



FAIRFAX COUNTY

APPLICATIONS FILED: October 26, 2001
APPLICATIONS AMENDED: February 11, 2002
APPLICATIONS AMENDED: March 1, 2002
APPLICATIONS AMENDED: May 15, 2002
PLANNING COMMISSION: July 10, 2002
BOARD OF SUPERVISORS: Not Scheduled

V I R G I N I A

June 27, 2002

STAFF REPORT

Applications RZ/FDP 2001-MA-047 and SE 01-M-044

MASON DISTRICT

APPLICANT:	Billie Bryan Mackey, Trustee for the Marie F. Bryan Trust
PRESENT ZONING:	R-3
REQUESTED ZONING:	PDH-8
PARCEL(S):	51-4 ((1)) 11 (RZ/FDP) 51-4 ((1)) 11 pt. (SE)
ACREAGE:	1.11 acres (RZ/FDP) 15,891 square feet (SE)
Density:	6.28 du/ac
OPEN SPACE:	52% (RZ/FDP) 70% (SE)
PLAN MAP:	Residential 5-8 du/ac
PROPOSAL:	Request to rezone 1.11 acres from R-3 to PDH-8 to allow for construction of 6 single family attached dwellings, with an existing single family detached dwelling to remain, subject to a Category 5 Special Exception request, as a bed and breakfast establishment.

WAIVERS/MODIFICATIONS:

Request a modification to the transitional screening and a waiver of barrier requirements to the south, and a waiver of the minimum district size for a Planned District.

STAFF RECOMMENDATIONS:

Staff recommends approval of RZ 2001-MA-047 subject to execution of the proffers consistent with those found in Appendix 1.

Staff recommends approval of FDP 2001-MA-047.

Staff recommends approval of the request to modify the transitional screening requirements to the south in favor of existing vegetation.

Staff recommends approval of the request to waive the barrier requirement to the south.

Staff recommends approval of the waiver of minimum district size for a Planned District.

Staff recommends approval of SE 01-M-044 subject to the development conditions found in Appendix 2.

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

It should be 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

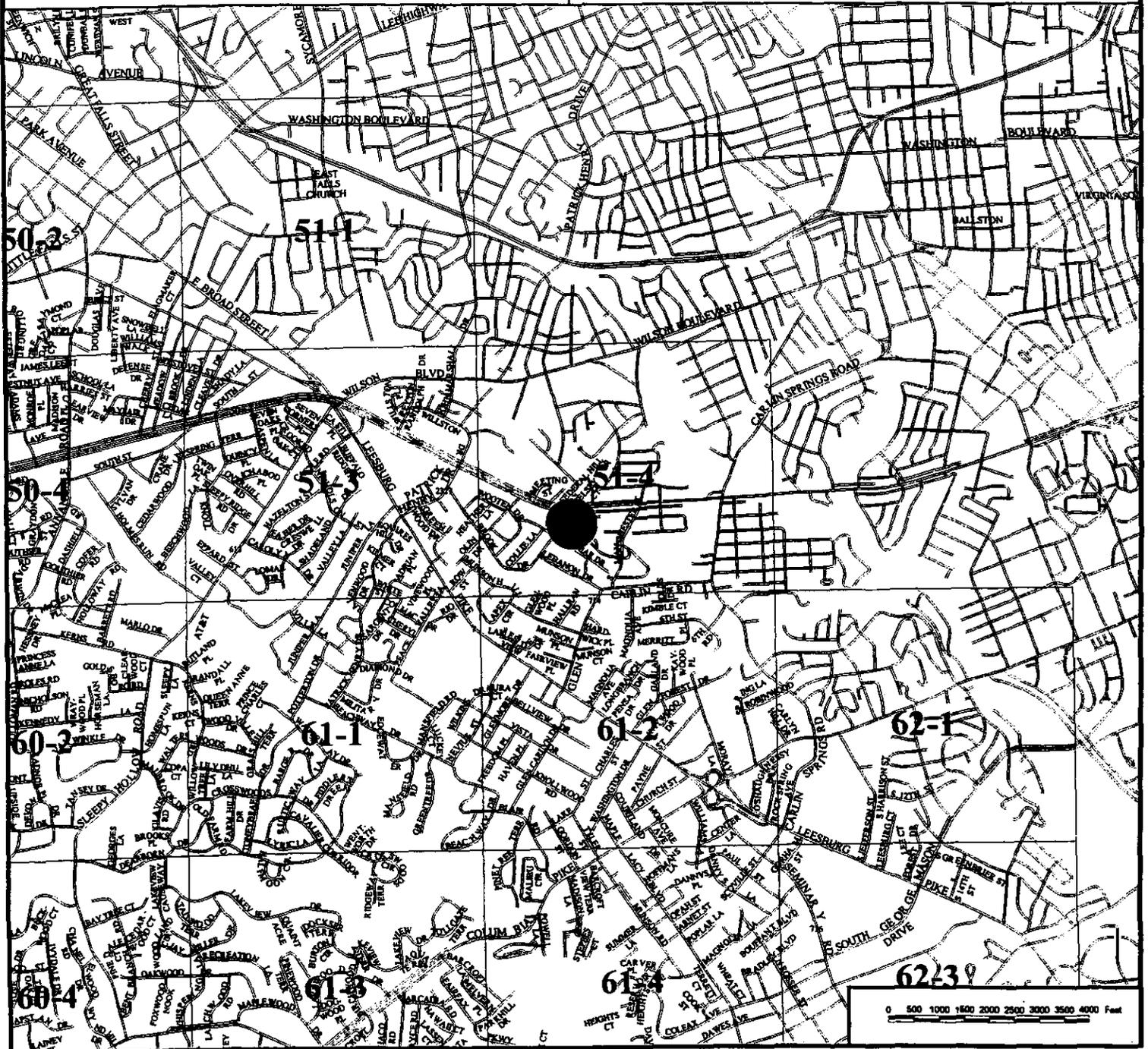
RZ 2001-MA-047

Applicant: BILLIE BRYAN MACKEY, TRUSTEE FOR THE MARIE F. BRYAN TRUST
Filed: 10/26/2001
Area: 1.11 AC OF LAND; DISTRICT - MASON
Proposed: TOWNHOUSE DEVELOPMENT AND BED AND BREAKFAST
Located: APPROX. 400 FT. W. OF THE ARLINGTON CO. LINE ON THE S. SIDE OF ARLINGTON BLVD.
Zoning: FROM R-3 TO PDH-8
Overlay Dist:
Map Ref Num: 051-4- /01/ /0011

Final Development Plan

FDP 2001-MA-047

Applicant: BILLIE BRYAN MACKEY, TRUSTEE FOR THE MARIE F. BRYAN TRUST
Filed: 10/26/2001
Area: 1.11 AC OF LAND; DISTRICT - MASON
Proposed: BED AND BREAKFAST
Located: APPROX. 400 FT. W. OF THE ARLINGTON CO. LINE ON THE S. SIDE OF ARLINGTON BLVD.
Zoning: PDH-8
Overlay Dist:
Map Ref Num: 051-4- /01/ /0011

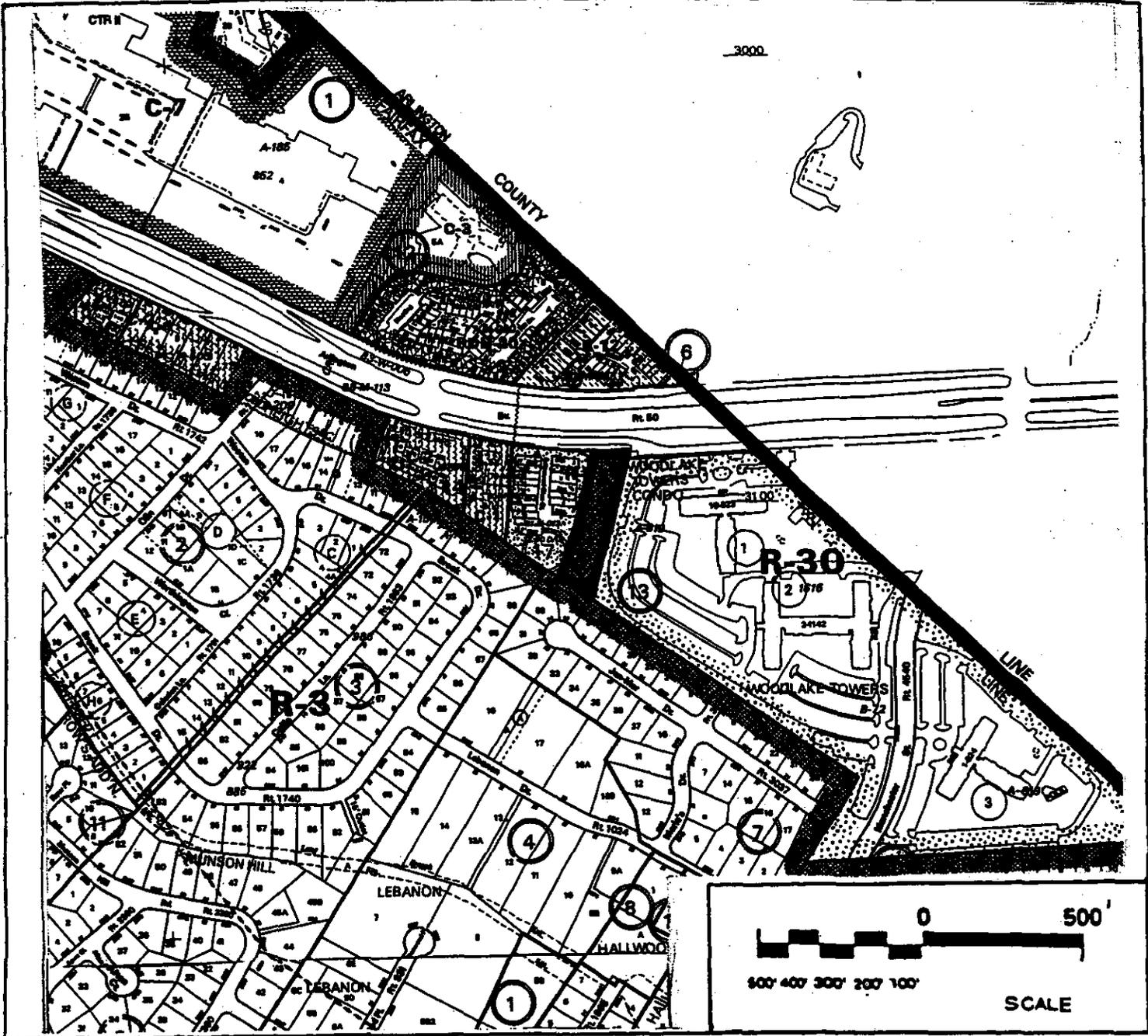


Rezoning Application
RZ 2001-MA-047

Final Development Plan
FDP 2001-MA-047

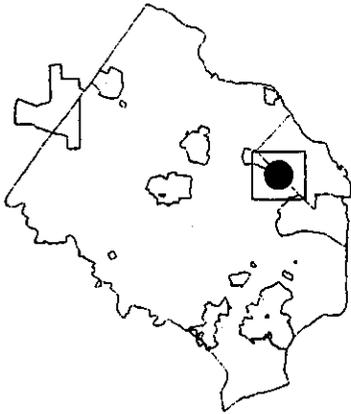
Applicant: BILLIE BRYAN MACKEY, TRUSTEE FOR THE MARIE F. BRYAN TRUST
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Proposed: BED AND BREAKFAST
Located: APPROX. 400 FT. W. OF THE ARLINGTON CO. LINE ON THE S. SIDE OF ARLINGTON BLVD.
Zoning: PDH-8
Overlay Dist:
Map Ref Num: 051-4 /01/ /0011



