mariska

cc: Mark James                      Bryne Riley                      Lynne J. Strobel  
Paul Browne                      Jeff Kreps                      Martin D. Walsh



**Special Exception Attachment to Par. 1(a)**

DATE: September 29, 2011  
 (enter date affidavit is notarized)

113469

for Application No. (s): SE 2011-LE-011  
 (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 <b>BOLD</b> above)
Walsh, Colucci, Lubeley, Emrich & Walsh, P.C.	2200 Clarendon Boulevard 13th Floor Arlington, Virginia 22201	Attorneys/Planners/Agent
Agents: Martin D. Walsh Lynne J. Strobel Timothy S. Sampson M. Catharine Puskar Sara V. Mariska G. Evan Pritchard Elizabeth D. Baker Inda E. Staggs Elizabeth A. McKeeby		
Patton Harris Rust & Associates, Inc.	14532 Lee Road Chantilly, Virginia 20151	Parking Consultant/Agent
Agent: Douglas R. Kennedy		

(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: September 29, 2011
(enter date affidavit is notarized)

113469

for Application No. (s): SE 2011-LE-011
(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)

Buckman Road Development LLC
4340 East West Highway
Bethesda, MD 20814

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)

CPDC Buckman Road LLC, Managing Member (owns .01% of Buckman Road Development LLC) Paul B. Browne, Manager
Hudson SLP LLC, Special Member (owns .01% of Buckman Road Development LLC)
Hudson Buckman Road LLC, Member

(check if applicable) [X] 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 Attachment to Par. 1(b)**

DATE: September 29, 2011  
(enter date affidavit is notarized)

for Application No. (s): SE 2011-LE-011  
(enter County-assigned application number (s))

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

CPDC Buckman Road LLC  
4340 East West Highway  
Bethesda, MD 20814

**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)

Community Housing, Inc.  
AHC Inc.

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

Community Housing, Inc.  
160 State Street  
5th Floor  
Boston, MA 02109

**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)

Community Preservation Development  
Corporation

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

**Special Exception Attachment to Par. 1(b)**

DATE: September 29, 2011

(enter date affidavit is notarized)

for Application No. (s): SE 2011-LE-011

(enter County-assigned application number (s))

=====

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

AHC Inc.  
4340 East West Highway  
Bethesda, MD 20814

**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)

Community Preservation Development  
Corporation

=====

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

Community Preservation Development Corporation  
5513 Connecticut Avenue, NW, Suite 250  
Washington, DC 20015

**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)

A not-for-profit organization

=====

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

**Special Exception Attachment to Par. 1(b)**

DATE: September 29, 2011  
(enter date affidavit is notarized)

for Application No. (s): SE 2011-LE-011  
(enter County-assigned application number (s))

**NAME & ADDRESS OF CORPORATION:** (enter complete name, 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 THE SHAREHOLDERS:** (enter first name, middle initial, and last name)

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

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

VIKA Virginia LLC  
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 THE SHAREHOLDERS:** (enter first name, middle initial, and last name)

John F. Amatetti, Charles A. Irish, Jr.,  
Harry L. Jenkins, Robert R. Cochran,  
Mark 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 further on a "Special Exception Attachment to Par. 1(b)" form.

**Special Exception Attachment to Par. 1(b)**

DATE: September 29, 2011

(enter date affidavit is notarized)

for Application No. (s): SE 2011-LE-011

(enter County-assigned application number (s))

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

Patton Harris Rust & Associates, Inc.  
14532 Lee Road  
Chantilly, Virginia 20151

**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)

Pennoni Associates, Inc.

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

Pennoni Associates, Inc.  
3001 Market Street, 2nd Floor  
Philadelphia, PA 19104

**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)

C.R. Pennoni	Pennoni Associates, Inc. (PAI) Employee Stock Option Plan (All employees are eligible plan participants; however, no one employee owns more than 10% of any class of stock.)
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(check if applicable)  There is more corporation information and Par. 1(b) is continued further on a "Special Exception Attachment to Par. 1(b)" form.

