



# FAIRFAX COUNTY

APPLICATION FILED: January 7, 2000  
PLANNING COMMISSION: June 1, 2000  
BOARD OF SUPERVISORS: not scheduled

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V I R G I N I A

May 17, 2000

## STAFF REPORT

APPLICATION RZ 2000-DR-002

### DRANESVILLE DISTRICT

**APPLICANT:** Janet L. and Lois H. Beall

**PRESENT ZONING:** R-1

**REQUESTED ZONING:** R-3

**PARCEL(S):** 31-3 ((1)) 142

**ACREAGE:** 1.91 acres

**DENSITY:** 2.62 du/ac

**PLAN MAP:** Residential; 2-3 du/ac

**PROPOSAL:** Conventional subdivision of five (5) single family detached lots

### STAFF RECOMMENDATIONS:

Staff recommends approval of application RZ 2000-DR-002 subject to the execution of proffers consistent with those in Appendix 1.

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.

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.



**Americans with Disabilities Act (ADA): Reasonable accommodation is available upon 7 days advance notice. For additional information on ADA call (703) 324-1334.**

# REZONING APPLICATION

## RZ 2000-DR-002

RZ 00-D-002  
Filed 01/07/00

Janet L. and Lois H. Beall

To Rezone: 1.91 Acres of Land; District - Dranesville

Proposed: Rezone from R-1 District to R-3 District  
To Permit Residential Development

Located: W. Side of Kirby Rd. Opposite Its  
Intersection with Chesterbrook Rd.

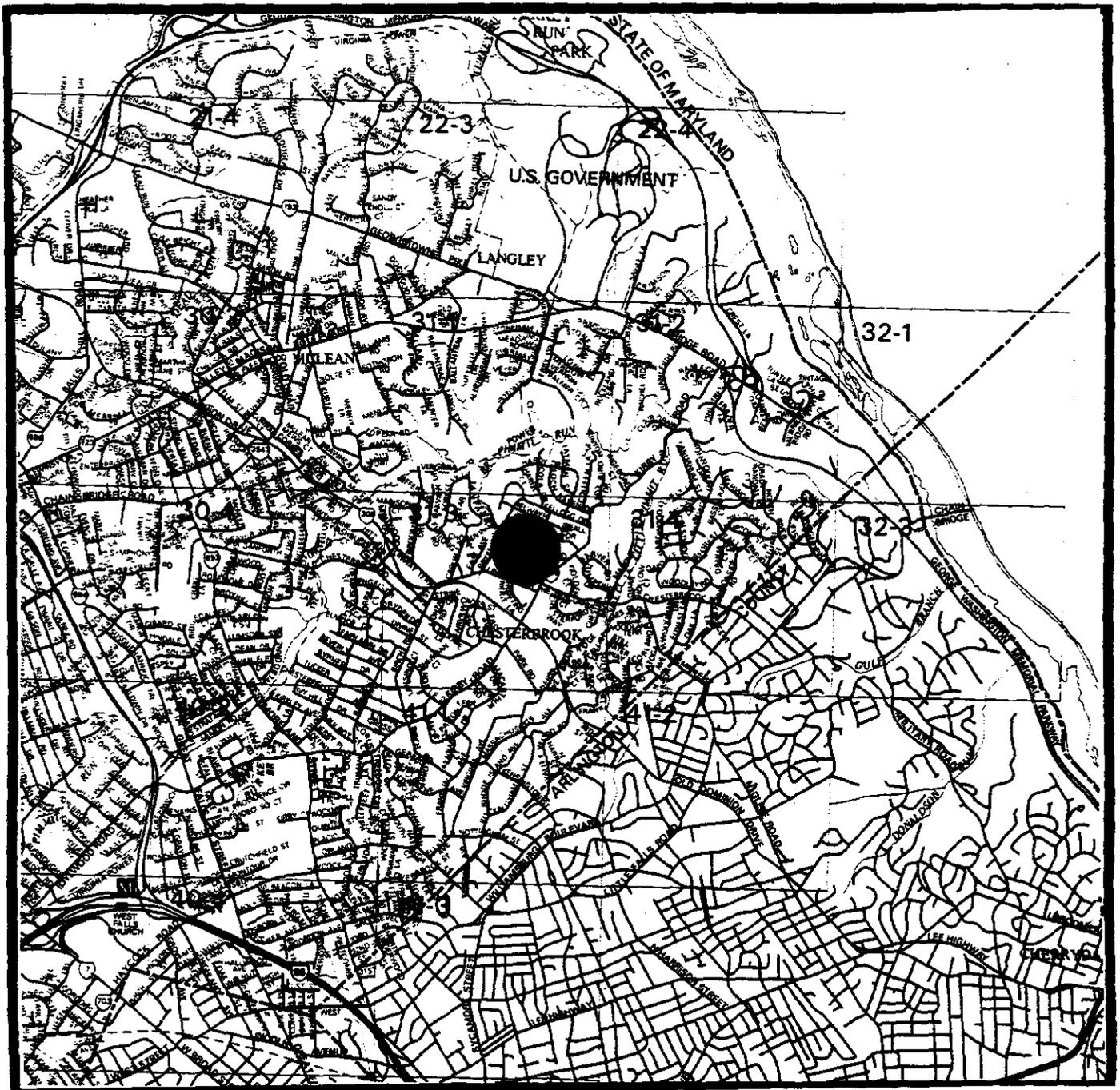
Zoning: R-1

To: R-3

Overlay District(s):

Map Ref

031-3 ((01))/ /0142-



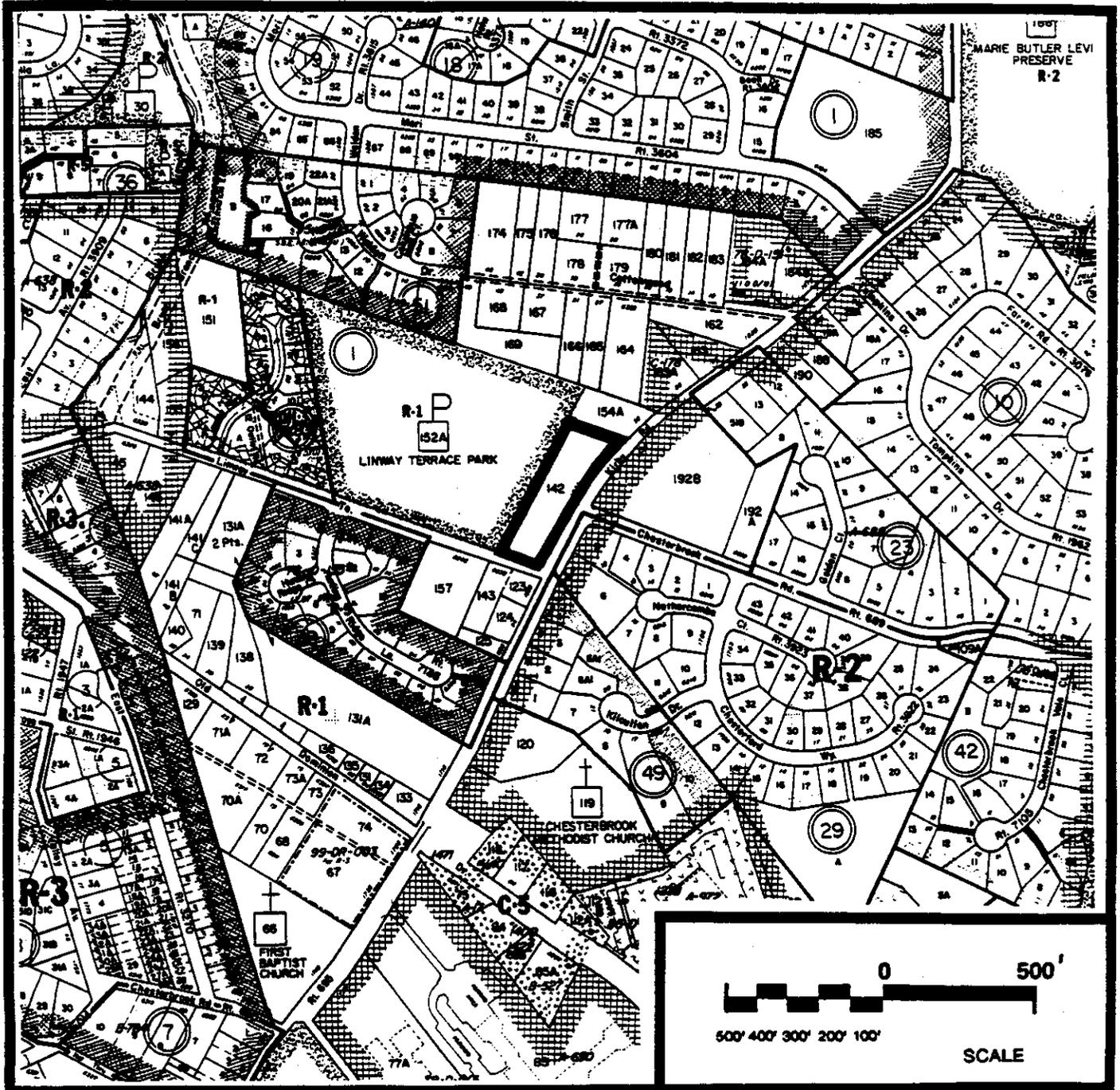
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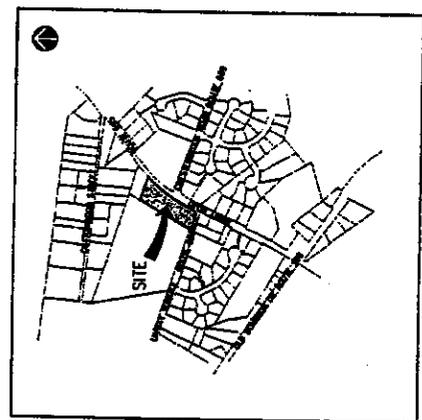
Map Ref