Special Exception

SE 01-M-044



Applicant: BILLIE BRYAN MACKEY, TRUSTEE FOR THE MARIE F. BRYAN TRUST

Filed: 10/26/2001

Proposed: BED AND BREAKFAST

Area: 15,891 SF OF LAND; DISTRICT - MASON

Zoning Dist Sect: 06-0105

Art 9 Group and Use: 5-35

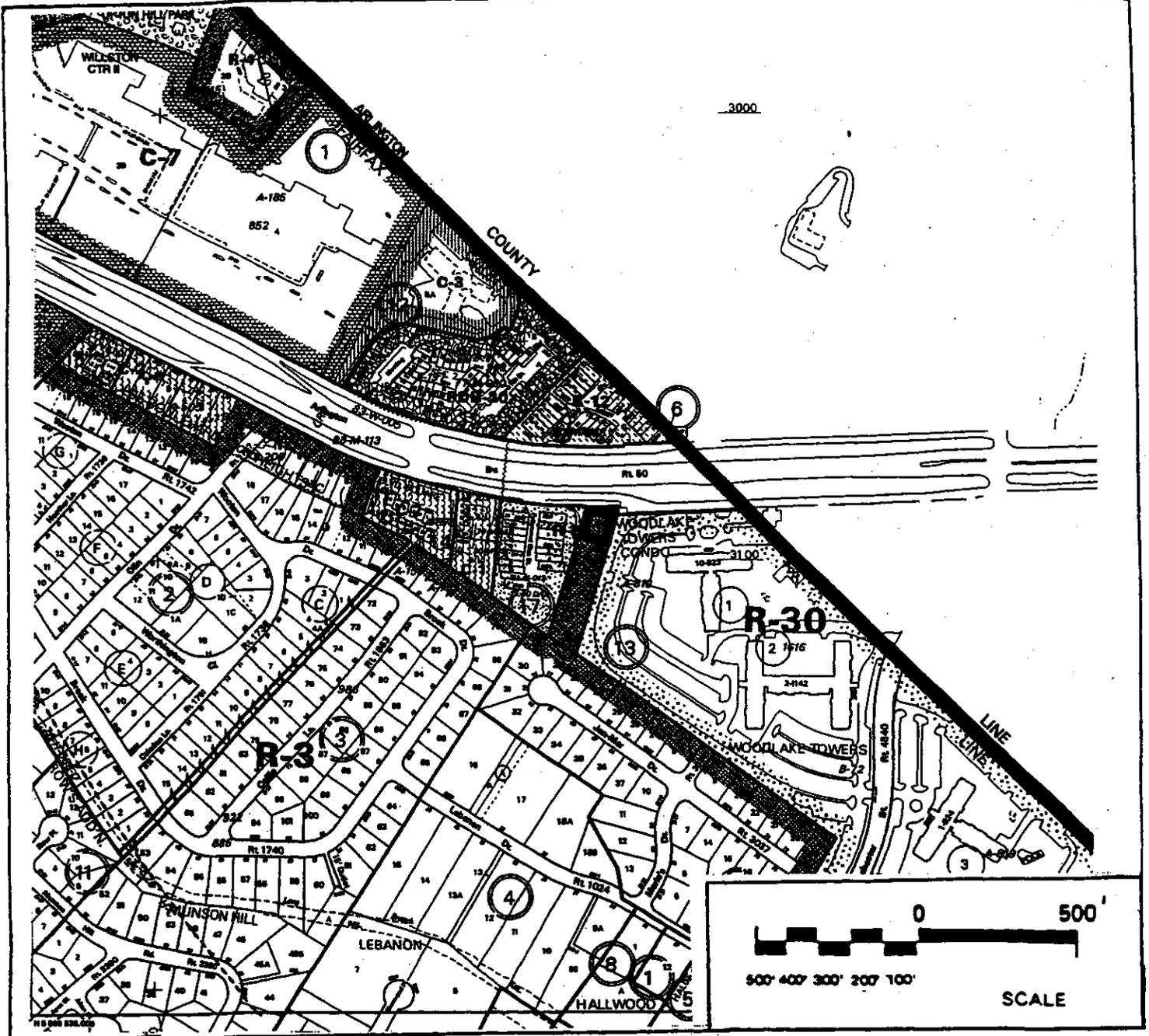
Located: 6025 ARLINGTON BLVD., FALLS CHURCH, VA 22044

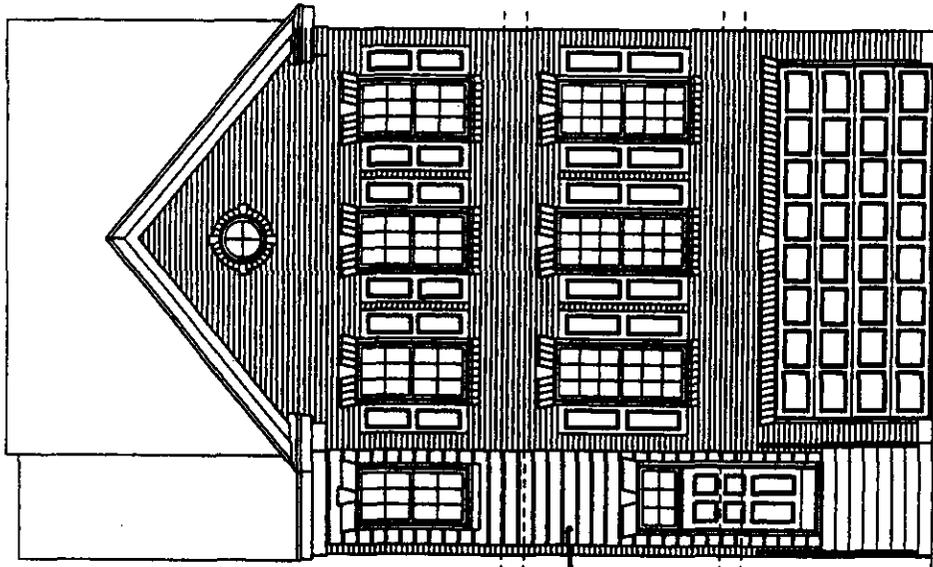
Zoning: PDH- 8

Plan Area: 1

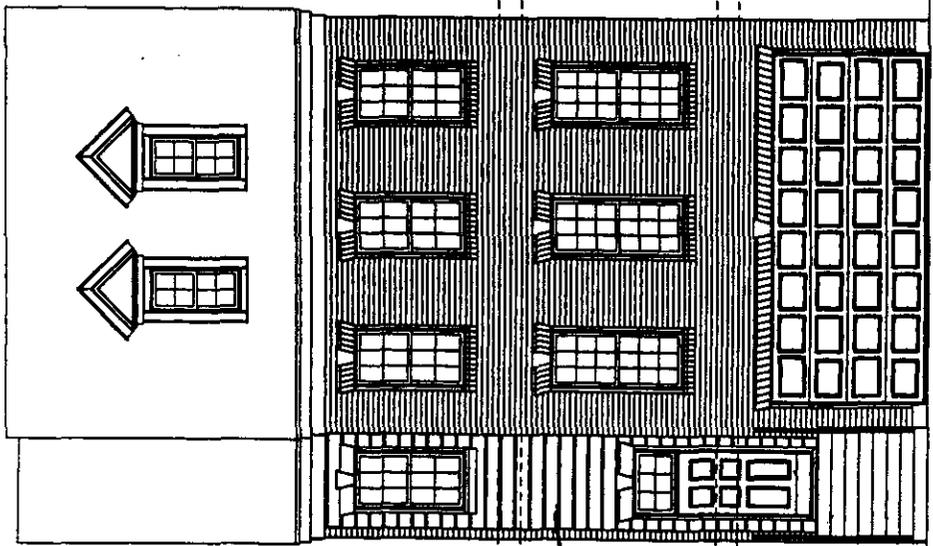
Overlay Dist:

Map Ref Num: 051-4- /01//0011 PT.