**Special Exception Attachment to Par. 1(b)**

DATE: September 29, 2011  
(enter date affidavit is notarized)

for Application No. (s): SE 2011-LE-011  
(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 SHAREHOLDERS:** (enter first name, middle initial, and last name)

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

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

Hudson Buckman Road LLC  
4340 East West Highway  
Bethesda, MD 20814

**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)

Hudson Housing Tax Credit Fund XLII LP,  
Sole Member

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

**Special Exception Attachment to Par. 1(b)**

DATE: September 29, 2011  
(enter date affidavit is notarized)

for Application No. (s): SE 2011-LE-011  
(enter County-assigned application number (s))

=====

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

Capital One NA LIHTC, Inc. ✓  
1680 Capital One Drive  
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 THE SHAREHOLDERS:** (enter first name, middle initial, and last name)

Capital One Financial Corporation ✓

=====

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

Capital One Financial Corporation ✓  
1680 Capital One Drive  
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 THE SHAREHOLDERS:** (enter first name, middle initial, and last name)

Publicly traded on NYSE

Only one shareholder owns more than 10%:  
Dodge & Cox ✓

=====

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

**Special Exception Attachment to Par. 1(b)**

DATE: September 29, 2011  
(enter date affidavit is notarized)

for Application No. (s): SE 2011-LE-011  
(enter County-assigned application number (s))

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

Dodge & Cox  
30 Dan Road  
Canton, MA 02021

**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)

An employee-owned investment  
management company with no one  
employee owning 10% or more of Buckman  
Road Development LLC

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

Hudson SLP LLC  
4340 East West Highway  
Bethesda, MD 20814

**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)

Hudson Housing Tax Credit Fund XLII LP,  
Sole Member

---

---

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

SPECIAL EXCEPTION AFFIDAVIT

DATE: September 29, 2011
(enter date affidavit is notarized)

for Application No. (s): SE 2011-LE-011
(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)
Hudson Housing Tax Credit Fund XLII LP c/o Hudson Housing Capital LLC
630 Fifth Avenue, 28th Floor
New York, NY 10111

(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)

Hudson GP XLII LLC, General Partner
(owns less than 10% of Buckman Road Development LLC)
Capital One NA LIHTC, Inc., Limited 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: September 29, 2011
(enter date affidavit is notarized)

for Application No. (s): SE 2011-LE-011
(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:

[x] 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 "Special Exception Attachment to Par. 2" form.

**SPECIAL EXCEPTION AFFIDAVIT**

DATE: September 29, 2011  
(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:

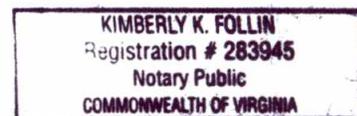
(check one) Sara V. Mariska  
[ ] Applicant [x] Applicant's Authorized Agent

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 29 day of September 2011, in the State/Comm. of Virginia, County/City of Arlington.

Kimberly K. Follin  
Notary Public

My commission expires: 11/30/2011



## SPECIAL PERMIT RESOLUTION OF THE BOARD OF ZONING APPEALS

BUCKMAN ROAD PRESERVATION CORPORATION, SP 01-L-042 Appl. under Sect(s). 3-2003 of the Zoning Ordinance to permit a private school of special education for less than 100 students daily. Located at 3426 Buckman Rd. on approx. 10.33 ac. of land zoned R-20 and HC. Lee District. Tax Map 101-2 ((1)) 19. (moved from 9/11/01). Mr. Hammack moved that the Board of Zoning Appeals adopt the following resolution.

WHEREAS, the captioned application has been properly filed in accordance with the requirements of all applicable State and County Codes and with the by-laws of the Fairfax County Board of Zoning Appeals; and

WHEREAS, following proper notice to the public, a public hearing was held by the Board on date October 16, 2001; and

WHEREAS, the Board has made the following findings of fact:

1. The applicants are the owners of the land.
2. The applicant presented testimony indicating compliance with the required standards for the granting of a special permit.

AND WHEREAS, the Board of Zoning Appeals has reached the following conclusions of law:

THAT the applicant has presented testimony indicating compliance with the general standards for Special Permit Uses as set forth in Sect. 8-006 and the additional standards for this use as contained in Sect(s). (3-2003) of the Zoning Ordinance.