# GENERALIZED DEVELOPMENT PLAN BEALL PROPERTY KIRBY ROAD

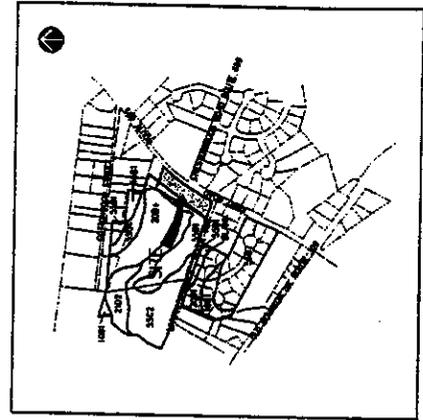
RZ-2000-DR-002

PROPERTY OF  
JANET L. AND LOIS H. BEALL  
DRANESVILLE DISTRICT  
FAIRFAX COUNTY, VIRGINIA



**VICINITY MAP**  
SCALE 1"=500'

- SHEET INDEX**
1. COVER SHEET
  2. GENERALIZED DEVELOPMENT PLAN
  3. EXISTING VEGETATION MAP



**SOILS MAP**  
SCALE 1"=500'

**SOILS DATA**

SOIL NO.	SOIL NAME	SUBSURFACE DRAINAGE	FOUNDATION SUPPORT	SLOPE STABILITY	EROSION POTENTIAL
29	MEADOWVILLE	MARGINAL	FAIR	GOOD	MODERATE
55	CLEBELT	GOOD	GOOD	GOOD	SEVERE



**VIR**

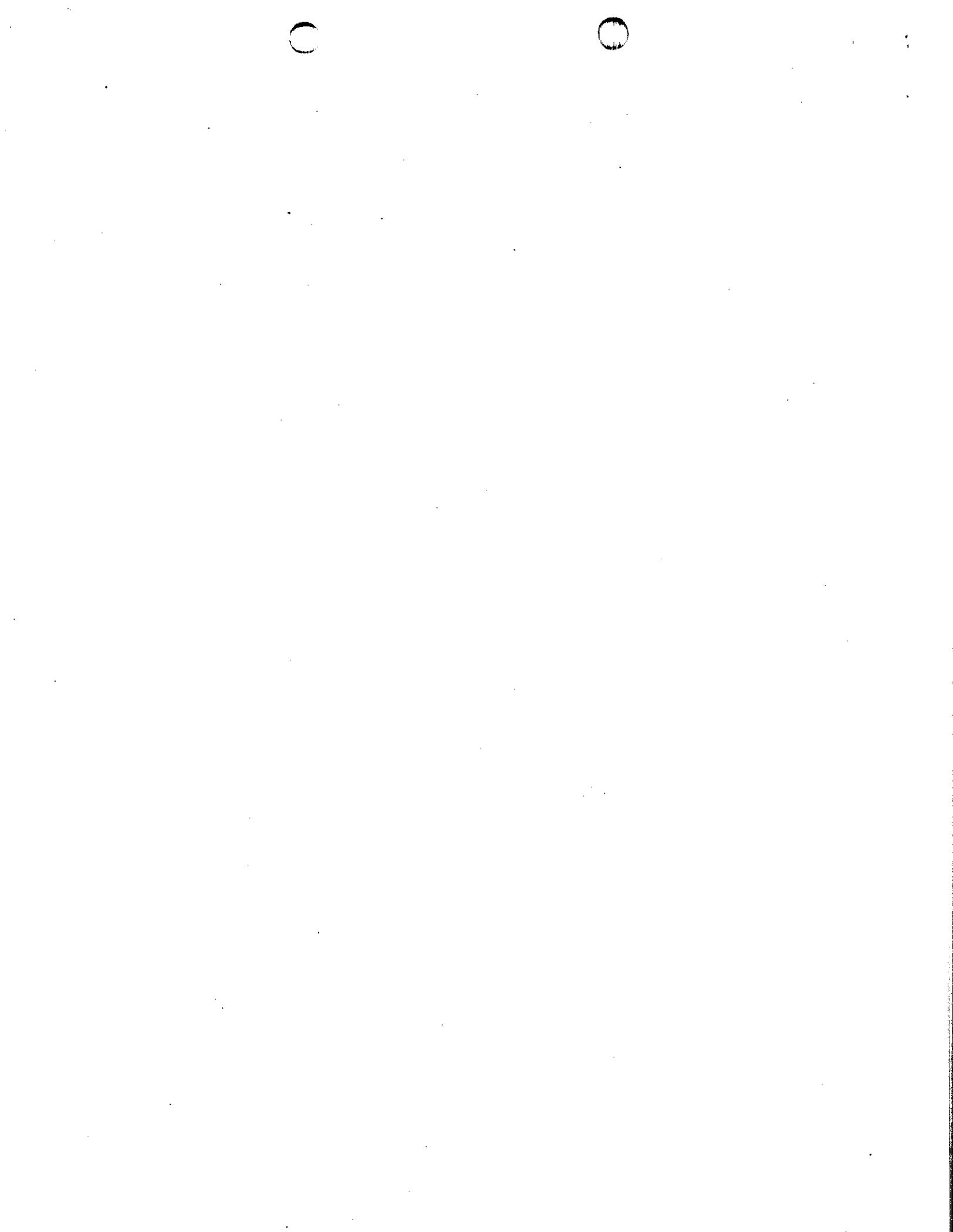
BEALL PROPERTY  
KIRBY ROAD  
DRANESVILLE DISTRICT  
FAIRFAX COUNTY, VIRGINIA  
DEED BOOK 8028 PAGE 1314

OVER SHEET

DATE: 11/11/00  
SCALE: AS SHOWN  
PROJECT/FILE NO.: 0100  
SHEET NO.: 1 OF 3







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

**DESCRIPTION OF THE APPLICATION**

**Proposal:** Rezone 1.91 acres from the R-1 to the R-3 District, for the development of a conventional subdivision of five (5) single family detached homes

**Location:** Northwest quadrant of the intersection of Kirby Road and Linway Terrace, adjacent to Linway Terrace Park.

**Proposed Density:** 2.62 du/ac

**Waivers and Modifications:** none

**LOCATION AND CHARACTER**

**Site Description:**

The 1.91 acre application property is located at the intersection of Kirby Road and Linway Terrace, with frontage on both roads. The site is characterized by open, rolling land, with a few scattered trees around an existing house in the center of the property. The site is visually a continuation of the Linway Terrace Park, which lies adjacent to the property divided by a fenceline that has grown up with shrubs and brush trees. The existing house, dating from around 1900, has driveway access to Kirby Road directly across from Chesterbrook Road, and will be removed.

The site is surrounded to the west and south by developed subdivisions in the R-1 and R-3 Zoning Districts. Immediately to the east are two single family lots zoned R-1 and developed with homes dating from the 1940s and 1950s.

<b>SURROUNDING AREA DESCRIPTION</b>			
<b>Direction</b>	<b>Use</b>	<b>Zoning</b>	<b>Plan</b>
<b>North</b>	Residential, SFD	R-1	Residential, 2-3 du/ac
<b>South</b>	Residential, SFD	R-1	Residential, 2-3 du/ac
<b>East</b>	Residential, SFD	R-2	Residential, 1-2 du/ac
<b>West</b>	Linway Terrace Park	R-1	Public Open Space

**COMPREHENSIVE PLAN PROVISIONS (Appendix 4)**

**Plan Area:** II  
**Planning District:** McLean  
**Planning Sector:** Kirby  
**Plan Map:** Residential, 2-3 du/ac  
**Plan Text:**

"Residential development on the vacant and underdeveloped acreage surrounding the Linway Terrace Park, west of Kirby Road, is planned for 2-3 dwelling units per acre. The higher end of the range should only be attained with substantial land consolidation."

**ANALYSIS****Generalized Development Plat (Copy at front of staff report)**

**Title of GDP:** "Beall Property, Kirby Road"  
**Prepared By:** VIKA  
**Original and Revision Dates:** October 13, 1999 as revised through  
May 15, 2000

The Generalized Development Plat consists of three (3) sheets showing the following information:

**Sheet one (1)** is the title page, and includes a vicinity map, soils map, and index.

**Sheet two (2)** contains the site tabulations and general notes, and displays the layout of the site with the following features:

- Five (5) lots for single family dwelling units with an average lot size of 14,679 square feet at a density of 2.62 du/ac;
- Access to all five houses via a single shared drive along the western property boundary. *(note: Private roads are not permitted in the conventional R-3 District. The access provided is not a private road, but a shared driveway which is constructed over access easements across the actual lots. This is designed most like a pipestem drive.);*
- Grasscrete emergency vehicle turnaround between lots 3 and 4;

- Required yards which include a front yard facing the driveway along the western property boundary, as well as the front yard facing Kirby Road;
- Five single family houses with garages facing to the rear (not facing Kirby Road);
- Inset detail of a typical lot layout showing rear and side loading garages;
- Right-of-way dedication along Kirby Road and Linway Terrace, with frontage improvements along Linway Terrace to include a five-foot wide sidewalk;
- A potential stormwater management pond on an outlot in the northwest corner of the site; and
- Street trees of 3-3.5 inch caliper proposed along Kirby Road and Linway Terrace, as well as additional trees sides to the rear of the houses along the shared drive.

**Sheet three (3)** consists of the Existing Vegetation Map (EVM).

#### **Transportation Analysis (Appendix 5)**

All transportation issues have been resolved with the current GDP and proffers. The applicant has proffered to, and shown on the GDP, 45 feet of right-of-way dedicated along Kirby Road, 23 feet of right-of-way dedicated along Linway Terrace, frontage improvements to be constructed on the Linway Terrace frontage, and a sidewalk along the entire frontage (both Linway Terrace and Kirby Road).

#### **Environmental Analysis (Appendix 6)**

##### ***Issue: Tree Preservation***

Although this site is primarily cleared land, the applicant should work with the Urban Forestry Branch to determine if any of the mature trees surrounding the existing house or in the fenceline along the western property boundary are worthy of preservation, and if they could reasonably be preserved.

##### ***Resolution:***

The Urban Forestry Branch has reviewed the property and determined that the mature trees on the subject property are not healthy enough to consider preserving during development, and that a more sensible plan would be to plant new vegetation. The GDP shows street trees along Kirby Road and Linway Terrace, as well as in the rear of the proposed house lots. These trees are shown on the plat as being 3 to 3.5 inch caliper trees. The applicant has also specified a 3 to 3.5 inch caliper tree size for all new trees in the proffers. Staff believes this issue is resolved.