FRONT ELEVATION 'B'



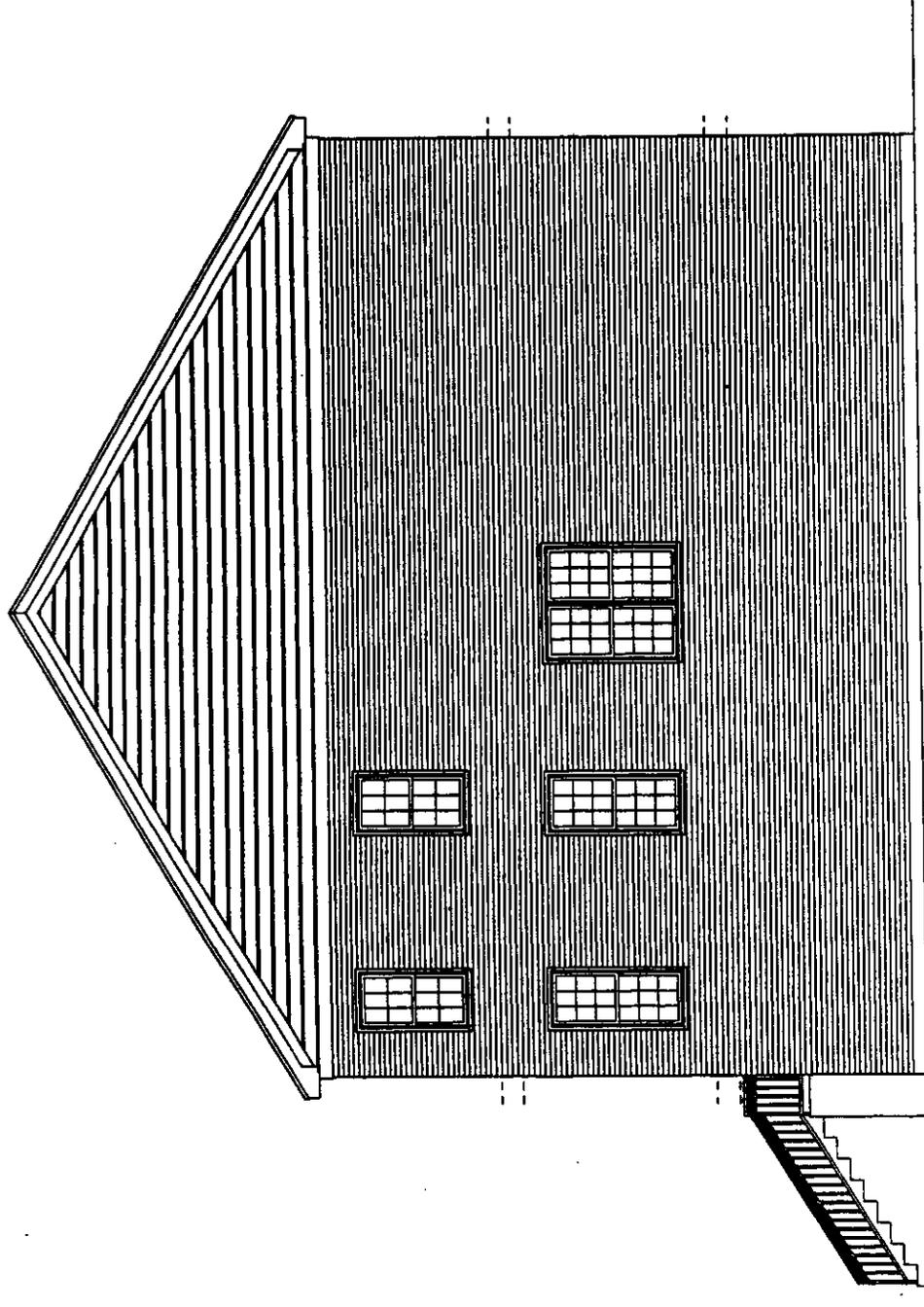
FRONT ELEVATION 'A'



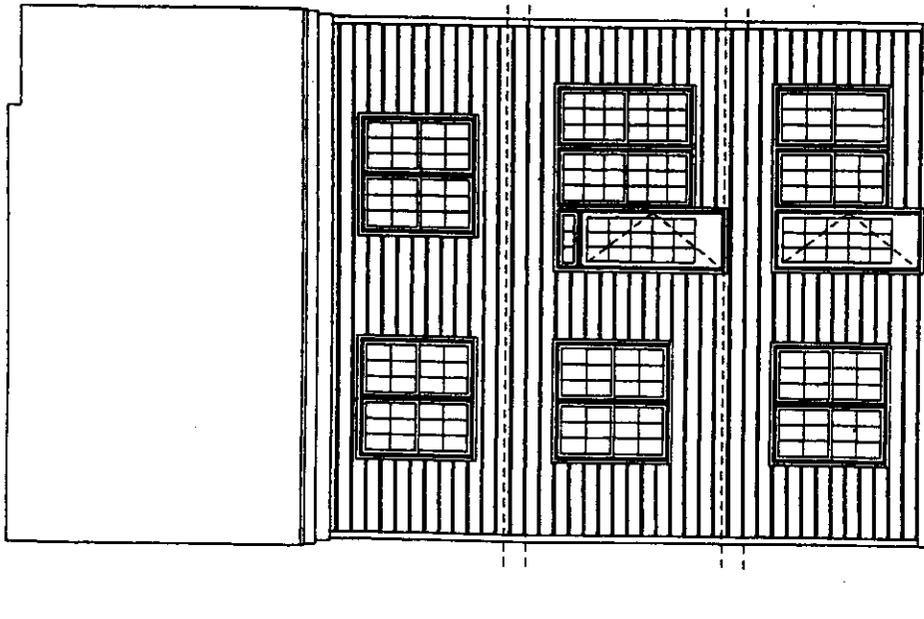
DATE: PRELIMINARY STAGE

FALLSWOOD GLENN COURT EXTENSION

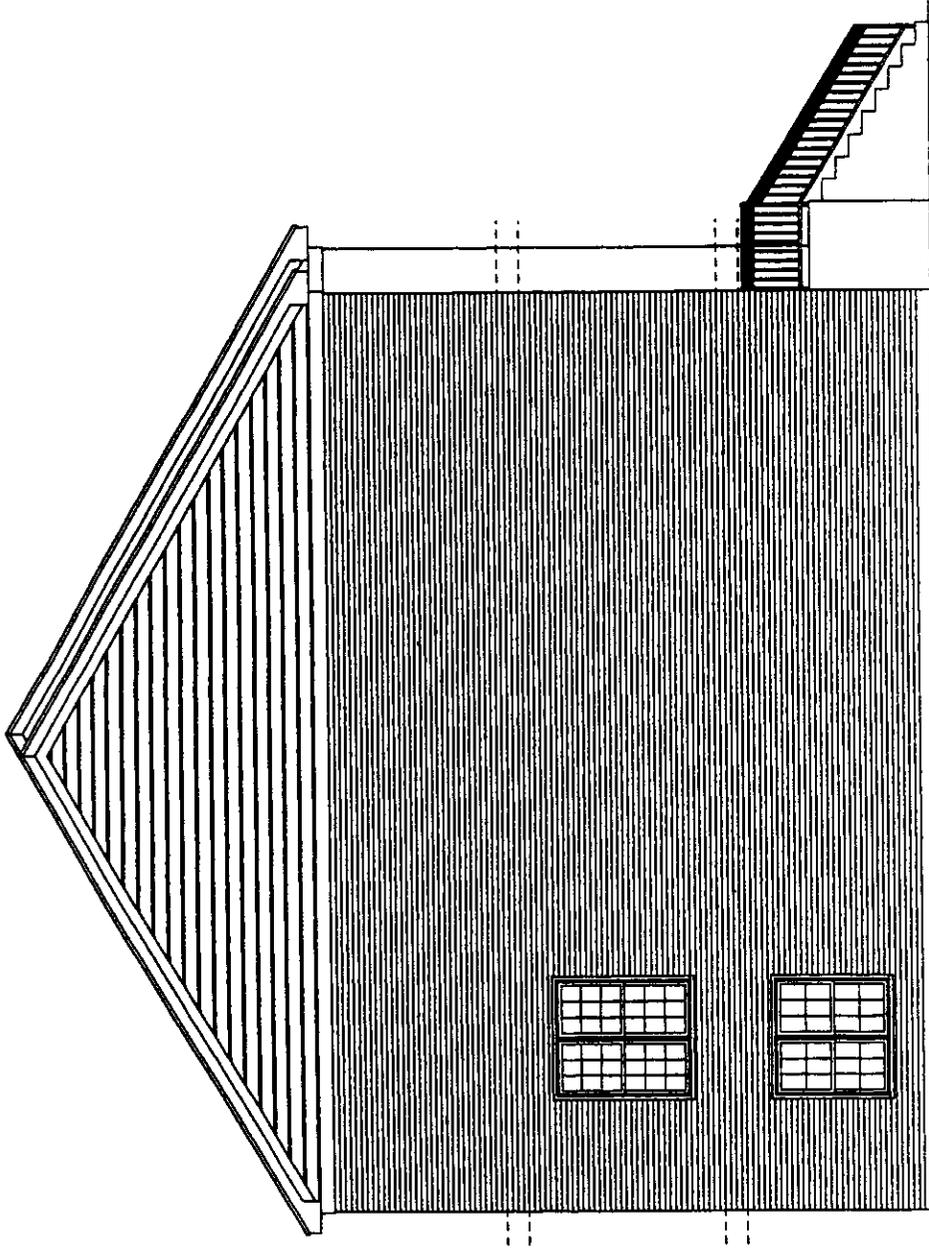
344400 DEVELOPMENT
550 NORTH ARLINGTON STREET
ARLINGTON VIRGINIA 22205



RIGHT ELEVATION



REAR ELEVATION



LEFT ELEVATION
1/4" = 1'-0"

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

DESCRIPTION OF APPLICATION

- PROPOSAL:** Proposal to rezone the 1.11 acre subject parcel from the R-3 District to a PDH-8 District to allow for development of 6 single family attached dwellings with 1 single family detached dwelling to remain, subject to a Category 5 Special Exception as a bed and breakfast on a 15,891 sq. ft portion of the site.
- LOCATION:** Generally located on the south side of Arlington Boulevard approximately 450 feet west of the Arlington County Line (6025 Arlington Boulevard).
- ACREAGE:** 1.11 acres (RZ/FDP)
15,891 sq. ft (SE)
- PROPOSED DENSITY:** 6.28 du/ac on 1.11 acres
- PROPOSED WAIVERS:** Request to waive the 2 acre minimum district size for a Planned District to allow for a 1.11 acre PDH-8 district.
- Request to modify the transitional screening requirements to the south in favor of existing vegetation.
- Request to waive the barrier requirements to the south.

LOCATION AND CHARACTER

The 1.11 acre site is located approximately 450 feet west of the Arlington County line on the south side of Arlington Boulevard. The site is accessible via a service drive that runs adjacent to Arlington Boulevard. An existing single family detached dwelling that operates as a five (5) guest room bed and breakfast occupies the northern-most portion of the property and the remainder of the property is forested.

The parcels surrounding the property are residential in use. Single family detached dwellings exist to the south, high-rise condominiums exist to the east, and single family attached dwellings exist to the west and north. In addition to residential uses, there is a mixture of commercial and office uses in the vicinity of the subject property.