NOW, THEREFORE, BE IT RESOLVED that the subject application is **APPROVED** with the following limitations:

1. This approval is granted to the applicant only and is not transferable without further action of this Board, and is for the location indicated on the application, 3426 Buckman Road, 10.33 acres, units 103 and 104, and is not transferable to other land.
2. This Special Permit is granted only for the purpose(s), structures and/or use(s) indicated on the special permit plat prepared by A. Raymond Koenig & Sons, dated December, 1973, and approved with this application, as qualified by these development conditions.
3. A copy of this Special Permit and the Non-Residential Use Permit SHALL BE POSTED in a conspicuous place on the property of the use and be made available to all departments of the County of Fairfax during the hours of operation of the permitted use.
4. This Special Permit 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 permit shall be in substantial conformance with these conditions. Minor modifications to the approved special permit may be permitted pursuant to Par. 4 of Sect. 8-004 of the Zoning Ordinance.

5. The total maximum daily enrollment for the private school of special education shall not exceed 74 (seventy-four) students. A maximum of forty (40) students shall utilize the school at any one time. ~~The number of students at any one time who attend the school but do not live in the Buckman Road Apartments shall not exceed twenty-five (25).~~
6. The maximum number of employees shall be limited to three (3) on-site at any one time.
7. Hours of operation shall be limited to a maximum of 9:00 a.m. until 8:00 p.m., Monday through Thursday, 9:00 a.m. to 1:00 p.m. on Friday and 11:00 a.m. to 4:00 p.m. on Saturday.
8. All parking shall be on-site in the existing parking areas shown on the Special Permit Plat. Prior to issuance of a non-residential use permit, the applicant shall submit a request for a parking reduction for review and approval by the Board of Supervisors. Subject to review and approval of the parking reduction request, the private school of special education may include a maximum of twenty-five (25) non-resident students at any one time. If approval of a parking reduction is not obtained by the applicant, then this special permit shall be null and void.

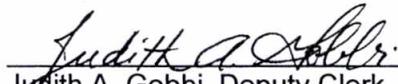
This approval, contingent on the above-noted conditions, shall not relieve the applicant from compliance with the provisions of any applicable ordinances, regulations, or adopted standards. The applicant shall be responsible for obtaining the required Non-Residential Use Permit through established procedures,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

Pursuant to Sect.8-015 of the Zoning Ordinance, this special permit 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 a Non-Residential Use Permit. The Board of Zoning Appeals may grant additional time to establish the use if a written request for additional time is filed with the Zoning Administrator prior to the date of expiration of the special permit. 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.

Mr. Pammel seconded the motion which carried by a vote of 6-0. Chairman DiGiulian was absent from the meeting.

\*This decision was officially filed in the office of the Board of Zoning Appeals and became final October 24, 2001. This date shall be deemed to be the final approval date of this special permit.

A Copy Teste:

  
\_\_\_\_\_  
Judith A. Gobbi, Deputy Clerk  
Board of Zoning Appeals

# ■ BUCKMAN ROAD APARTMENTS ■

LEE DISTRICT  
FAIRFAX COUNTY, VA

## SPECIAL EXCEPTION PLAT

SE 2011-PR-XXX

JULY 21, 2011

REV. SEPTEMBER 7, 2011

### APPLICANT/OWNER

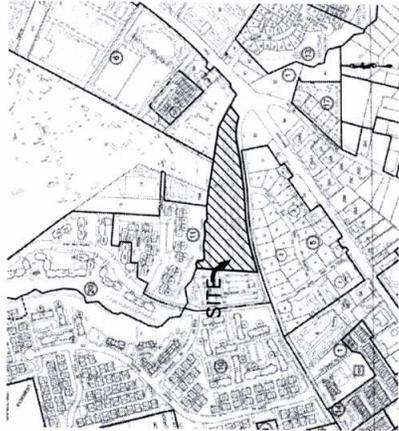
BUCKMAN ROAD DEVELOPMENT, LLC  
5513 CONNETT AVE. NW, SUITE 250  
WASHINGTON, DC 20015  
CONTACT: MARK JAMES  
202-885-9559

### ATTORNEY

WALSH, COLUCCI, LUBELEY, EMRICH & WALSH  
2200 CLARENDON BLVD., 13TH FLOOR  
ARLINGTON VIRGINIA, 22201  
CONTACT: SARA V. MARISKA, ESQ.  
(703) 528-4700

### ENGINEER/LANDSCAPE ARCHITECT

VKA INC.  
8180 GREENSBORO DRIVE, SUITE 200  
MCLEAN, VIRGINIA 22102  
CONTACT: BRYNE RILEY, ASLA & JEFF KREPS, RLA.  
(703) 442-7800



VICINITY MAP  
SCALE 1"=50'