**Public Facilities Analysis (Appendices 7 through 12)****Fairfax County Park Authority (Appendix 7)*****Issue: Recreational Facilities***

The proposed development is projected to add approximately 15 persons to the current population of the Dranesville District. The GDP does not show any recreational amenities to be provided by the developer, although the residents would have access to the County park adjacent to the subject property (Linway Terrace Park). Residents of this development will need outdoor facilities including picnic, playground/tot lot, tennis, multi-use court and athletic fields. The proportional development cost to provide recreational facilities for the residents of this development while maintaining the current level of service is estimated to be \$3,075.

***Resolution:***

The applicant has not offered to contribute funds to the Fairfax County Park Authority for recreational facilities.

***Issue: Cultural Resources***

The existing house on the subject property dates from around 1900. The property was originally part of 11 acres bought by Guy Beall in 1897. A portion of that property eventually became Linway Terrace Park. The farmhouse is a two-story, Victorian structure, and is a good example of a the vernacular architecture of the time which has had relatively few alterations since its construction. Although the house does not seem to be in good condition, and is not a likely candidate for preservation, the Park Authority recommended that the developer of the parcel hire a cultural resources management firm to do measured drawings and photo-documentation of the structure. The resulting documentation should be deposited with the Cultural Resource Protection Group of the Fairfax County Park Authority.

***Resolution:***

The applicant has agreed to take photographs of the structure, including photos of the interior, exterior, detail, and setting. Also, the owner/applicant, who is the granddaughter of Guy Beall, will produce a written document of family history about the house. These materials, along with a house location plat of the current property, will be provided to the Cultural Resource Protection Group of the Fairfax County Park Authority. Staff feels this issue has been addressed, although not to the level of detail requested by the Park Authority.

**Fairfax County Public Schools (Appendix 8)**

The proposed development would be served by the Chesterbrook Elementary, Longfellow Middle, and McLean High Schools. McLean High School is currently slightly below capacity, but is projected to be slightly above capacity by the 2004-2005 school year. Staff believes that that the projected increase of one student would not unduly impact this school. Chesterbrook Elementary and Longfellow Middle Schools are currently above capacity, and are projected to continue in this state. Two elementary students and one middle school student are projected to be added to the schools from this development.

**Fire and Rescue (Appendix 9)**

The subject property is serviced by the Fairfax County Fire and Rescue Department Station #01, McLean. The requested rezoning currently meets fire protection guidelines, as determined by the Fire and Rescue Department.

**Sanitary Sewer Analysis (Appendix 10)**

The subject property is located within the Pimmit Run (G-1) watershed and would be sewered into the Blue Plains Treatment Plant. An existing 8 inch line located in an easement and on the subject property is adequate for the proposed use.

**Fairfax County Water Authority (Appendix 11)**

The analysis states that the application is located within the City of Falls Church service area. Water supply would be the responsibility of the City of Falls Church.

**Utilities Planning and Design, DPWES (Appendix 12)**

The analysis notes that there are drainage and flooding complaints 800 to 2,000 feet downstream from the proposed development. Neither complaint is associated with drainage from the subject property; one complaint dates from 1987 and has been resolved. The applicant is proposing a stormwater management facility on-site, unless such a facility is waived at the time of subdivision. The development will be required to meet all standards for stormwater management at the time of subdivision.

**Land Use Analysis (Appendix 4)**

The proposed development is in conformance with the Comprehensive Plan and the density recommendations contained therein. The proposed density and lot sizes are compatible with other developments in the area.

***Issue: Consolidation***

The Comprehensive Plan text calls for consolidation to achieve the high end of the density range, the only parcel available for consolidation is Parcel 31-3 ((1)) 154A to the north. That parcel is developed with a home constructed in 1988 with extensive additions added in 1993, and is, therefore, not a viable candidate for consolidation.

***Resolution:***

Based on the aforementioned situation, staff believes that consolidation is not an outstanding issue.

***Issue: Driveway access***

The original GDP proposed for this development showed the five lots accessed via a T-shaped shared drive in the front of the houses, with a single point of access to Kirby Road aligned with Chesterbrook Road. Staff felt that this access created a service-drive feeling which was not compatible with other development in the area.

***Resolution:***

The applicant has redesigned the proposed development, placing the shared drive to the rear of the lots with an access to Linway Terrace. Staff believes that this is more desirable both from a transportation perspective, and from a land use and design perspective. This issue is resolved.

**Residential Density Criteria**

The applicant proposes a density of 2.62 du/ac which is at the high end of the recommended density range of 2-3 du/ac. In order to receive favorable consideration for any rezoning request at the high end of the density range, fulfillment of at least three-fourths (75%) of the relevant development criteria is desirable.

1. Provide a development plan, enforceable by the County, in which the natural, man-made and cultural features result in a high quality site design that achieves, at a minimum, the following objectives: it complements the existing and planned neighborhood scale, character and materials as demonstrated in architectural renderings and elevations (if requested); it establishes logical and functional relationships on- and off -site; it provides appropriate buffers and transitional areas; it provides appropriate berms, buffers, barriers, and construction and other techniques for noise attenuation to mitigate impacts of aircraft, railroad, highway and other obtrusive noise; it incorporates site design and/or construction techniques to achieve energy conservation; it protects and enhances the natural features of the site; it includes appropriate landscaping and provides for safe,

The applicant's plan proposes a development of a scale and character which complements the existing surrounding neighborhoods, and the proposed lots are comparable in size to others in the immediate vicinity. The revision of the development plan to locate the proposed shared driveway to the rear of the houses is a creative solution to development of this property. The shared drive in the rear gives access to Linway Terrace, which is not as busy as Kirby Road. This also allows the houses in this development to be constructed with their garages facing to the rear, instead of facing the public space of Kirby Road. The applicant has also provided a sidewalk along both the Linway Terrace and Kirby Road frontages to improve pedestrian access. The applicant has reserved the right to construct the sidewalk along the Kirby Road frontage of decorative materials such as pavers or brick. The applicant has also reserved the right to construct a decorative fence, not more than four feet in height, along the property's eastern and western boundaries to shield the residents from on-coming headlight glare and from the uses in Linway Terrace Park, respectively.

2. Provide public facilities (other than parks) such as schools, fire stations, and libraries, beyond those necessary to serve the proposed development to alleviate the impact of the proposed development on the community. **(NOT APPLICABLE)**
3. Provide for the phasing of development to coincide with planned and programmed provision of public facility construction to reduce impacts of proposed development on the community. **(NOT APPLICABLE)**
4. Contribute to the development of specific transportation improvements that offset adverse impacts resulting from the development of the site. Contributions must be beyond ordinance requirements in order to receive credit under this criterion. **(FULL CREDIT)**

The applicant has committed to construct frontage improvements, including a sidewalk, as requested along Linway Terrace. The applicant has also committed to construct a sidewalk along the Kirby Road frontage.

5. Dedicate parkland suitable for active recreation and/or provide developed recreation areas and/or facilities in an amount and type determined by application of adopted Park facility standards and which accomplish a public purpose. **(NOT APPLICABLE)**
6. Provide usable and accessible open space area and other passive recreational facilities in excess of County ordinance requirements than those defined in the County's Environmental Quality Corridor policy. **(NOT APPLICABLE)**
7. Enhance, preserve or restore natural environmental resources on-site (through, for example, EQC preservation, wetlands preservation and protection, limits of

clearing and grading and tree preservation) and/or reduce adverse off-site environmental impacts (through, for example, regional stormwater management). Contributions to preservation of and enhancement to environmental resources must be in excess of ordinance requirements. **(FULL CREDIT)**

The existing house on the subject property has come to be home to a large population of bats. To avoid the disturbance of these bats, the applicant has committed to remove the structure only during the months of November through March. The applicant will also notify an agency such as the Wildlife Rescue League, and allow that agency to remove any animals which may be present. Because bats are a valuable resource for mosquito control, the applicant will contribute five (5) bat houses to the Fairfax County Park Authority for installation in Linway Terrace Park. In addition, the applicant has proffered to provide trees of 3 to 3.5 inch caliper for landscaping as shown on the GDP.

8. Contribute to the County's low and moderate income housing goals. This shall be accomplished by providing either 12.5% of the total number of units to the Fairfax County Redevelopment Housing Authority, land adequate for an equal number of units or a contribution to the Fairfax County Housing Trust Fund in accordance with a formula established by the Board of Supervisors in consultation with the Fairfax County Redevelopment and Housing Authority. **(FULL CREDIT)**

Since the application is for five (5) dwelling units, it is not subject to the Affordable Dwelling Unit Ordinance. However, Appendix 9 of the Land Use Element of the Board of Supervisors adopted Policy Plan contains Criteria for Assignment of Appropriate Development Density/Intensity that are used in the rezoning process to determine appropriate residential and non-residential density/intensity in excess of the low end of the density range recommended in the Comprehensive Plan. The Plan specifies that applicants should not achieve a density above 60% of the base limit of the Plan absent a contribution of land or units for affordable housing. Alternatively, this can be achieved by providing a contribution to the Housing Trust Fund. An appropriate contribution, as adopted by the Board, requires a contribution in an amount equivalent to 1% of the sales price of each of the proposed units. The proposed density of 2.62 du/ac does exceed 60% of the base limit of the Plan range. Therefore, a contribution equal to one percent of the projected sales price of the proposed units, at a minimum, is appropriate. The applicant has provided for this in the proffers, and thus receives full credit.