SURROUNDING AREA DESCRIPTION			
Direction	Use	Zoning	Plan
North	Residential (single-family attached)	R-12	Residential 8-12 du/ac
South	Residential (single-family detached)	R-3	Residential 2-3 du/ac
East	Multi-family (high-rise condominiums)	R-30	Residential 16-20 du/ac
West	Residential (single-family attached)	R-8	Residential 2-3 du/ac with option for 5-8 du/ac

BACKGROUND

Site History

In 1939, the existing single family dwelling was constructed and the bed and breakfast was established. In 1955, the property was purchased by Marie F. Bryan who continued operation of the "tourist home" which remains open for business to this day.

While there have been no actions taken with respect to this property it is important to note that the Board of Supervisors, in 1993, with rezoning case RZ 81-M-012 accepted proffers which provided for an interparcel access to the subject property through the Fallswood Subdivision to the west, via a public access easement over the private street.

COMPREHENSIVE PLAN PROVISIONS (Appendix 5)

- Plan Area:** Baileys Planning District, Area I
- Planning Sector:** Glen Forest Community (B2)
- Plan Map:** Residential, 5-8 dwelling units/acre
- Plan Text:**

On page 68 of the Baileys Planning District in the 2000 edition of the Area I Plan, under the heading, "Recommendation, Land Use," the Plan states:

- "2. To provide a transition in intensity of land uses between the northern portion of the Arlington Boulevard corridor and the Lee Boulevard Heights subdivision to the south of Arlington Boulevard, Parcels 51-4 ((1)) 9, 10 and 11, on the south side of Arlington Boulevard between Woodlake Towers, and the existing townhouse office development and medical care facility, if consolidated, are planned for residential use at 5-8 dwelling units per acre, with access provided as shown on Figure 22..."

ANALYSIS

Conceptual/Final Development Plan/SE Plat (Copy at front of staff report)

Title of CDP/FDP/SE Plat: Mackey Property

Prepared By: Bowman Consulting Group

Original and Revision Dates: May 25, 2001, as revised through May 1, 2002

Description of the combined CDP/FDP/SE Plat:

Mackey Property CDP/FDP/SE Plat	
Sheet #	Description of Sheet
1 of 3	Cover Sheet with notes, vicinity map and contact information
2 of 3	Special Exception Plat/ Conceptual Development Plan/Final Development Plan site layout, site tabulations and legend
3 of 3	Landscape Plan and existing vegetation map with soils map, tree cover calculations, plant list notes and legends.

The CDP/FDP/SE Plat as shown on Sheet 2 depicts the following:

The existing bed and breakfast along with it's associated parking is situated at the northern- most portion of the property and six (6) single family attached dwellings are proposed to locate in the southern portion of the property. The attached units will be constructed in two (2) rows, each consisting of three (3) three-story units facing one another in an east-west orientation, approximately 55 feet from the southern property line. Separating the two rows of attached dwellings is a private street that will be 24 feet wide and will connect with the existing access to the west.

Approximately 70% of the 1.11 acre site will remain open space. Included in the open space area is a Tree Save Area to the west, transitional screening and a conservation easement to the south. The site also proposes a stormwater management facility to be located approximately 170 feet from the northern property line and approximately 20 feet from the eastern property line.

Access to the bed and breakfast is gained via an existing service drive that runs adjacent to Arlington Boulevard. Access to the proposed single family attached dwellings will be via Fallswood Court, the existing private street that is used to access the townhouse community. Pedestrian access to the bed and breakfast is proposed via a five (5) foot wide concrete sidewalk that will connect to the existing sidewalk that is adjacent to the existing service drive.

Transportation Analysis (Appendix 6)

The Department of Transportation has reviewed the subject application. These plans, as submitted, indicate both pedestrian access and the necessary inter-

parcel vehicular access to the site. There are no outstanding transportation issues.

Sanitary Sewer Analysis (Appendix 7)

The application property is located in the Four Mile Run (H) Watershed and will be sewerred into the Arlington County Treatment Plant. Based upon current and committed flow, excess capacity is available at this time and the existing 8 inch pipe line located in Arlington Boulevard, approximately 60 ft from the property is adequate for the proposed use. As proffered there are no sanitary sewer issues associated with this request.

Water Service Analysis (Appendix 8)

The application property is located within the Fairfax County Water Authority service area. Adequate domestic water service is not available at the site. An offsite water main extension will be necessary to satisfy fire flow requirements and accommodate water quality concerns.

Fire and Rescue Analysis (Appendix 9)

The application property is serviced by the Fairfax County Fire and Rescue Department Station #28, Seven Corners, and currently meets fire protection guidelines. There are no Fire and Rescue issues associated with this request.

Schools Analysis (Appendix 10)

The Fairfax County Public Schools Facility Planning Division reports that Glen Forrest Elementary, Glasgow Middle and Stuart High School will serve the property and that the expected enrollment increase resulting from this project will be approximately 1 high school student.

Stormwater Management Analysis (Appendix 11)

The Stormwater Planning Division indicates that there are no downstream complaints on file, that no downstream deficiencies are identified in the Fairfax County Master Drainage Plan relative to this project and that there are no outstanding stormwater management issues associated with this request.

Park Authority Analysis (Appendix 12)

The proposal will add approximately 25 residents to the current Jefferson District population. A contribution to the Fairfax County Parks Authority in the amount of \$6,685 (\$955 per dwelling unit) is proffered with this proposal in lieu of providing on-site recreation facilities to future residents of this development.

Land Use and Environmental Analysis (Appendix 5)

The Plan indicates that this parcel has a density range of 2-3 dwelling units per acre; however, there is a plan option that will permit a density range of 5-8 dwelling units per acre. The Comprehensive Plan indicates that providing a transition in intensity of land uses between the northern portion of the Arlington Boulevard corridor and the Lee Boulevard Heights subdivision to the south of Arlington Boulevard between Woodlake Towers and the exiting townhouse office development and medical facility is an objective. The Plan further states, if the parcels in this area are consolidated, a density range of 5-8 dwelling units per acre is appropriate. The project is the last remaining piece in this area to be developed. The proposal would essentially consolidate the area by tying into the existing access through the Fallswood Court Townhouse development, by developing the townhouse component of the proposal to be compatible with the existing townhouses in the area, and by providing streetscape and barriers consistent with those that exist in the Fallswood Court community. The application and development plan have been evaluated according to the Comprehensive Plan guidance cited previously and Staff is of the opinion that the proposed use and density are in harmony with the Comprehensive Plan recommendations for the site. There are no significant design, environmental or compatibility issues posed by the development plan.

Residential Development Criteria

The Comprehensive Plan recommends a density of 2-3 du/ac with an option for 5-8 du/ac. At a proposed density of 6.28 du/ac, the application is above the base level of the density range recommended by the Plan and should therefore satisfy 50% of the applicable criteria. The Residential Development Criteria specified in the Policy Plan adopted August 6, 1990, amended April 8, 1991, lists 10 Residential Development Criteria. Of the criteria listed, 5 are applicable to and will be met by this project. Staff's evaluation of these criteria is as follows:

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, efficient and coordinated pedestrian, vehicular and bicycle circulation. **(FULL CREDIT)**

The proposed development plan is compatible with the adjacent developments in terms of unit type, lot sizes and density. The southern buffer is comprised of a transitional screening area and a conservation easement, which provides additional screening to the residences to the south, as well as preservation of additional vegetation that will assist with management of stormwater quality. The western buffer includes a sizeable tree save area. Pedestrian access will be provided with a concrete sidewalk segment along the northern boundary of the property that will connect to the existing sidewalk. Vehicular access to the bed and breakfast will be gained through the use of an existing service drive and access to the attached dwellings in the southern portion of the site will be gained via Fallswood Glen Court (an existing private street accessible from the existing service drive). The applicant is proposing architecture, materials and streetscape that are compatible with the existing townhouse development to the west.

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. **(NOT APPLICABLE)**
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 areas and other passive recreational facilities in excess of County ordinance requirements, other than those defined in the County's Environmental Quality Corridor policy. **(FULL CREDIT)**

The open space requirement for the PDH-8 district is 25% of the area. The CDP/FDP/SE Plat proposes 52% open space, which is more than double the requirement.

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 CDP/FDP/SE Plat proposes approximately 52% open space. Included in the open space calculations is an area with mature vegetation along the southern boundary that will remain undisturbed and is labeled as a conservation area. Immediately north of the conservation area, the project proposes a transitional screening area that is approximately 2,000 square feet in area. Also, a sizeable area has been designated as a tree save area, which also contains mature vegetation, along the western boundary and supplemental plantings.

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 a maximum of seven (7) dwellings, 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 density in excess of the low end of the density range recommended in the Comprehensive Plan. The applicant has proffered to provide a 1.0% contribution of the estimated sales price for the proposed units to the Housing Trust Fund. Therefore, full credit is warranted.

9. Preserve, protect and/or restore structural, historic or scenic resources which are of architectural and/or cultural significance to the County's heritage. **(NOT APPLICABLE)**
10. Integrate land assembly and/or development plans to achieve Plan objectives. **(FULL CREDIT)**

The proposed development will utilize compatible streetscape, architecture and materials as the development to the west (Fallswood Court), and will utilize the interparcel access provided to the property as part of the proffers accepted by the Board for the rezoning case for the property to the west.

SUMMARY

In order to receive favorable consideration for development above the base level of the plan range, fulfillment of at least fifty percent (50%) of the relevant development criteria is recommended. The applicant has satisfied 5 of the 5 applicable criteria (100%). In Staff's opinion, the proposed development satisfies the applicable criteria to merit favorable consideration of the requested density.

ZONING ORDINANCE PROVISIONS

The table below evaluates the project against the R-8 district bulk regulations which is the most comparable conventional zoning district. Also, a special exception request to operate a bed and breakfast in the existing single family residence/bed and breakfast is a part of this proposal. Should the proposed PDH-8 rezoning request be approved, the special exception request is evaluated according to the R-8 bulk standards for comparative purposes. The properties adjacent to the subject property are residential in nature. For single family attached units a 5 foot front yard is required, a 10 foot side yard and a 20 foot rear yard. The setbacks depicted on the CDP/FDP/SE Plat show 18 foot minimum front yards, 4 foot minimum side yards, and 10 foot minimum rear yards. Although the side and rear yards are smaller than in the R-8 district, there is open space around the lots that provides additional buffering between the proposed units and existing units. Below is a table that provides an overview of the R-8 bulk standards against the special exception proposal.