TM NO. 101-2-001-0019

### SHEET INDEX

1. COVER SHEET
- 2A. SPECIAL EXCEPTION PLAT/EXISTING CONDITIONS PLAN
- 2B. SPECIAL EXCEPTION PLAT/EXISTING CONDITIONS PLAN
23. SWM/BMP \*APPROVED MSP PLAN FOR INFORMATION ONLY\*

### SOURCE NOTES

1. PRELIMINARY INFORMATION PREPARED BY WVA, INC., DATED OCT. 2009
2. THE SUBJECT PROPERTY SHOWN HEREON IS SHOWN ON FAIRFAX COUNTY TAX MAP 119-2-013-15 AND IS ZONED R-20 WITH PORTIONS ADJACENT TO THE STREAM ALONG THE NORTHERN PROPERTY BOUNDARY IN FLOOD ZONE "X"
3. THE SUBJECT PROPERTY LIES WITHIN FLOOD ZONE "X" (AREAS DETERMINED TO BE SUBJECT TO 100-YR FLOOD PLAIN) AS SHOWN ON FLOOD INSURANCE RATE MAP, CONSERVATION AND CHANGING FLOOD EVENTS FOR FAIRFAX COUNTY, VIRGINIA, DATED MARCH 5, 1990 AND PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA). LOMA OR LOMB HAVE NOT BEEN REVIEWED.
4. THE HORIZONTAL DATUM FOR THE SURVEY IS VCS83, BASED ON A FIELD RIM GPS SURVEY BY WVA, INC.
5. THE 100-YEAR FLOOD PLAIN LINE LOCATION WAS COMPUTED BY CONVERTING FLOOD PLAIN ELEVATIONS TO A COMMON DATUM AND APPLYING THE 100-YEAR FLOOD PLAIN ELEVATION DATA PREPARED BY MASSY ENGINEERS, AND ADOPTED BY THE FAIRFAX COUNTY BOARD OF SUPERVISORS ON 11-14-12.









**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.

### Standards for all Category 3 Uses (Section 9-304)

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.

### Additional Standards for Private Schools of General Education and Private Schools of Special Education (Section 9-310)

1. In addition to complying with the minimum lot size requirements of the zoning district in which located, the minimum lot area for a private school of general education shall be of such size...
2. In addition to complying with the minimum lot size requirements of the zoning district in which located, the minimum lot area of a private school of special education shall be based upon a determination made by the Board; provided, however, that the proposed use conforms with the provisions set forth in Sect. 304 above.
3. All private schools shall be subject to the provisions set forth in Par. 2 and 3 of Sect. 309 above. If applicable, such uses shall also be subject to the regulations of Chapter 30 of The Code or Title 63.2, Chapter 17 of the Code of Virginia.

Additional Standards for Child Care Centers and Nursery Schools (Section 9-309)

2. All such uses shall be located so as to have direct access to an existing or programmed public street of sufficient right-of-way and cross-section width to accommodate pedestrian and vehicular traffic to and from the use as determined by the Director. To assist in making this determination, each applicant, at the time of application, shall provide an estimate of the maximum expected trip generation, the distribution of these trips by mode and time of day, and the expected service area of the facility. As a general guideline, the size of the use in relation to the appropriate street type should be as follows, subject to whatever modification and conditions the Board deems to be necessary or advisable:

<b>Number of Persons</b>	<b>Street Type</b>
1-75	Local
76-660	Collector
660 or more	Arterial

3. All such uses shall be located so as to permit the pick-up and delivery of all persons on the site.



# County of Fairfax, Virginia

## MEMORANDUM

DATE: September 30, 2011

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

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

**SUBJECT:** Transportation Impact

**REFERENCE:** SE 2011-LE-011; Buckman Road Preservation Corporation  
Land Identification Map: 101-2((1))0019

*MIT for  
AKR*

Transmitted herewith are the comments of the Department of Transportation with respect to the referenced application. These comments are based on the informational packet made available to this department on September 28, 2011.

The application is a request to move an existing school of Special Education from a renovated apartment to the Community Center. In addition, the applicant proposes to increase the enrollment from 74 students to 99 students daily, increase the number of employees from 3 to 4, decrease the number of non-resident students at one time from 25 to 10, and modify the hours of operation. The proposed application should not create any significant additional impacts on the surrounding public street system and if it is demonstrated that adequate parking will be available to serve both the training center and the apartments, this Department would not object to the approval of the subject application.

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## 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		