9. Preserve, protect and/or restore structural, historic or scenic resources which are of architectural and/or cultural significance to the County's heritage. **(HALF CREDIT)**

Although the house on the subject property is in poor condition, and does not appear to be a candidate for rehabilitation, the Fairfax County Park Authority has requested that the applicant hire a cultural resources management firm to do measured drawings

and photo-documentation of the structure. The resulting documentation should be deposited with the Cultural Resource Protection Group of the Fairfax County Park Authority. The applicant has agreed to take photographs of the structure, including photos of the interior, exterior, detail, and setting. Also, the owner/applicant, who is the granddaughter of Guy Beall, will produce a written document of family history about the house, and provide a house location plat showing the placement of the existing structures. These materials will be provided to the Cultural Resource Protection Group of the Fairfax County Park Authority. Because the Park Authority has requested a higher level of documentation, the applicant only receives half credit. Staff believes, however, that the proffered documentation will preserve a record of the past, including valuable contextual and historical information in the form of the written narrative.

- 10. Integrate land assembly and/or development plans to achieve Plan objectives. **(NO CREDIT)**

The Comprehensive Plan text states that consolidation should be a pre-requisite in order to reach the high end of the plan range of 2-3 du/ac. In this case, however, the only parcel available for consolidation is Parcel 31-3 ((1)) 154A to the north, which is not a viable candidate for consolidation. Because this was not caused by previous refusal to consolidate the subject property, staff is favorable to the request for development at 2.62 du/ac, the high end of the density range. However, because the Comprehensive Plan language is specific, this criterion must be applicable, and the application receives no credit.

**SUMMARY:** The applicant has satisfied 4.5 of the 6 applicable criteria, or 75%. Staff believes that the proposed development satisfies sufficient applicable criteria to merit favorable consideration of the requested density.

**ZONING ORDINANCE PROVISIONS**

<b>Bulk Standards (R-3)</b>		
<b>Standard</b>	<b>Required</b>	<b>Provided</b>
Average Lot Size	11,500 square feet	11,835 square feet
Lot Width: Interior	80 feet	85 feet
Corner:	105 feet	105 feet
Building Height	35 feet	35 feet
Front Yard	30 feet 25 feet*	30 feet 25 feet*
Side Yard	12 feet	12 feet
Rear Yard	25 feet	25 feet
<b>Transitional Screening &amp; Barrier: none</b>		

- \* The shared driveway along the western property boundary creates a situation most like a pipestem driveway. Therefore, proposed lots 1 through 4 have a required front yard of 25 feet along measured from the edge of the driveway.

### **Summary of Zoning Ordinance Provisions**

All applicable Zoning Ordinance Provisions have been satisfied.

## **CONCLUSIONS AND RECOMMENDATIONS**

### **Staff Conclusions**

The applicant has satisfied 4.5 of the 6 applicable density criteria (75%), which is sufficient to merit favorable consideration of the requested density. Staff believes that the proposed development is in conformance with the Comprehensive Plan and in conformance with the applicable Zoning Ordinance provisions.

### **Recommendation**

Staff recommends approval of application RZ 2000-DR-002, subject to the execution of proffers consistent with those in Appendix 1.

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

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

## **APPENDICES**

1. Draft Proffers
2. Affidavit
3. Statement of Justification
4. Plan Citations and Land Use Analysis
5. Transportation Analysis
6. Environmental Analysis
7. Fairfax County Park Authority
8. Fairfax County Public Schools
9. Fire and Rescue
10. Sanitary Sewer Analysis
11. Fairfax County Water Authority
12. Utilities Planning and Design, DPWES
13. Glossary

**DRAFT PROFFERS**

JANET L. BEALL  
LOIS H. BEALL

RZ 2000-DR-002

May 16, 2000

Pursuant to Section 15.2-2303(a), Code of Virginia, 1950 as amended, Janet L. Beall and Lois H. Beall, (hereinafter referred to as the "Applicants") for the owners, themselves, successors and assigns in RZ 2000-DR-002, filed for property identified as Tax Map 31-3 ((1)) 142, (hereinafter referred to as to the "Application Property"), proffers the following, provided that the Board of Supervisors approves a rezoning of the Application Property to the R-3 District in conjunction with a Generalized Development Plan (GDP) for residential development.

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 GDP, consisting of three sheets prepared by VIKA, Incorporated, dated September 24, 1999 and revised through May 16, 2000.
- b. Pursuant to Paragraph 5 of Section 18-204 of the Zoning Ordinance, minor modifications from the GDP may be permitted as determined by the Zoning Administrator. The Applicants reserve the right to make minor adjustments to the internal lot lines of the proposed subdivision at time of subdivision plat submission based on final house locations and building footprints provided such changes are in accordance with the GDP. The Applicants shall have the flexibility to modify the layout shown on the GDP without requiring approval of an amended GDP provided such changes are in substantial conformance with the GDP as determined by the Zoning Administrator, agents or assigns, and neither increase the total number of lots nor decrease the following: open space, parking, tree preservation, and distances to peripheral lot lines. Such changes may include, but not be limited to, revising lot lines, building footprints, and access. No modifications shall be permitted, however, that would allow direct access to Kirby Road.
- c. Contract purchasers shall be notified in writing prior to entering into a contract of sale that the twenty-five (25) feet from the edge of pavement of the access road on the rear of each lot is considered a front yard in accordance with Zoning Ordinance regulations. Future improvements within this area shall be required to comply with Zoning Ordinance restrictions. Should a homeowners association be established for the proposed development, the homeowners association documents shall include notification of this restriction. In the alternative,

Proffers

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notification of this restriction shall be recorded among the Fairfax County land records concurrent with subdivision plat approval. Applicants may implement subsequent amendments to the Zoning Ordinance which modify these restrictions without the necessity of a proffered condition amendment.

2. TRANSPORTATION -

- a. Subject to Virginia Department of Transportation (VDOT) and Department of Public Works and Environmental Services (DPWES) approval, the Applicants shall dedicate and convey in fee simple to the Board of Supervisors right-of-way up to a width of forty-five (45) feet from the centerline along the frontage of Kirby Road, which is inclusive of all necessary easements, as shown on the GDP. Dedication shall be made at time of recordation of the final subdivision plat or upon demand from either Fairfax County or VDOT, whichever shall first occur.
- b. Subject to VDOT and DPWES approval, the Applicants shall dedicate and convey in fee simple to the Board of Supervisors right-of-way up to a width of twenty-three (23) feet from the centerline along the frontage of Linway Terrace as shown on the GDP. Dedication shall be made at time of recordation of the final subdivision plat or upon demand from either Fairfax County or VDOT, whichever shall first occur.
- c. Subject to VDOT and DPWES approval, the Applicants shall construct frontage improvements to Linway Terrace measuring thirteen (13) feet within the dedicated right-of-way, as shown on the GDP.
- d. Applicants shall construct a five (5) foot concrete sidewalk along the Application Property's Linway Terrace frontage. Sidewalk width shall transition from an existing three (3) foot sidewalk as shown on the GDP.
- e. Applicants shall construct a five (5) foot concrete sidewalk along the Application Property's Kirby Road frontage within the dedicated right-of-way. Applicants reserve the right to construct the sidewalk of alternative materials such as brick or decorative concrete pavers. Such determination shall be made by the Applicants at time of subdivision plat approval, subject to the review and approval of VDOT and DPWES.
- f. All of the improvements described herein shall be constructed concurrent with development of the Application Property.
- g. Applicants reserve density as may be permitted by the provisions of Paragraph 4 of Section 2-308 of the Zoning Ordinance for all dedications described herein

Proffers  
RZ 2000-DR-002  
Page 3

or as may be reasonably required by Fairfax County or VDOT at time of subdivision plat approval.

3. LANDSCAPING AND OPEN SPACE -

Applicants shall provide landscaping on the Application Property as shown on the GDP. Trees proposed to be planted on the Application Property shall be 3 to 3½ inches in caliper as shown on the GDP.

4. STORMWATER MANAGEMENT -

- a. The Applicants shall provide stormwater management (SWM) in the location as generally shown on the GDP and in accordance with the requirements of the Public Facilities Manual and Chesapeake Bay Preservation Ordinance, unless waived or modified by DPWES. In the event that on-site stormwater management is waived by DPWES, the Applicants shall incorporate this area into the area of proposed Lot 5. Removal of the SWM pond shown on the GDP and its incorporation into proposed Lot 5 shall not require the approval of a proffered condition amendment or an amendment to the GDP.
- b. If a SWM pond is required on the Application Property, landscaping shall be provided around the perimeter of the SWM pond to the greatest extent feasible as reviewed and approved by DPWES in accordance with its current standards and regulations. Applicants shall utilize grasses, shrubs and trees to screen the SWM pond.

5. AFFORDABLE HOUSING -

At the time of final subdivision plat approval, the Applicants shall contribute to the Fairfax County Housing Trust Fund the sum equal to one percent (1%) of the projected sales price of the house to be built on each approved lot to assist Fairfax County's low and moderate income housing goals. The projected sales price shall be determined by the Applicants in consultation with the staff of the Fairfax County Department of Housing and Community Development (HCD) and DPWES.

6. MISCELLANEOUS -

- a. These proffers shall bind and inure to the benefit of the Applicants and his or her successors and assigns.

## Proffers

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- b. These proffers may be executed in one or more counterparts, each of which when so executed and delivered shall be deemed an original document and all of which taken together shall constitute but one and the same instrument.
- c. Applicants reserve the right to install a decorative fence, not to exceed four (4) feet in height, along the Application Property's Kirby Road frontage and along the western property line adjacent to Linway Terrace Park. Such determination shall be made by the Applicants at time of subdivision plat approval, subject to the review and approval of VDOT and DPWES.
- d. Garages shall not face Kirby Road and shall be located as conceptually identified on the GDP.
- e. The facades of the homes shall be generally consistent with each other in terms of character, color and quality of treatment. The front and sides of each home shall be constructed of the same building materials. Applicants shall provide consistent treatment of the homes in terms of design features such as windows, shutters and roof lines.
- f. The Applicants shall remove the existing two story frame house identified on the GDP only during the months of November through March so as to avoid disturbance of bats that may occupy the structure. Representatives of the Wildlife Rescue League, or similar organization, shall be provided written notice a minimum of thirty (30) days in advance of the date that the structure will be removed. Applicants shall allow said representatives to be present on the Application Property to remove any bats as appropriate. Said representatives may be required to sign waivers of liability for their presence as may be necessary.
- g. The Applicants shall contribute five (5) bat houses, or a monetary equivalent for their purchase, to the Fairfax County Park Authority for installation in Linway Terrace Park. The Applicants shall not be responsible for installation, future maintenance, or liability of the bat houses. Said contribution shall be made at time of subdivision plat approval.
- h. Applicants shall photograph the interior and exterior of the existing two story frame house identified on the GDP prior to its removal. Photographs shall include any interesting or significant features of the house and its setting. In addition, Applicants shall prepare a written statement describing the house, its construction, its occupants, significant events held on the premises, and any other information available based on personal knowledge. Said photographs and written statement shall be provided to the Fairfax County Park Authority at time of subdivision plat approval together with a house location plat of the existing

Proffers  
RZ 2000-DR-002  
Page 5

improvements. The Fairfax County Park Authority shall be provided written notice a minimum of thirty (30) days prior to the date that the house will be removed. Upon notification, Applicants shall allow representatives of the Fairfax County Park Authority access to the house during that thirty (30) day period prior to its removal. Said representatives may be required to sign waivers of liability for his or her presence as may be necessary. This proffer shall not interfere with the Applicants' proposed construction schedule.