	Bulk Standards (R-8)		
Standard	Required	Provided (PDH-8)	Provided (SE-ATD)
District Size	2 acres	1.11 acres*	15,891 sq. ft.
Building Height	35 ft max.	35 ft.	25 ft.
Front Yard**	9 ft.	18 ft. min	66 ft.
Side Yard **	10 ft.	4 ft. min	13 ft.
Rear Yard**	20 ft.	10 ft. min	41 ft.
Open Space	25% of Gross District Area	53%	70%
Parking	14 spaces	26 spaces	10 spaces

* A waiver of minimum district size is being requested as part of this application.
 ** The R-8 yard requirements are a guideline for this project. The PDH-8 district does not specify minimum yards.

Waiver of Minimum District Size Requirements

The proposed project does meet the 2-acre minimum district requirement. The subject property is an infill lot that was not consolidated when 51-4 ((1)) 9 and 10 to the west were developed. Development of the parcels to the west leaves no other opportunity to consolidate. Staff is of the opinion that a waiver of the minimum District Size is appropriate.

WAIVERS/MODIFICATIONS

Waiver of Transitional Screening Requirements

Transitional Screening		
Direction and Use	Required	Provided (PDH-8)
South (detached dwellings)	25 ft. wide planted area	Planted area ranging in width from 32 ft. to 65 ft.**
West (attached dwellings)	None	Buffer ranging from 5 ft. to 30 ft.

**Modifications to the transitional screening requirements are being requested as part of this application.

There are no transitional screening requirements for the bed and breakfast use; however, the single family attached dwelling units are subject to transitional screening requirement Type 1 along the southern property line. Article 13 of the Zoning Ordinance indicates the following requirements, in part:

- one large evergreen tree with an ultimate height of 40 feet or greater for every 10 linear feet, plus one medium evergreen tree with an ultimate height of 20 to 40 feet for every 5 linear feet or with Director's approval, one large deciduous tree with an ultimate height of 50 feet or greater for every 15 linear feet plus one medium evergreen tree with an ultimate height of 20 to 40 feet for every 5 linear feet.

The subject site is forested with mature vegetation. The project provides 100 feet of mature vegetation along the southern boundary, ranging in depth from 5 feet to 40 feet that will be preserved as a conservation easement. Further, the project proposes approximately 2,000 square foot rectangular-shaped tree save area, generally located adjacent to the southwest boundary of the special exception area, in addition to perimeter plantings that traverse the eastern, southern, and western property boundaries. The Zoning Ordinance only specifies that transitional screening is required along the southern boundary of the project site. Staff is of the opinion that adequate buffering will be provided to the existing single family detached residences to the south and that preserving the existing mature vegetation is appropriate. Staff recommends approval of the request to modify the transitional screening requirements.

Waiver of the Barrier Requirements

Barrier Requirements		
Direction and Use	Required	Provided (PDH-8)
South (detached dwellings)	42-48 in. wall in brick, block, or wood	None.***

***Modifications to the barrier requirements are being requested as part of this application.

The bed and breakfast has no barrier requirements but the single family attached dwelling units are subject to Barrier Requirement Type A or B along the southern property line.

The project does not propose a barrier; however, there is significant mature vegetation existing in this area. Staff is of the opinion that removing the existing mature vegetation to insert a wall would not further the purpose of screening and would not be appropriate in this instance. Staff recommends approval of the barrier requirement waiver.

OTHER ZONING ORDINANCE REQUIREMENTS:

Planned Development General Standards (Section 16-101)

A rezoning application or development plan amendment application may only be approved for a planned development under the provisions of Article 6 if the planned development satisfies the following general standards:

1. The planned development shall substantially conform to the adopted Comprehensive Plan with respect to type, character, intensity of use and public facilities. Planned developments shall not exceed the density or intensity permitted by the adopted Comprehensive Plan, except as expressly permitted under the applicable density or intensity bonus provisions.

The density range for the subject property is 5-8 du/ac. The project has a density of 6.28 du/ac. This project is in conformance with the Comprehensive Plan, therefore the provisions of General Standard 1 have been met.

2. The planned development shall be of such design that it will result in a development achieving the stated purpose and intent of the planned development district more than would development under a conventional zoning district.

The intent of the Planned Development District is to promote innovative and creative design, as well as a mixture of housing types. The project proposes to rezone to PDH-8. The conventional zoning district most similar to the PDH-8 district is R-8. A bed and breakfast has existed at this site for many years and over the course of time residential uses have developed around the bed and breakfast. The project proposes a development that will be compatible with those residential uses and proposes to bring the existing bed and breakfast into conformance with the current Zoning Ordinance requirements. The conventional zoning district (R-8) does not have provisions for such a mixed-use project, but the PDH-8 district does. The design of the project meets the requirements set forth in the Zoning Ordinance for such a district, with the exception of minimum district size. Staff is of the opinion that the provisions of General Standard 2 have been met.

3. The planned development shall efficiently utilize the available land, and shall protect and preserve to the extent possible all scenic assets and natural features such as trees, streams and topographical features.

The project proposes to preserve 52% of the site as open space. Staff is of the opinion that General Standard 3 has been met.

4. The planned development shall be designed to prevent substantial injury to the use and value of existing surrounding development, and shall not hinder, deter, or impede development of surrounding undeveloped properties in accordance with the adopted Comprehensive Plan.

The parcels adjacent to the subject parcel are residential in use. The proposed project will also be residential; it falls within the density range recommended by the Comprehensive Plan; the architecture, building materials, and streetscape will be compatible with the residential community to the west. Also, the project will have access via a public easement over the existing private street and the subject property will seek to be annexed into the existing Fallswood Home Owners' Association (to the west). Staff is of the opinion that General Standard 4 has been met.

5. The planned development shall be located in an area in which transportation, police and fire protection, other public facilities and public utilities, including sewerage, are or will be available and adequate for the uses proposed; provided, however, that the applicant may make provisions for such facilities or utilities which are not presently available.

The subject parcel is located within a developed area that has access to public services and facilities. As proffered and conditioned, Staff is of the opinion that this project meets the provisions of General Standard 5.

6. The planned development shall provide coordinated linkages among internal facilities and services as well as connections to major external facilities and services at a scale appropriate to the development.

The project has been reviewed to ensure that adequate facilities are provided for the development. As proffered and conditioned, Staff is of the opinion that, this project meets the provisions of General Standard 6.

Planned Development Design Standards (Section 16-102)

The intent of the P-District is to allow flexibility in the design of all planned developments; to ensure this, design standards were established to review such rezoning applications. The following design standards apply:

1. In order to complement development on adjacent properties, at all peripheral boundaries of the planned development district, the bulk regulations and landscaping and screening provisions shall generally conform to the

provisions of that conventional zoning district which most closely characterizes the particular type of development under consideration.

As previously discussed, staff is of the opinion that this standard is met.

2. Other than those regulations specifically set forth in Article 6 for a particular P district, the open space, off-street parking, loading, sign and all other similar regulations set forth in the Zoning Ordinance shall have general application in all planned developments.

The project meets the P district requirements as set forth in the Zoning Ordinance. Staff of the opinion that this standard has been met.

3. Streets and driveways shall be designed to generally conform to the provisions set forth in the Zoning Ordinance and all other County Ordinances and regulations controlling same, and where applicable, street systems shall be designed to afford convenient access to mass transportation facilities. In addition, a network of trails and sidewalks shall be coordinated to provide access to recreational amenities, open space, public facilities, vehicular access routes, and mass transportation facilities.

This project has been reviewed for conceptual compliance with the Zoning Ordinance provisions. The CDP/FDP/SE Plat does indicate that the street design is consistent with the provisions of the County Public Facilities Manual. Further, the DCP/FDP/SE Plat depicts driveways that are a minimum of 18 feet long and the proposed proffers also specify 18 feet long driveways. This project is subject to site plan review, at which time, a more comprehensive review will be completed. Staff is of the opinion that as proffered and conditioned, this standard has been met.

Special Exception General Standards (Section 9-006)

1. The proposed use at the specified location shall be in harmony with the adopted Comprehensive Plan.

The application requests a special exception to permit the existing bed and breakfast in the existing single family home, located on the subject site, to continue to operate. The subject site is designated for residential use at a density of 5-8 du/ac by the Comprehensive Plan. The bed and breakfast will be operated from a single family detached dwelling and is compatible with the surrounding residential uses. Staff is of the opinion that the project is in harmony with the Comprehensive Plan and that this standard has been met.

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

The general purpose and intent of the PDH-8 district is to promote innovative mixed-use projects as well as encourage a variety of housing types. The request for a special exception to continue to operate the existing a bed and

breakfast from the existing single family detached dwelling is compatible with the PDH-8 district's intent to promote mixed use projects. Staff is of the opinion that this project is in harmony with the zoning district regulations and that this standard has been met.

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

The parcels surrounding the subject parcel are residential uses with varying intensity. The project requests approval to continue to operate an existing bed and breakfast from an existing single family detached dwelling, which would be compatible with the adjacent residential uses. Additionally, the project proposes to preserve approximately 70% of the special exception area as open space, which will provide buffering to the adjacent parcels. Staff is of the opinion that since the bed and breakfast will operate from an existing single family residence, the proposal as conditioned is in harmony with the Comprehensive Plan and meets the requirements of the Zoning Ordinance. This standard has been met.

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

The existing bed and breakfast has vehicular access via an existing service drive and pedestrian access via the proposed sidewalk segment that will connect to the existing sidewalk to the east and west of the property. This standard has been met.

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

The Zoning Ordinance indicates no transitional screening or barrier requirements for the bed and breakfast use. However, the project proposes to preserve 70% of the special exception area as open space, which provides adequate buffering to the northwest, south and east. Staff is of the opinion that this standard has been met.

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



The open space requirement for the PDH-8 district is 25%. The project proposes to preserve approximately 70% of the special exception area as open. This standard has been met.

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

Article 11 indicates 7 parking spaces are required for the bed and breakfast use. The project proposes 10 parking spaces. This standard has been met.

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

The signs for this project will comply with the provisions of Article 12. As conditioned, this standard has been met.

Standards for all Category 5 Special Exception Uses (Section 9-503)

These standards are provided in a checklist as part of Appendix 13.

Additional Standards for Bed and Breakfast Uses (Section 9-526)

1. The Board shall determine that the proposed bed and breakfast use does not pose any adverse impacts on the surrounding properties and preserves the residential character of the adjacent area.

The proposed bed and breakfast was established at this location in 1939 as a "tourist house". This project does not propose to intensify the bed and breakfast use, nor does it propose significant site changes relative to the bed and breakfast. Staff is of the opinion that the bed and breakfast poses no significant adverse impacts to the surrounding residential properties. This additional standard has been met.

2. All bed and breakfast uses shall be permitted only in residential structures, including normal residential accessory structures. Alterations undertaken on structures shall be limited to those, which will not alter the exterior appearance of the structure from that of a dwelling or normal residential accessory structure.

The existing bed and breakfast is operated from a detached single family dwelling. The project does not propose to alter the exterior of the dwelling. Additional standard 2 has been met.

3. A bed and breakfast shall not include an eating establishment, however breakfast and other light fare may be provided for resident guests. In addition, this provision shall not preclude the filing and approval of a separate Group 7 special permit for a restaurant.

No eating establishment is proposed as part of this application.

4. No off-street parking or loading for the bed and breakfast use shall be located in any required side or rear yard that abuts an R district and all off-street parking spaces shall be adequately screened to minimize adverse impacts on adjacent residential properties. No more than three (3) parking spaces for the bed and breakfast shall be located in any required front yard unless specifically permitted by the Board on a finding that the parking provisions will not adversely affect the character of the surrounding residential area.

A portion of the existing parking lot is within the front yard, however the number of spaces within the front yard do not exceed 3 and there are no spaces in the minimum required side or rear yards. The property most affected by the proposed parking lot is the multi-family residential development to the east, Woodlake Towers. While the proposed parking lot is within 15 feet of the property line to the east, the character of that portion of the adjacent site is similar in nature. The portion of the Woodlake Towers site in closest proximity to the subject site is used as a parking lot which is significantly more intense than the existing bed and breakfast parking lot. Therefore, Staff is making the recommendation to the Board that permit the existing parking lot to remain.

Summary of Zoning Ordinance Provisions

All applicable standards have been satisfied with the proposed development.

CONCLUSIONS AND RECOMMENDATIONS

Staff Conclusions

Staff concludes that the subject applications are in harmony with the Comprehensive Plan and in conformance with the applicable Zoning Ordinance provisions with the execution of the Proffers contained in Appendix 1 of this staff report.

Staff Recommendations

Staff recommends approval of RZ 2001-MA-047 subject to the execution of proffers consistent with those set forth in Appendix 1.

Staff recommends approval of FDP 2001-MA-047.

Staff recommends approval of the request to waive the minimum district size for a planned district.

Staff recommends approval of the request to modify the transitional screening requirement to the south, in favor of existing vegetation.



Staff recommends approval of the request to waive the barrier requirement to the south.

Staff recommends approval of SE 01-M-044 subject to the development conditions set forth in Appendix 2.

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 positions of the Board of Supervisors.

APPENDICES

1. Draft Proffers
2. Proposed Development Conditions
3. Affidavit
4. Statement of Justification
5. Plan Citations, Land Use and Environmental Analyses
6. Transportation Analysis
7. Sanitary Sewer Analysis
8. Water Service Analysis
9. Fire and Rescue Analysis
10. Schools Analysis
11. Stormwater Management Analysis
12. Parks Authority Analysis
13. Zoning Ordinance Checklists
14. Fallswood Court Recorded Plat (depicting interparcel access south of Parcel A)
15. Glossary of Terms

PROFFERS
BILLIE BRYAN MACKEY
RZ/FDP 2001-MA-047
APRIL 19, 2002

Pursuant to Section 15.2-2303(A) of the Code of Virginia, 1950 as amended, the owners and the Applicant, for themselves and their successors or assigns (herein collectively referred to as the "Applicant") in this Rezoning Application filed on property identified on the Fairfax County Tax Map 51-4-001 as Parcel 11, (hereinafter referred to as the Application Property"), agree to the following proffers for the subject property, provided that the Fairfax County Board of Supervisors (hereinafter referred to as the "Board") approves RZ/FDP-2001-MA-047.

1. DEVELOPMENT PLAN

1. Subject to the provisions of Part 4, Section 16, of the Fairfax County Zoning Ordinance ("the Ordinance"), development of the Application Property shall be in substantial conformance with the Plans entitled: "Conceptual/Final Development Plan/Special Exception Plat Mackey Property" ("Plat") containing three (3) sheets and prepared by Bowman Consulting Group dated May 25th, 2001 and last revised April 19, 2002.
- b. Architectural Plans dated March 6, 2002 prepared by Workman Designs.
- c. Pursuant to Part 4, Section 16, of the Ordinance, minor modifications may be permitted in accordance with the Zoning Ordinance as determined by the Fairfax County Zoning Administrator.

2. BARRIER

A solid wooden screening fence similar in style and height to the existing fence (detailed in Exhibit "A" attached hereto and made in part hereof) along the southern boundary of Fallswood Court shall be installed along the southern property line.

3. ARCHITECTURE

The architecture of the townhouses shall be substantially consistent to that which is shown on the Architecture Plans prepared by Workman Designs dated March 6, 2002. Minor modifications from the Architectural Plans may be permitted as determined by the Fairfax County Zoning Administrator. Each residential unit shall have a two (2) car garage. Any conversion of garages that will preclude the parking of vehicles within the garage is prohibited. A covenant setting forth this restriction shall be recorded among the

land records of Fairfax County in a form approved by the County Attorney prior to the sale of any lots and shall run to the benefit of the Homeowner's Association, which shall be established, and the Fairfax County Board of Supervisors. Prospective purchasers shall be advised of the use restriction prior to entering into a contract of sale.

4. CONSERVATION EASEMENT

At the time of site plan approval, the Applicant shall convey to Fairfax County a conservation easement for BMP Practices and Tree Preservation for the area indicated as a proposed Conservation Easement in the location shown on the Plat. Said easement shall be of a content and form approved by the County Attorney.

5. NUMBER OF UNITS

The development shall consist of six (6) new residential units (single family attached dwellings) and the existing guest home, which is proposed to be converted into a bed and breakfast pursuant to SE-01-MA-044. In the event the use of the existing guest home as a bed and breakfast should be discontinued and/or abandoned or Special Exception SE-01-MA-044 is not approved, or if approved, is not established then the existing guest home may be used a single family house or as otherwise allowed by the Zoning Ordinance.

6. STORMWATER

The Applicant shall provide on-site storm water detention and a best management practices ("BMPs") pond in accordance with the requirements of the Fairfax County Public Facilities Manual ("PFM"), unless waived or modified by DPWES. In order to restore a natural appearance to any required stormwater management pond, a landscape plan shall be submitted as part of the first submission of the site plan showing landscaping with native species in possible planting areas of the pond in keeping with the planting policies of Fairfax County. Nothing contained herein shall preclude the use of alternative methods to provide on-site detention of BMPs (eg. Sand filters) as approved by DPWES, if such methods are determined to be in conformance with the Plat.

7. LIMITS OF CLEARING AND GRADING/LANDSCAPING/TREE PRESERVATION

A landscape plan shall be submitted as part of the first submission of site plan(s) and shall be reviewed and approved by the Urban Forestry Branch. The plan shall provide for landscaping consistent in quality and quantity with that shown on the CDP/FDP Plat.

Additional trees and plant material shall be added to the buffer shown on the CDP/FDP Plat at the southern and northern half of the western peripheries to further mitigate the impact on the adjacent residential properties. The number, quality and species required shall be determined by the Urban Forestry Branch. The existing vegetation in these areas shall be preserved to the maximum extent possible.

The limits of clearing and grading shall be clearly marked with a continuous line of flagging prior to the pre-construction meeting and shall clearly delineate the limit of clearing and grading with such flagging throughout the construction period. To ensure the preservation of trees to the maximum extent possible, the limits of clearing and grading and tree save areas shall be protected by tree protection fencing consisting of 14 gauge welded wire attached to 6 foot steel posts driven 18 inches into the ground and placed no farther than 10 feet apart. The tree protection fencing shall be installed prior to the performance of any clearing and grading activities on the site. Trees within the tree protection fencing that are damaged or destroyed by construction activities shall be replaced as determined by the urban forester.

All diseased and/or dying plant material shall be replaced as necessary to maintain a continuous year-round screen, as approved by the Urban Forestry Branch.

8. LIGHTING

Lighting for the site shall meet the Zoning Ordinance standard that glare shall not cause illumination in the adjacent residential district in excess of 0.5 foot candles (fc). All lighting shall be shielded and/or feature full cut-off fixtures, including security and pedestrian lights. Pole mounted lights shall not exceed a total height of 14.5 feet. Lighting fixtures shall be comparable with those of the neighboring Fallswood Homeowners Association which are detailed in Exhibit "B" attached hereto and made a part hereof.

9. HOUSING TRUST FUND

At the time of site plan approval the Applicant shall contribute a sum equaling one percent (1.0%) of the projected sales price of the new single family attached dwellings to be built on each lot to the Fairfax County Housing Trust Fund to assist Fairfax County's low and moderate income housing goals. No such contribution shall be required of the existing guest house/bed and breakfast, until such structure is replaced

with a single family residence(s). The projected sales price shall be determined by the Applicant in consultation with the staff of the Fairfax County Department of Housing and Community Development (HCD) and DPWES. The timing and amount of this contribution may be modified at the Applicant's sole option based upon the adoption of a future amendment to the formula adopted by the Board.

10. **CONVERSION OF BED AND BREAKFAST**

In the event the use of the existing guest house as a bed and breakfast should be discontinued and/or abandoned, or Exception SE-01-MA-044 is not approved, or if approved, is not established then the existing guest house may be used as a single family house or as otherwise allowed by the Zoning Ordinance.

11. **HOMEOWNERS ASSOCIATION**

The Applicant shall request that the Property be incorporated into the adjacent Fallswood Court Homeowners Association. If within 60 days of the request, the Fallswood Court HOA has not responded or has chosen not to incorporate the Application Property, the Applicant will establish a separate Homeowners Association for the proposed development to own, manage and maintain the open space, private streets and all other community-owned land and improvements. Prior to entering into a contract of sale, prospective purchasers of houses shall be notified in writing by the Applicant of the maintenance responsibility of the private streets and open space areas on the Application Property and said purchasers shall be required to acknowledge receipt of this information in writing. This information shall also be included in the Homeowners Association documents. If the Application Property is incorporated into the Fallswood Court HOA, the Applicant shall provide a contribution of up to \$3,000.00 for the legal fees incurred by Fallswood Court in incorporating the Application Property into the Fallswood Court HOA.

Notwithstanding the above, the proposed lot containing the proposed bed and breakfast shall not be subject to the Covenants of the HOA, shall not be obligated to pay Homeowners Association assessments, dues or maintenance fees and shall not be voting member.