**[SIGNATURES BEGIN ON THE FOLLOWING PAGE]**

J:\BEALL\2580.2\PROFFER.REV

Proffers  
RZ 2000-DR-002  
Page 6

APPLICANTS/OWNERS:

Tax Map 31-3 ((1)) 142

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Janet L. Beall

---

Lois H. Beall

REZONING AFFIDAVIT

DATE: May 4, 2000  
(enter date affidavit is notarized)

I, Lynne J. Strobel, 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 *Joan Sca*

in Application No(s): RZ 2000-DR-002  
(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 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.)

NAME (enter first name, middle initial & last name)	ADDRESS (enter number, street, city, state & zip code)	RELATIONSHIP(S) (enter applicable relationships listed in <b>BOLD</b> above)
Janet L. Beall Lois H. Beall	6164 Mori Street McLean, VA 22201	<b>Applicant/Title Owners of Tax Map 31-3 ((1)) 142</b>
<b>VIKA, Incorporated</b> -John F. Amatetti -John R. Lutostanski	8180 Greensboro Drive, Ste. 200 McLean, VA 22102	<b>Engineers</b>
<b>Walsh, Colucci, Stackhouse, Emrich &amp; Lubeley, P.C.</b> -Lynne J. Strobel -Martin D. Walsh -Keith C. Martin -M. Catharine Puskar -Timothy S. Sampson -Elizabeth D. Baker -Inda E. Stagg -Susan K. Yantis	2200 Clarendon Boulevard 13th Floor Arlington, VA 22201	<b>Attorneys/Planners</b>  <b>Attorney/Agent</b> <b>Attorney/Agent</b> <b>Attorney/Agent</b> <b>Attorney/Agent</b> <b>Planner/Agent</b> <b>Planner/Agent</b> <b>Planner/Agent</b>

(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.

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

NOTE: This form is also for Final Development Plans not submitted in conjunction with Conceptual Development Plans.

DATE: May 4, 2000  
(enter date affidavit is notarized)

2000-502

for Application No(s): RZ 2000-DR-002  
(enter County-assigned application number(s))

NAME & ADDRESS OF CORPORATION: (enter complete name & number, street, city, state & zip code)  
Walsh, Colucci, Stackhouse, Emrich & Lubeley, P.C.  
2200 Clarendon Boulevard, Suite 1300  
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 & last name)  
Martin D. Walsh Nan E. Terpak  
Thomas J. Colucci  
Peter K. Stackhouse  
Jerry K. Emrich  
Michael D. Lubeley

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

NAME & ADDRESS OF CORPORATION: (enter complete name & number, street, city, state & 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 & last name)  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

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

REZONING AFFIDAVIT

DATE: May 4, 2000
(enter date affidavit is notarized)

2000-50a

for Application No(s): RZ 2000-DR-002
(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 herein.)

CORPORATION INFORMATION

NAME & ADDRESS OF CORPORATION: (enter complete name & number, street, city, state & zip code)
VIKA, Incorporated
8180 Greensboro Drive, Suite 200
McLean, VA 22102

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 THE SHAREHOLDERS: (enter first name, middle initial & last name)
John F. Amatetti
Charles Irish, Jr. (rmi)

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 to Par. 1(b)" form.

\*\* All listings which include partnerships or corporations 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 the stock. 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: May 4, 2000
(enter date affidavit is notarized)

for Application No(s): RZ 2000-DR-002
(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 & zip code)
None

(check if applicable) [ ] The above-listed partnership has no limited partners.

NAMES AND TITLES OF THE PARTNERS (enter first name, middle initial, last name & title, e.g. General Partner, Limited Partner, or General and Limited Partner)

Two columns of horizontal lines for listing partner names and titles.

(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 or corporations 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 the stock. 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.

DATE: May 4, 2000  
(enter date affidavit is notarized)

*JDD-SCa*

for Application No(s): RZ 2000-DR-002  
(enter County-assigned application number(s))

2. That no member of the Fairfax County Board of Supervisors or 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 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.

3. That within the twelve-month period prior to the filing of this application, no member of the Fairfax County Board of Supervisors or 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 \$200 or more, with any of those listed in Par. 1 above.

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

(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 and that prior to each and every public hearing on this matter, I will reexamine this affidavit and provide any changed or supplemental information, including business or financial relationships of the type described in Paragraph 3 above, that arise on or after the date of this application.

WITNESS the following signature:

(check one)  Applicant  Applicant's Authorized Agent  
Lynne J. Strobel, attorney/agent  
(type or print first name, middle initial, last name & title of signee)

Subscribed and sworn to before me this 4th day of May, ~~xxx~~ 2000, in the state of Virginia.

My commission expires: 12/31/2003. Margaret C. Miller  
Notary Public

**WALSH, COLUCCI, STACKHOUSE, EMRICH & LUBELEY**

A PROFESSIONAL CORPORATION

ATTORNEYS AT LAW

MARTIN D. WALSH  
 THOMAS J. COLUCCI  
 PETER K. STACKHOUSE  
 JERRY K. EMRICH  
 MICHAEL D. LUBELEY  
 NAN E. TERPAK  
 KEITH C. MARTIN  
 JAY DU VON  
 J. RANDALL MINCHEW  
 WILLIAM A. FOGARTY  
 DAVID J. BOMGARDNER  
 LYNNE J. STROBEL  
 H. MARK GOETZMAN  
 JOHN E. RINALDI  
 MICHAEL L. MURRAY  
 TIMOTHY S. SAMPSON  
 M. CATHARINE PUSKAR  
 NANCY S. FARRELL

## ATTORNEYS AT LAW

COURTHOUSE PLAZA

THIRTEENTH FLOOR

2200 CLARENDON BOULEVARD  
 ARLINGTON, VIRGINIA 22201-3359

(703) 528-4700

FACSIMILE (703) 525-3197

WEBSITE <http://www.wceel.com>PRINCE WILLIAM OFFICE

VILLAGE SQUARE  
 13663 OFFICE PLACE, SUITE 201  
 WOODBRIDGE, VIRGINIA 22192-4216  
 (703) 680-4664  
 METRO (703) 680-4647  
 FACSIMILE (703) 680-2412

LOUDOUN OFFICE

1 E. MARKET STREET, THIRD FLOOR  
 LEESBURG, VIRGINIA 20176-3014  
 (703) 737-3633  
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LEGAL ASSISTANTS/PLANNERS

CHRISTINE A. HOLADAY  
 SUSAN S. FLANKAN  
 ELIZABETH D. BAKER  
 SUSAN K. YANTIS  
 J. GREGORY RUFF  
 JANICE L. BARRETT

November 29, 1999

Ms. Barbara Byron, Director  
 Department of Planning & Zoning  
 Zoning Evaluation Branch  
 12055 Government Center Parkway  
 Suite 801  
 Fairfax, Virginia 22035-5505

Re: Proposed Rezoning  
 Applicants: Janet L. Beall and Lois H. Beall

Dear Ms. Byron:

Please accept the following as a letter of justification for the rezoning of approximately 1.9154 acres from the R-1 District to the R-3 District.

The Applicants are the owners of approximately 1.9154 acres in the Dranesville District which is identified among the Fairfax County tax map records as 31-3 ((1)) 142, (the "Subject Property"). The Subject Property is located on the west side of Kirby Road at its intersection with Chesterbrook Road. The surrounding area includes residential properties zoned to the R-1, R-2, R-3, and PDH-3 Districts. The Subject Property is adjacent to Linway Terrace Park and the Applicants propose a rezoning for residential development that will be compatible with the surrounding area.

The Applicants propose a single family detached residential development that meets the requirements of the R-3 District. The proposed development may be classified as an infill development that will enhance the character of the area, and is of a compatible use, type and intensity to the surrounding residential neighborhoods. The Applicants have prepared and submitted a Generalized Development Plan (GDP) which illustrates five (5) single family detached dwelling units at a density of 2.61 dwelling units per acre. All five residences will share a common driveway so that there will only be a single access point to Kirby Road. A single access to Kirby Road is in keeping with the policies of Fairfax County to minimize access points to well traveled roadways. The access is proposed across from Chesterbrook Road so that entry to and exit from the Subject Property will be safe and efficient.

**RECEIVED**  
 DEPARTMENT OF PLANNING AND ZONING  
 NOV 29 1999  
 ZONING EVALUATION DIVISION

The Subject Property is located within the M3 Kirby Community Planning Sector of the Area II Comprehensive Plan (the "Plan"). The Plan recommends residential development on the vacant and underdeveloped acreage surrounding Linway Terrace Park, west of Kirby Road, at a density of two to three dwelling units per acre. The Plan further recommends that the higher end of the range should only be attained with substantial land consolidation. The Subject Property is of a sufficient size to plan a well-designed residential community. The adjacent parcel to the north, identified as 154A, is the only parcel that may be a consideration in the context of the Plan recommendation. Parcel 154A has recently been redeveloped and the property owner is not interested in consolidation. Further, this recommendation more logically applies to a redevelopment of the lots along Cottonwood Road.

The proposed development of the Subject Property meets all required recommendations of the Plan, is in harmony with the purpose and intent of the R-3 District, and complies with all required ordinances, standards, and regulations. The Applicants have designed a residential community that complements the surrounding area and is in keeping with the recommendations for infill development. In addition, the proposed residential development meets the following land use objectives of the Plan:

The County's land use plan shall provide a clear future vision of an attractive, harmonious and efficient community.

The Plan recognizes this area as appropriate for residential development at a density of two to three dwelling units per acre. The Plan provides specific guidance for infill development of a compatible nature with existing and planned uses. The proposed development of five single family detached residential dwellings will enhance the community's identity and can be supported by available transportation and public facilities in the area. Retail services are located in proximity to the Subject Property in the Chesterbrook Shopping Center and along Old Dominion Drive. The Applicants' proposal is also compatible with existing and planned development in the area.

Fairfax County should encourage a land use pattern that protects, enhances, and/or maintains stability in established residential neighborhoods.

The Applicants' proposed infill development will enhance the surrounding neighborhood and add to its stability. The Applicants' proposal is at a density that is compatible with the area and in keeping with the character of surrounding established residential neighborhoods. The Subject Property is one of the last remaining underdeveloped parcels in the area. The proposed development will complete the land use pattern in the area and will remove uncertainties regarding future development. The Applicants propose a high quality residential development of five single family homes with a single access to Kirby Road. A direct access to Kirby Road eliminates the possibility of traffic generated by this development traveling through existing residential neighborhoods. An existing asphalt trail along Linway Terrace will ensure pedestrian connections in the area.

Ms. Barbara Byron, Director  
November 29, 1999  
Page 3

Fairfax County should seek to achieve a harmonious and attractive development pattern which minimizes undesirable visual, auditory, environmental, and other impacts created by potentially incompatible uses.

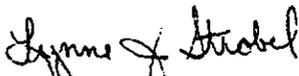
The proposed infill development is surrounded by established residential neighborhoods and will be compatible with existing and planned land uses. The Applicants have sufficient property to create a well-designed residential development that eliminates concerns of future piecemeal development in the area. A development of five single family detached residential dwelling units is at a compatible scale with the surrounding area and can be supported by adequate and existing public facilities and transportation systems. The Subject Property is bounded by Linway Terrace Park and Kirby Road which further minimizes any impacts on existing residential communities. No adverse impacts are anticipated on the adjacent stable residential neighborhoods.

The proposed rezoning and submitted GDP are consistent with the Plan and the purpose and intent of the R-3 District. A development of five single family detached homes will further stabilize and enhance the neighborhood while at the same time minimizing any impacts associated with development.

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

Very truly yours,

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

  
Lynne J. Strobel

LJS/dh

Enclosures

cc: Janet L. Beall  
John Lutostanski  
Martin D. Walsh

JABEALL\2580.2\BYRON2.LTR

## FAIRFAX COUNTY, VIRGINIA

## MEMORANDUM

**TO:** Barbara A. Byron, Director  
Zoning Evaluation Division, DPZ

**FROM:** *Bruce G. Douglas*  
Bruce G. Douglas, Chief  
Environment & Development Review Branch, DPZ

**SUBJECT:** Comprehensive Plan Land Use Analysis: RZ 2000-DR-002  
Janet & Lois Beall

**DATE:** 23 March 2000

This memorandum includes citations from the Comprehensive Plan that provide guidance for the evaluation of the above referenced application and Generalized Development Plan (GDP) dated October 13, 1999 as revised through December 12, 1999. The extent to which the proposed use, intensity and development plan are consistent with the guidance of the Plan is noted.

**DESCRIPTION OF THE APPLICATION**

The applicant proposes to rezone a 1.92 acre parcel of land from the R-1 District to the R-3 District in order to develop a conventional subdivision of 5 dwelling units at an overall density of 2.61 du/ac. Access into the site is proposed via a service drive paralleling Kirby Road.

**LOCATION AND CHARACTER OF THE AREA**

The application property is located at the intersection of Kirby Road and Linway Terrace. The site is bordered by Linway Terrace Park along its western boundary. Single family residential lots zoned R-1 and R-2 abut the site to the north and east, respectively. Properties abutting the site to the south across Linway Terrace are zoned R-1 and R-5. The land area to the east is planned for residential development at 1-2 du/ac. The subject property and residential neighborhoods to the north and south, including the areas surrounding the park are planned for residential development at 2-3 du/ac. The park is planned as public open space.

**COMPREHENSIVE PLAN CITATIONS**

**Plan Area:** II      **Planning Sector:** Kirby Community Planning Sector (M)  
McLean Planning District

**Plan Text:** On Pages 295 and 297 of the 1991 edition of the Area II Plan as amended

through June 26, 1995, under the heading "RECOMMENDATIONS, Land Use", the Comprehensive Plan states:

"The Kirby sector is largely developed as stable residential neighborhoods. Infill development in this sector should be of a compatible use, type and intensity . . . .

...

2. Residential development on the vacant and underdeveloped acreage surrounding the Linway Terrace Park, west of Kirby Road, is planned for 2-3 dwelling units per acre. The higher end of the range should only be attained with substantial land consolidation."

#### **ANALYSIS:**

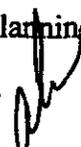
The parcel to the immediate north is developed with a recently constructed single family dwelling unit, which, in this instance, limits the opportunity for parcel consolidation as recommended by the Plan. Therefore, the proposed development does not present any significant issues in terms of use and intensity of development and is in harmony with the Comprehensive Plan. However, it would be desirable for the applicant to consider a design modification to locate the driveway easement to the rear of the units. Elimination of what appears to be a service drive paralleling Kirby Road would be more compatible with the surrounding area and in keeping with the general character of neighborhood.

BGD:DMJ

## FAIRFAX COUNTY, VIRGINIA

## MEMORANDUM

**TO:** Barbara A. Byron, Director  
Zoning Evaluation Division,  
Department of Comprehensive Planning

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

**FILE:** 3-4 (RZ 2000-DR-002)

**SUBJECT:** Transportation Impact

**REFERENCE:** RZ 2000-DR-002; Janet L. Beall and Lois H. Beall  
Traffic Zone: 1478  
Land Identification Map: 31-3 ((01)) 142

**DATE:** May 4, 2000

Transmitted herewith are comments from the Department of Transportation with respect to the referenced application. These comments are based on the revised development plan and revised proffers both are dated April 14, 2000.

The application is a request to rezone 1.92 acres of land from the R-1 District to the R-3 District. The proposed rezoning consists of five detached dwelling units with an average lot size of 14,679 square feet. The subject site is expected to generate five vehicle trips per weekday peak hour and 50 vehicle trips per weekday.

The department has reviewed this application and does not object to its approval.

AKR/AK:ak  
c:\mword\rz-cases\rz00dr02

cc: Michele Brickner, Director, Office of Site Development Service, Department of Public Works and Environmental Services

**COUNTY OF FAIRFAX, VIRGINIA**

**MEMORANDUM**

**TO:** Barbara A. Byron, Director  
Zoning Evaluation Division, DPZ

**FROM:** *Bruce G. Douglas*  
Bruce G. Douglas, Chief  
Environment and Development Review Branch, DPZ

**SUBJECT:** ENVIRONMENTAL ASSESSMENT for: RZ 2000-DR-002  
Beall

**DATE:** 23 March 2000

**BACKGROUND:**

This report, prepared by Irish Grandfield, includes citations from the Comprehensive Plan that list and explain environmental policies for this property. The citations are followed by a discussion of environmental concerns, including a description of potential impacts that may result from the proposed development as depicted on the development plan dated December 28, 1999. The report also identifies possible solutions to remedy environmental impacts. Alternative solutions may be acceptable provided that they achieve the desired degree of mitigation and are compatible with Plan policies.

**COMPREHENSIVE PLAN CITATIONS:**

The Comprehensive Plan is the basis for the evaluation of this application. The assessment of the proposal for conformity with the environmental recommendations of the Comprehensive Plan is guided by the following citations from the Plan:

1. **Tree Preservation** (Objective 10, p. 93, The Policy Plan)

**“Objective 10: Conserve and restore tree cover on developed and developing sites. Provide tree cover on sites where it is absent prior to development.**

**Policy a: Protect or restore the maximum amount of tree cover on developed and developing sites consistent with planned land use and good silvicultural practices . . .”**

2. **Trails** (Objective 4, p. 59, The Policy Plan)

**“Fairfax County should provide a comprehensive network of trails and sidewalks as an integral element of the overall transportation network.**

Policy a: Plan for Pedestrian, bicycle, and bridle path/hiking trail system components in accordance with the Countywide Trails Plan. . .”

**ENVIRONMENTAL ANALYSIS:**

This section characterizes the environmental concerns raised by an evaluation of this site and the proposed use. Solutions are suggested to remedy the concerns that have been identified by staff. There may be other acceptable solutions.

1. **Tree Preservation**

***Issue:*** The Policy Plan calls for protecting and restoring some tree cover during development. This site is mostly cleared except for along the western property line and around the existing house. From a review of the grading limits shown on the Development Plan, it appears that one 30-inch Walnut tree may be outside of the clearing and grading limits.

There is one sugar maple tree on each side of the existing house that may be worth preserving. Due to the location of these trees near the periphery of proposed lots 2 and 3, it may be possible to preserve one or both.

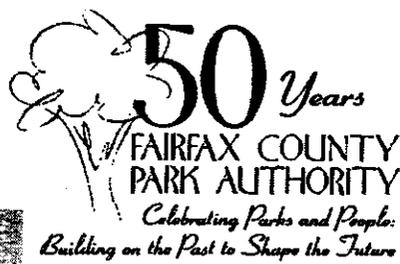
***Suggested Solution:*** The Urban Forester should evaluate the desirability of preserving the 30-inch Walnut tree near the western property boundary and one or both of the Sugar Maple trees flanking the existing house. If deemed worthy, the trees should be clearly label for tree preservation on the Development Plan. The Urban Forester should be contacted during site development for specific recommendations to ensure that the trees will not be damaged by construction activities.

2. **Trails**

***Issue:*** The Trails Plan Map shows a Bicycle Trail along both sides of Kirby Road adjacent to the site. The Development Plan does not show any trail.