12. **PARKS CONTRIBUTION**

Prior to subdivision bond release, pursuant to Section 6-110 of the Zoning Ordinance, the Applicant shall contribute the sum of \$955.00 per approved new residential units for six (6) dwelling units (\$5,730.00), to the Fairfax County Park

PROFFERS
BILLIE BRYAN MACKEY
RZ/FDP 2001-MA-047

Authority for use on recreational facilities in a nearby County Park at such time as the bed and breakfast is converted to a single family dwelling (as set forth above). The applicant shall contribute the sum of \$955.00 to the Fairfax County Park Authority for use on recreational facilities in a nearby County Park.

APPLICANT AND TITLE OWNER OF TAX MAP 51-4-001-PARCEL 11

Marie F. Bryan Trust

By: _____
Billie Bryan Mackey, Trustee



PROPOSED DEVELOPMENT CONDITIONS

SE 01-M-044

June 25, 2002

If it is the intent of the Board of Supervisors to approve SE 01-M-044, located at 6025 Arlington Boulevard, to permit a bed and breakfast, pursuant to Sect. 6-105 of the Fairfax County Zoning Ordinance, the Staff recommends that the Board condition the approval by requiring conformance with the following development conditions:

1. This Special Exception is granted for and runs with the land indicated in this application and is not transferable to other land.
2. This Special Exception is granted only for the purpose(s), structure(s) and/or use(s) indicated on the special exception plat approved with the application, as qualified by these development conditions.
3. Any plan submitted pursuant to this special exception shall be in substantial conformance with the approved Special Exception Plat entitled "Mackey Property", consisting of three (3) pages, prepared by Bowman Consulting Group and dated May 25, 2001, revised through May 1, 2002 and these conditions. Minor modifications to the approved special exception may be permitted pursuant to Par. 4 of Sect. 9-004 of the Zoning Ordinance.
4. The bed and breakfast shall have a maximum of five guest rooms as specified in Article 20 of the Zoning Ordinance.
5. All signage associated with this project shall be subject to Article 12 of the Zoning Ordinance.

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

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

Pursuant to Section 9-015 of the Zoning Ordinance, this special exception shall automatically expire, without notice, thirty (30) months after the date of

approval unless the use has been established or construction has commenced and been diligently prosecuted. The Board of Supervisors may grant additional time to establish the use or to commence construction if a written request for additional time is filed with the Zoning Administrator prior to the date of expiration of the special exception. The request must specify the amount of additional time requested, the basis for the amount of time requested and an explanation of why additional time is required.

REZONING AFFIDAVIT

DATE: February 28, 2002
 (enter date affidavit is notarized)

I, William B. Lawson, Jr., 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

2001-1656

in Application No.(s): RZ/FDP 2001-MA-047
 (enter County-assigned application number(s), e.g. RZ 88-V-001)

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

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

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

NAME (enter first name, middle initial, and last name)	ADDRESS (enter number, street, city, state, and zip code)	RELATIONSHIP(S) (enter applicable relationships listed in BOLD above)
Billie Bryan Mackey,	6025 Arlington Boulevard	Applicant/Title Owner
Trustee for the Marie F. Bryan Trust	Falls Church, VA 22044	
William Barnes Bryan, III		Trustee
William Barnes Bryan, IV		Beneficiary
Andrew Fortescue Bryan		Beneficiary
Lawson & Frank, P.C.	6045 Wilson Boulevard	Attorney/Agent
William B. Lawson, Jr.	Suite 100	
P. David Tarter	Arlington, VA 22205	

(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).

Rezoning Attachment to Par. 1(a)

DATE: February 28, 2002
 (enter date affidavit is notarized)

for Application No. (s): RZ/FDP 2001-MA-047
 (enter County-assigned application number (s))

2001-165-6

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

NAME (enter first name, middle initial, and last name)	ADDRESS (enter number, street, city, state, and zip code)	RELATIONSHIP(S) (enter applicable relationships listed in BOLD above)
Dewberry & Davis, LLC Philip G. Yates	8401 Arlington Boulevard Fairfax, VA 22031	Planner/Agent
Bowman Consulting Group, LLC Kenneth I. Griffin Steven A. Vinisky	14020 Thunderbolt Place Suite 300 Chantilly, VA 20151	Engineer/Agent Planners
Weichert, Realtors James A. Bryant Patricia S. Bryant	McLean Dolley Madison 1313 Dolley Madison Boulevard McLean, VA 22101	Real Estate Broker/ Agent Agent
RE/MAX Distinctive Real Estate, Inc. N. Casey Margenau William P. Lunger	1307 Dolley Madison Boulevard McLean, VA 22101	Real Estate Broker/ Agent Agent Broker
Workman Design Steven A. Workman	17240 Arrowood Place Round Hill, VA 20141	Residential Designer/ Agent
Sunnyside Development, LLC David B. Springberg	530 N. Abingdon Street Arlington, VA 22203	Contract Purchaser Agent

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

REZONING AFFIDAVIT

DATE: February 28, 2002
(enter date affidavit is notarized)

2001-1656

for Application No. (s): RZ/FDP 2001-MA-047
(enter County-assigned application number(s))

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

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

CORPORATION INFORMATION

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

Lawson & Frank, P.C.
6045 Wilson Boulevard, Suite 100
Arlington, VA 22205

DESCRIPTION OF CORPORATION: (check one statement)

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

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

William B. Lawson, Jr.
Alan B. Frank

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

William B. Lawson, Jr.,	President/Secretary
Alan B. Frank,	Vice President/Treasurer

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

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

Rezoning Attachment to Par. 1(b)

DATE: February 28, 2002
(enter date affidavit is notarized)

2001-1650

for Application No. (s): RZ/FDP 2001-MA-047
(enter County-assigned application number (s))

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

Bowman Consulting Group Ltd.
14020 Thunderbolt Place
Chantilly, VA 20151

DESCRIPTION OF CORPORATION: (check one statement)

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

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

<u>Gary P. Bowman</u>	_____
<u>Andres I. Domeyko</u>	_____
<u>Walter C. Sampsell, III</u>	_____

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g.

President, Vice-President, Secretary, Treasurer, etc.)

<u>Gary P. Bowman</u>	<u>President/Vice President/Secretary/ Treasurer</u>
_____	_____
_____	_____

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

Sunnyside Development, LLC
530 N. Abingdon Street
Arlington, VA 22203

DESCRIPTION OF CORPORATION: (check one statement)

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

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

<u>David B. Springberg, Member</u>	_____
<u>Justine O. Springberg, Member</u>	_____
_____	_____

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g.

President, Vice-President, Secretary, Treasurer, etc.)

_____	_____
_____	_____

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

Rezoning Attachment to Par. 1(b)

DATE: February 28, 2002
(enter date affidavit is notarized)

2001-165 e

for Application No. (s): RZ/FDP 2001-MA-047
(enter County-assigned application number (s))

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

Dewberry & Davis LLC
8401 Arlington Boulevard
Fairfax, VA 22031

DESCRIPTION OF CORPORATION: (check one statement)

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

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

<u>The Dewberry Companies LC</u>	
<u>Larry J. Keller</u>	
<u>Dennis A. Couture</u>	

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

<u>The Dewberry Companies LC, Member</u>	<u>Steven A. Curtis, Member</u>
<u>Larry J. Keller, Member</u>	
<u>Dennis M. Couture, Member</u>	

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

The Dewberry Companies LC
8401 Arlington Boulevard
Fairfax, VA 22031

DESCRIPTION OF CORPORATION: (check one statement)

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

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

<u>Sidney O. Dewberry</u>	<u>Michael S. Dewberry</u>
<u>Barry K. Dewberry</u>	<u>Thomas L. Dewberry</u>
<u>Karen S. Grand Pre</u>	

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

<u>Sidney O. Dewberry, Member</u>	<u>Michael S. Dewberry, Member</u>
<u>Barry K. Dewberry, Member</u>	<u>Thomas L. Dewberry, Member</u>
<u>Karen S. Grand Pre, Member</u>	

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

Rezoning Attachment to Par. 1(b)

DATE: February 28, 2002
(enter date affidavit is notarized)

2001-1656

for Application No. (s): RZ/FDP 2001-MA-047
(enter County-assigned application number (s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
RE/MAX Distinctive Real Estate, Inc.

1307 Dolley Madison Boulevard
McLean, VA 22101

DESCRIPTION OF CORPORATION: (check one statement)

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

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

William P. Lungert

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

William P. Lungert
Thomas A. Bauer

President/Treasurer/Secretary/Director
Vice President

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

Weichert, Realtors
1313 Dolley Madison Boulevard
McLean, VA 22101

DESCRIPTION OF CORPORATION: (check one statement)

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

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

James M. Weichert, sole shareholder

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

James M. Weichert, President/CEO
Bruce Green, Vice President
Ray Chappell, Vice President

Paul Christman, Assistant Secretary
Anthony J. Consi, II, Treasurer
Paul F. Coch, II, Secretary
Karen Sullivan, Assistant Secretary

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

Rezoning Attachment to Par. 1(b)

DATE: February 28, 2002

(enter date affidavit is notarized)

for Application No. (s): RZ/FDP 2001-MA-047

2001-1656

(enter County-assigned application number (s))

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

Workman Design
17240 Arrowood Place
Round Hill, VA 20141

DESCRIPTION OF CORPORATION: (check one statement)

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

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

<u>Steven A. Workman</u>	<u>President/Vice President/Secretary/ Treasurer</u>
_____	_____
_____	_____

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

<u>Steven A. Workman, sole proprietor</u>	_____
_____	_____
_____	_____

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

_____	_____
_____	_____
_____	_____

DESCRIPTION OF CORPORATION: (check one statement)

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

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

_____	_____
_____	_____
_____	_____

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

_____	_____
_____	_____
_____	_____

4 (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: February 28, 2002
(enter date affidavit is notarized)

2001-1656

for Application No. (s): RZ/FDP 2001-MA-047
(enter County-assigned application number(s))

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

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

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

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

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

None

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

4

REZONING AFFIDAVIT

DATE: February 28, 2002
(enter date affidavit is notarized)

2001-1654

for Application No. (s): RZ/FDP 2001-MA-047
(enter County-assigned application number(s))

3. That within the twelve-month period prior to the filing of this application, no member of the Fairfax County Board of Supervisors, Planning Commission, or any member of his or her immediate household, either directly or by way of partnership in which any of them is a partner, employee, agent, or attorney, or through a partner of any of them, or through a corporation in which any of them is an officer, director, employee, agent, or attorney or holds 10% or more of the outstanding bonds or shares of stock of a particular class, has, or has had any business or financial relationship, other than any ordinary depositor or customer relationship with or by a retail establishment, public utility, or bank, including any gift or donation having a value of \$200 or more, with any of those listed in Par. 1 above. **EXCEPT AS FOLLOWS:** (NOTE: If answer is none, either "NONE" on line below.)