***Suggested Solution:*** The Development Plan should be revised to show a trail.

BGD:JPG



1950

2000

12055 Government Center Parkway ❖ Suite 927

Fairfax, Virginia 22035-1118 ❖ 703/324-8701

**MEMORANDUM**

16, 200

**TO:** Barbara Byron, Director **DATE:** May 4, 2000  
 Zoning Evaluation Division  
 Department of Planning and Zoning

**FROM:** Lynn Tadlock, Director *KHL for LST*  
 Planning and Development Division

**SUBJECT:** RZ 2000-DR-002  
 Beall Property Kirby Road  
 Loc: 31-2((1))142

The Fairfax County Park Authority (FCPA) staff has reviewed the above referenced application and provides the following comments:

Recreational Facilities

Request the applicant provide the proportional cost of \$3,075 to the Fairfax County Park Authority for the development and maintenance of recreational facilities in a nearby park such as Linway Terrace, to serve the population attracted to this new development site.

The development plan for Beall Property Kirby Road will construct 5 units that will add approximately 15 residents to the current population of Dranesville District. The development plans currently does not show any recreational amenities planned at the site. The residents of this development will require the use of outdoor facilities such as playground/tot lot, basketball court, tennis court, volleyball court and athletic fields. To maintain the current level of service in this area, the proportional cost to develop these recreational facilities for the population attracted to this new development site is estimated to be \$3,075. The adjacent park to this development, Linway Terrece is a community park, fully developed with a variety of facilities including athletic fields. The residents of this development are expected to use this park. Improving the facilities of the park will mitigate the impact of additional use generated by this development. The proportional funds should be expended to improve and maintain the recreational amenities in this park.

*The Comprehensive Plan for Fairfax County, Virginia, Area II, McLean Planing District, District –Wide Recommendations, Park and Recreation, page 227, states: “Existing*



Barbara Byron  
RZ 2000-DR-002  
Beall Property Kirby Road  
May 4, 2000  
Page 2

active recreation facilities should be upgraded and expanded, where possible, to meet projected needs.”

*The Comprehensive Plan for Fairfax County, Virginia, Policy Plan, Parks and Recreation, Objective 4, Policy a, page 164, states: “Provide neighborhood park facilities on private open space in quantity and design consistent with County standards; or at the option of the County, contribute a pro-rata share to establish neighborhood park facilities in the vicinity;....”*

*The Comprehensive Plan for Fairfax County, Virginia, Policy Plan, Parks and Recreation, Objective 4, Policy b, page 164, states: “Mitigate the cumulative impacts of development which exacerbate or create deficiencies of Community Park facilities in the vicinity. The extent of facilities, land or contributions to be provided shall be in general accordance with the proportional impact on identified facility needs as determined by adopted County standards. Implement this policy through application of the Criteria for Assignment of Appropriate Development Intensity.”*

#### Environment Resources

To protect adjoining park resources from the effects of development, the Resource Management Division requests that SWM/BMP requirements be met. The SWM/BMP should be in place before overlot clearing as an effective sediment control.

#### Cultural Resources

A two-story farmhouse and a small shed are standing on the property. County tax records suggest that the house was built in 1900. The shed may have been constructed at the same time. County deed information indicates that Guy Beall bought 11 acres in this area in 1897; the 1.92 acres involved in this rezone appears to be part of Beall’s original 11-acre purchase. County tax records suggest that no substantial structures were present on the property prior to Beall’s 1897 purchase.

The farmhouse is a two-story, folk Victorian, gable-front-and-wing structure. The exterior of the structure is fairly plain; however it does have a small amount of decorative embellishment, in the form of patterned wood shingles on the gables. A porch with plain cylindrical columns extends across the gable front and the wing sections of the house. The structure is a good example of a 100-year old farmhouse with relatively few alterations. This type of structure would have been ubiquitous at the turn of the twentieth century. Such structures are becoming increasingly uncommon in the county; this trend is likely to continue in the future. In order to preserve information about this house and outbuilding, the Park Authority recommends that the developer of this parcel pay for a cultural resource management firm to do measured drawings and photo-documentation of the structures. The resulting documentation should be deposited with the Cultural Resource Protection Group, Fairfax County Park Authority.



Barbara Byron  
RZ 2000-DR-002  
Beall Property Kirby Road  
May 4, 2000  
Page 3

cc: Karen Lanham, Planning and Development, FCPA  
Dorothea L. Stefen, Plan Review Case Manager, FCPA  
Gail Croke, Planning and Development, FCPA  
Mubarika Shah, Plan Review Team, FCP



Date: 4/27/00

Case # RZ-00-DR-002

Map: 31-3

PU 3494

Acreage: 1.91

Rezoning

From : R-1 To: R-3

TO: County Zoning Evaluation Branch (OCP)

FROM: FCPS Facilities Planning (246-3609)

SUBJECT: Schools Impact Analysis, Rezoning Application

The following information is submitted in response to your request for a school impact analysis of the referenced rezoning application.

I. Schools that serve this property, their current total memberships, net operating capacities, and five year projections are as follows:

School Name and Number	Grade Level	9/30/99 Capacity	9/30/99 Membership	2000-2001 Membership	Membr/Cap Difference 2000-2001	2004-2005 Membership	Membr/Cap Difference 2004-2005
Chesterbrook 3035	K-6	326	491	505	-179	496	-170
Longfellow 3031	7-8	800	939	935	-135	1100	-310
Mclean 3030	9-12	1725	1547	1557	168	1735	-10

II. The requested rezoning could increase or reduce projected student membership as shown in the following analysis:

School Level (by Grade)	Unit Type	Proposed Zoning			Unit Type	Existing Zoning			Student Increase/Decrease	Total Students
		Units	Ratio	Students		Units	Ratio	Students		
K-6	SF	5	X.246	2	SF	1	X.246	0	2	2
7-8	SF	5	X.069	1	SF	1	X.069	0	1	1
9-12	SF	5	X.159	1	SF	1	X.159	0	1	1

Source: Capital Improvement Program, FY 1999-2003, Facilities Planning Services Office

Note: Five-year projections are those currently available and will be updated yearly. School attendance areas subject to yearly review.

Enrollment in the school listed (Chesterbrook Elementary, Longfellow Middle, Mclean High) is currently projected to be near or above capacity; therefore, estimated enrollment increases potentially generated by the proposed action cannot be accommodated within existing capacities

*The foregoing information does not take into account the potential impacts of other proposals pending that could affect the same schools.*

## FAIRFAX COUNTY, VIRGINIA

## MEMORANDUM

**RECEIVED**  
DEPARTMENT OF PLANNING AND ZONING

January 14, 2000

JAN 18 2000

**TO:** Barbara Byron, Director  
Zoning Evaluation Division  
Office of Comprehensive Planning

ZONING EVALUATION DIVISION

**FROM:** Ralph Dulaney (246-3868)   
Planning Section  
Fire and Rescue Department

**SUBJECT:** Fire and Rescue Department Preliminary Analysis of Rezoning Application RZ  
2000-DR-002

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

1. The application property is serviced by the Fairfax County Fire and Rescue Department Station #01, McLean.
2. After construction programmed for FY 19\_\_, this property will be serviced by the fire station planned for the \_\_\_\_\_ area.
3. In summary, the Fire and Rescue Department considers that the subject rezoning application property:
  - a. currently meets fire protection guidelines.
  - b. will meet fire protection guidelines when a proposed fire station becomes fully operational.
  - c. does not meet current fire protection guidelines without an additional facility; however, a future station is projected for this area.
  - d. does not meet current fire protection guidelines without an additional facility. The application property is \_/10 outside the fire protection guidelines. No new facility is currently planned for this area.

## FAIRFAX COUNTY, VIRGINIA

## MEMORANDUM

TO: Staff Coordinator DATE: February 15, 2000  
 Zoning Evaluation Division, OCP

FROM: Gilbert Osei-Kwadwo (Tel: 324-5025) *goh*  
 System Engineering & Monitoring Division  
 Office of Waste Management, DPW

SUBJECT: Sanitary Sewer Analysis Report

REFERENCE: Application No. RZ 2000-DR-002  
 Tax Map No. 031-3- ((01)) 0142

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

1. The application property is located in the Pimmit Run (G-1) Watershed. It would be sewered into the Blue Plains Treatment Plant.
2. Based upon current and committed flow, excess capacity is available at this time. For purposes of this report, committed flow shall be deemed as for which fees have been previously paid, building permits have been issued, or priority reservations have been established in accordance with the context of the Blue Plains Agreement of 1984. No commitment can be made, however, as to the availability of treatment capacity for the development of the subject property. Availability of treatment capacity will depend upon the current rate of construction and the timing for development of this site.
3. An existing 8 inch pipe line located an easement and on the property is adequate for the proposed use at this time.
4. The following table indicates the condition of all related sewer facilities and the total effect of this application.

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

5. Other Pertinent information or comments: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

**FAIRFAX COUNTY WATER AUTHORITY**  
8570 Executive Park Avenue- P. O. Box 1500  
Merrifield, Virginia 22116-0815  
(703) 289-6000

January 14, 2000

**MEMORANDUM**

**TO:** Staff Coordinator (Tel. 324-1250)  
Zoning Evaluation Division Suite 800  
12055 Government Center Parkway  
Fairfax, Virginia 22035

**FROM:** Planning Branch (Tel. 289-6363)  
Planning and Engineering Division

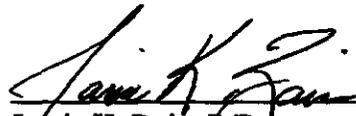
**SUBJECT:** Water Service Analysis, Rezoning Application RZ 2000-DR-002

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The following information is submitted in response to your request for a water service analysis for the subject rezoning application:

1. The application property is not located within the franchise area of the Fairfax County Water Authority.
2. Water service is not available from FCWA.
3. Other pertinent information or comments:

City of Falls Church service area. See enclosed map.

  
\_\_\_\_\_  
Jamie K. Bain, P.E.  
Manager, Planning Department

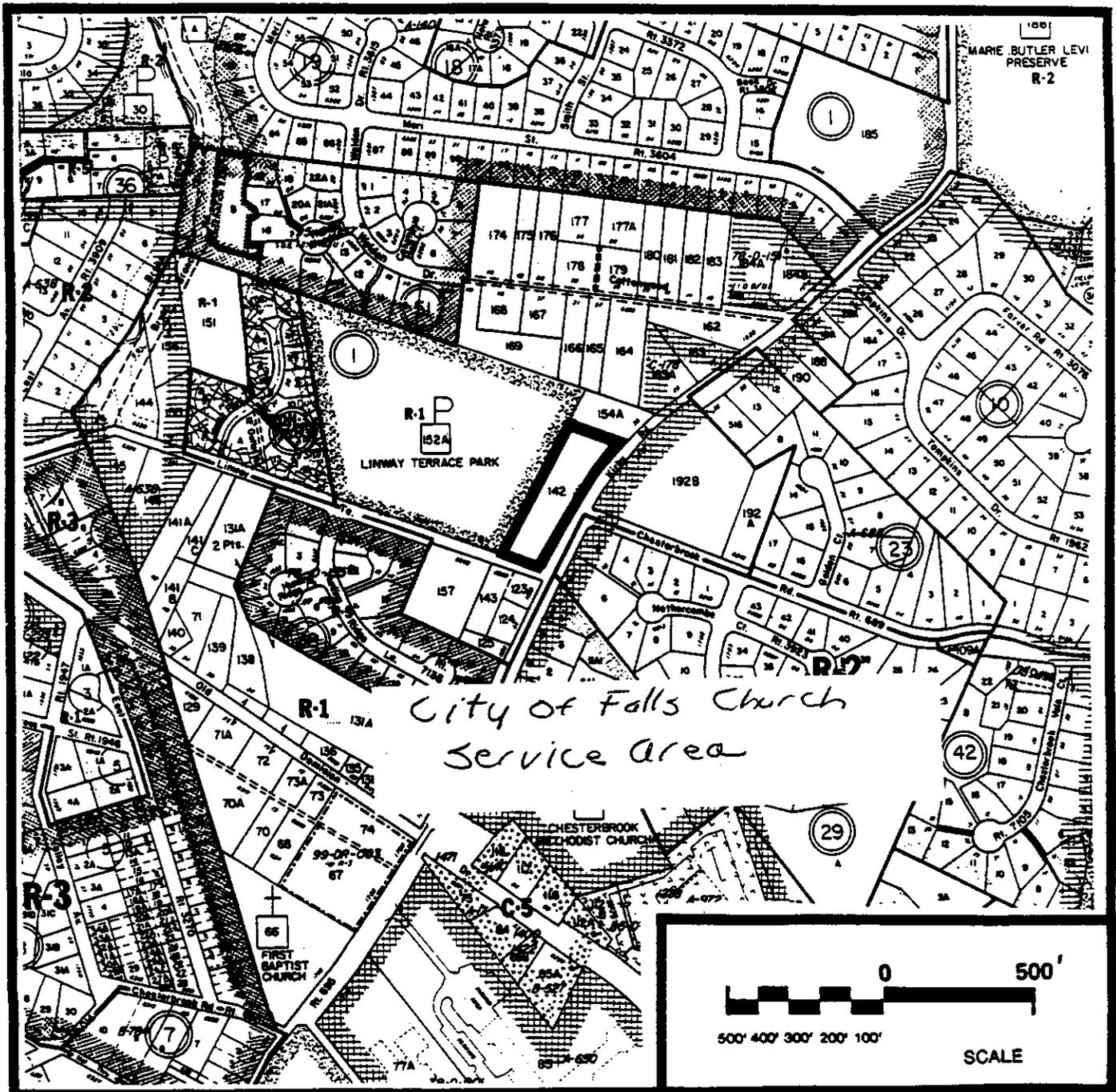
Attachment

# REZONING APPLICATION

## RZ 2000-DR-002

RZ 00-D-002  
Filed 01/07/00

Janet L. and Lois H. Beall  
To Rezone: 1.92 Acres of Land; District - Dranesville  
Proposed: Rezone from R-1 District to R-3 District  
To Permit Residential Development  
Located: W. Side of Kirby Rd. Opposite Its  
Intersection with Chesterbrook Rd.  
Zoning: R-1  
To: R-3  
Overlay District(s):  
Map Ref 031-3 ((01))/ /0142-



## FAIRFAX COUNTY, VIRGINIA

## MEMORANDUM

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

DATE: 2-25-00

FROM: Ronald N. Kirkpatrick, Director  
Planning and Design Division  
Department of Public Works & Environmental Services

SUBJECT: Rezoning Application Review

Name of Applicant/Application: Janet L and Lois H. Beall

Application Number: 2000-DR-002

Type of Application: RZ

Information Provided: Application - Yes  
Development Plan - Yes  
Other - Statement of Justification

Date Received in P&DD: January 13, 2000

Date Due Back to DPZ: February 9, 2000

Site Information: Location - 031-3-01-00-0142  
Area of Site - 1.92 acres  
Rezone from - R-1 to R-3  
Watershed/Segment - Pimmit Run / Potomac

P&DD Information:

I. Drainage:

- P&DD Drainage Complaint files:

Yes  No Any downstream drainage complaints on file pertaining to the outfall for this property?

If yes, describe: There are complaints, on file with PSB, concerning house flooding, stream erosion and yard flooding, approximately 800 feet to 2000 feet downstream of this proposed development.

- Master Drainage Plan (proposed projects): PM431 and PM432 – Culvert replacement projects are proposed approximately 1000 feet downstream of site. PM234 - Channel stabilization is proposed approximately 2000 feet downstream of site.
- P&DD Ongoing County Drainage Projects: **None.**
- Other Drainage Information: **None.**

II. Trails:

Yes  No Any funded Trail projects affected by this application?

If yes, describe:

Yes  No Any Trail projects on the Countywide Trails priority list or other significant trail project issues associated with this property?

If yes, describe:

III. School Sidewalk Program:

Yes  No Any sidewalk projects pending funding approval or on the School Sidewalk Program priority list for this property?

If yes, describe:

Yes  No Any funded sidewalk projects affected by this application?

If yes, describe:

IV. Sanitary Sewer Extension and Improvement (E&I) Program:

Yes  No Any existing residential properties adjacent to or draining through this property that are without sanitary sewer facilities?

If yes, describe:

Yes  No Any ongoing E&I projects affected by this application?

If yes, describe:

V. Other P&DD Projects or Programs:

Yes  No Any Board of Road Viewers (BORV) or Fairfax County Road Maintenance Improvement Projects (FCRMIP) affected by this application?

If yes, describe:

Yes  No Any Commercial Revitalization Program (CRP) projects affected by this application?

If yes, describe:

Yes  No Any Neighborhood Improvement Program (NIP) projects affected by this application?

If yes, describe:

Other Program Information: **None.**

RE: Rezoning Application Review

Application Name/Number:

**\*\*\*\*\* PLANNING AND DESIGN DIVISION, DPWES, RECOMMENDATIONS\*\*\*\*\***

Note: The P&DD recommendations are based on the P&DD involvement in the below listed programs and are not intended to constitute total County input for these general topics. It is understood that the current requirements pertaining to Federal, State and County regulations, including the County Code, Zoning Ordinance and the Public Facilities Manual will be fully complied with throughout the development process. The P&DD recommendations are to be considered additional measures over and above the minimum current regulations.

**DRAINAGE RECOMMENDATIONS:** Applicant shall include location of on-site stormwater control facility on plan.

**TRAILS RECOMMENDATIONS:** None.

**SCHOOL SIDEWALK RECOMMENDATIONS:** None.

**SANITARY SEWER E&I RECOMMENDATIONS:**

Yes  **NOT REQUIRED** Extend sanitary sewer lines to the development boundaries on the \_\_\_\_\_ sides for future sewer service to the existing residential units adjacent to or upstream from this rezoning. Final alignment of the sanitary extension to be approved by Department of Public Works and Environmental Services during the normal plan review and approval process.

Other E&I Recommendations: None.

**OTHER P&DD PROJECT/PROGRAM RECOMMENDATIONS:** None.

P&DD Internal sign-off by:	Planning
Support Branch (Ahmed Rayyan)	KM
Utilities Design Branch (Walt Wozniak)	JC
Transportation Design Branch (Larry Ichter)	LLI
Stormwater Management Branch (Fred Rose)	<i>FR</i>

RNK/

cc: Gordon Lawrence, Coordinator, Office of Safety, Fairfax County Public Schools (only if sidewalk recommendation made)

Gilbert Osei-Kwadwo, Chief, Engineering Analysis Planning Branch

Bruce Douglas, Chief, Environment and Development Review Branch

## 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 in the zoning district if the site were developed as a conventional subdivision. See 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	PD	Planning Division
ADU	Affordable Dwelling Unit	PDC	Planned Development Commercial
ARB	Architectural Review Board	PDH	Planned Development Housing
BMP	Best Management Practices	PFM	Public Facilities Manual
BOS	Board of Supervisors	PRC	Planned Residential Community
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	SP	Special Permit
DP	Development Plan	TDM	Transportation Demand Management
DPWES	Department of Public Works and Environmental Services	TMA	Transportation Management Association
DPZ	Department of Planning and Zoning	TSA	Transit Station Area
DU/AC	Dwelling Units Per Acre	TSM	Transportation System Management
EQC	Environmental Quality Corridor	UP & DD	Utilities Planning and Design Division, DPWES
FAR	Floor Area Ratio	VC	Variance
FDP	Final Development Plan	VDOT	Virginia Dept. of Transportation
GDP	Generalized Development Plan	VPD	Vehicles Per Day
GFA	Gross Floor Area	VPH	Vehicles per Hour
HCD	Housing and Community Development	WMATA	Washington Metropolitan Area Transit Authority
LOS	Level of Service	ZAD	Zoning Administration Division, DPZ
Non-RUP	Non-Residential Use Permit	ZED	Zoning Evaluation Division, DPZ
OSDS	Office of Site Development Services, DPWES	ZPRB	Zoning Permit Review Branch
PCA	Proffered Condition Amendment		