None

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

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

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

WITNESS the following signature:

(check one)

[] Applicant

[X] Applicant's Authorized Agent

William B. Lawson, Jr., Attorney

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

Subscribed and sworn to before me this 28th day of February 2002, in the State/Comm. of Virginia, County/City of Arlington.

Ismael Martinez
Notary Public

My commission expires: 3/31/2004

SPECIAL EXCEPTION AFFIDAVIT

DATE: February 11, 2002
(enter date affidavit is notarized)

2001-164a

for Application No. (s): SE 01-M-044
(enter County-assigned application number(s))

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

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

CORPORATION INFORMATION

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

Lawson & Frank, P.C.
6045 Wilson Boulevard, Suite 100
Arlington, VA 22205

DESCRIPTION OF CORPORATION: (check one statement)

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

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

William B. Lawson, Jr.
Alan B. Frank

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

William B. Lawson, Jr. President/Secretary
Alan B. Frank Vice President/Treasurer

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

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

Special Exception Attachment to Par. 1(b)

DATE: February 11, 2002
(enter date affidavit is notarized)

2001-164a

for Application No. (s): SE 01-M-044
(enter County-assigned application number (s))

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

RE/MAX Distinctive Real Estate, Inc.
1307 Dolley Madison Boulevard
McLean, VA 22101

DESCRIPTION OF CORPORATION: (check one statement)

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

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

William P. Lunger

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

Weichert, Realtors
1313 Dolley Madison Boulevard
McLean, VA 22101

DESCRIPTION OF CORPORATION: (check one statement)

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

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

James M. Weichert

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

Special Exception Attachment to Par. 1(b)

DATE: February 11, 2002
(enter date affidavit is notarized)

200-164a

for Application No. (s): SE 01-M-044
(enter County-assigned application number (s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
Bowman Consulting Group, Inc.
14020 Thunderbolt Place, Suite 300
Chantilly, VA 20151

DESCRIPTION OF CORPORATION: (check one statement)

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

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

<u>Gary P. Bowman</u>	_____
<u>Andres I. Domeyko</u>	_____
<u>Walter C. Sampsell, III</u>	_____

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

_____	_____
_____	_____
_____	_____

DESCRIPTION OF CORPORATION: (check one statement)

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

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

_____	_____
_____	_____
_____	_____

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

SPECIAL EXCEPTION AFFIDAVIT

DATE: February 11, 2002
(enter date affidavit is notarized)

2001-164a

for Application No. (s): SE 01-M-044
(enter County-assigned application number(s))

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

PARTNERSHIP INFORMATION

PARTNERSHIP NAME & ADDRESS: (enter complete name, and number, street, city, state, and zip code)
None

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

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

Multiple horizontal lines for listing partner names and titles.

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

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

SPECIAL EXCEPTION AFFIDAVIT

DATE: February 11, 2002
(enter date affidavit is notarized)

2001-164a

for Application No. (s): SE 01-M-044
(enter County-assigned application number(s))

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

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

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

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

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

None

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

Application No(s): SE 01-M-044
(county-assigned application number(s), to be entered by County Staff)

SPECIAL EXCEPTION AFFIDAVIT

DATE: February 11, 2002
(enter date affidavit is notarized)

2001-164a

3. That within the twelve-month period prior to the filing of this application, no member of the Fairfax County Board of Supervisors, Planning Commission, or any member of his or her immediate household, either directly or by way of partnership in which any of them is a partner, employee, agent, or attorney, or through a partner of any of them, or through a corporation in which any of them is an officer, director, employee, agent, or attorney or holds 10% or more of the outstanding bonds or shares of stock of a particular class, has, or has had any business or financial relationship, other than any ordinary depositor or customer relationship with or by a retail establishment, public utility, or bank, including any gift or donation having a value of \$200 or more, with any of those listed in Par. 1 above.
EXCEPT AS FOLLOWS: (NOTE: If answer is none, either "NONE" on line below.)
None

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

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

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

WITNESS the following signature: *William B. Lawson, Jr.*
(check one) Applicant Applicant's Authorized Agent
William B. Lawson, Jr., Attorney
(type or print first name, middle initial, last name, and & title of signee)

Subscribed and sworn to before me this 11th day of February 2002, in the State/Comm. of Virginia, County/City of Arlington

Sonia Martinez
Notary Public

My commission expires: 3/31/2004

LAWSON & FRANK

A PROFESSIONAL CORPORATION

ATTORNEYS AT LAW

SUITE 100

6045 WILSON BOULEVARD

ARLINGTON, VIRGINIA 22205-1546

(703) 534-4800

FACSIMILE (703) 534-8225

E-Mail lpc@aol.com

OF COUNSEL

WILLIAM BARNES LAWSON

MARC E. BETTUS

WILLIAM BARNES LAWSON, JR.

ALAN B. FRANK

INA CHRISTINA CHARVET

P. DAVID TARTER

DEBRA FITZGERALD O'CONNELL

April 1, 2002

Ms. Barbara A. Byron
Director
Office of Comprehensive Planning
Zoning Evaluation Division
Suite 801
12055 Government Center Parkway
Fairfax, Virginia 22035

**RE: *Statement of Justification: Rezoning to PDH-8 and
Special Exception for a Bed and Breakfast
Applicant: Mrs. Billie Bryan Mackey
Fairfax County Tax Map Number: 51-4 ((1)) 11
(The "Property")***

Dear Ms. Byron:

Please accept this letter as our Statement of Justification for the above captioned Applications.

The Property is located at 6025 Arlington Boulevard, Falls Church, Virginia, consisting of 48,587 square feet. The Property is zoned R-3 and in the Mason District. The Property consists of a single family home operating as a guest house. The guest house was established in 1937 as a "tourist home" and has been in operation since then. In 1955, the Property was purchased by the Applicant and her mother, Marie F. Bryan. The Property is held by the Marie F. Bryan Trust which was established by the Applicant's mother in 1986.

The Applicant is seeking a Rezoning of the entire site to the PDH-8 category. The rear of the Property will be developed with six townhouses. In addition, the Applicant is requesting a Special Exception to operate the guest house as a Bed and Breakfast.

Southern Portion

Ms. Barbara A Byron
April 1, 2002
Page Two of Two

The proposed Bed and Breakfast will not require exterior or interior renovations and consists of ^{five} ~~six~~ rental rooms, only five of which will be rented at any one time. There are eight surface parking spaces for the guests and one surface space with a garage space for the Applicant/Manager at the Bed and Breakfast. It is anticipated that the average stay in the Bed and Breakfast will be between 7 and 21 days. The Applicant will serve a buffet style continental breakfast which will be set out on a serving cart between the dining room and the living room. The hours for breakfast will be 7:00 a.m. to 10:00 a.m. Lastly, the Applicant will comply with all applicable Zoning Ordinance requirements, for example, obtaining a Certificate of Occupancy, maintaining an accurate record of each guest and the duration of their stay, and so forth.

The modifications that the Applicant is proposing to the transitional screening and barrier are based upon conversations with the neighbors behind the subject Property. In addition, the Applicant is offering to continue the treatment that was established with the Fallswood Court rezoning. The ~~barrier~~ ^{fence} at the rear of the Property will be a solid wood fence which is specifically what was requested by the immediate neighbors.

The Applicant has requested a waiver of minimum district size requirement for the Special Exception. The lot has not been reduced in width or area since the effective date of the ordinance. The development of the subject lot will not have any detrimental effect on the existing or planned development of adjacent properties. The subject lot is planned for this development. It will integrate well with the abutting townhouse development. The P District allows a Bed and Breakfast which is similar to the use (tourist home) that has existed since the 1930's.

The townhouse project will be compatible with the adjoining Fallswood Court project. Access for the townhouses will be through the Fallswood Court development utilizing an ingress/egress easement established for the benefit of this property when Fallswood Court was subdivided. Access for the Bed and Breakfast will continue to be from the Route 50 service drive.

This project is consistent with the Comprehensive Plan and is an appropriate in-fill development given that it is between the nine story Woodlake Towers to the east (zoned R-30) and Fallswood Court townhouses to the west (zoned R-8). In addition, the buffering and screening established by the Fallswood Court rezoning for the single family neighborhood behind the project will be maintained.

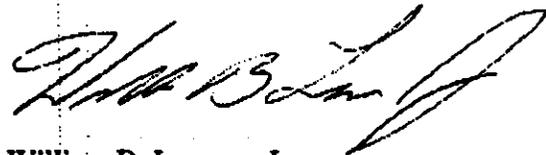
For these reasons, it is respectfully submitted that the Rezoning and Special Exception requests are reasonable and should be granted.

Ms. Barbara A Byron
April 1, 2002
Page Two of Two

Thank you in advance for your consideration and attention to this matter. If you have any questions regarding the enclosed materials or require additional information, you may contact me at (703) 534-4800 at your convenience.

Yours truly,

LAWSON & FRANK, P.C.



William B. Lawson, Jr.

cc: **Billie Bryan Mackey**
David Springberg, Sunnyside Development LLC

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: Land Use and Environmental Analysis for: RZ/FDP 2001-MA-047
SE 01-M-044, Billie B. Mackey

DATE: 11 April 2002

This memorandum includes citations from the Comprehensive Plan that list and explain land use, environmental, and design policies for this property and the application dated December 13, 2001. The application requests a rezoning from R-3 to PDH-8 concurrent with a special exception for a bed and breakfast use. Approval of this application would result a density of 6.28 dwelling units per acre.

CHARACTER OF THE SURROUNDING AREA:

<u>Direction</u>	<u>Use</u>	<u>Plan</u>	<u>Zoning</u>
North	townhomes	8-12 du/ac	R-12
South	single family detached homes	2-3 du/ac	R-3
East	multifamily residential development	16-20 du/ac	R-30
West	townhomes	2-3 du/ac	R-8

COMPREHENSIVE PLAN CITATIONS:

The 1.114-acre property is located in the Glen Forest Community Planning Sector (B2) of the Baileys Planning District in Area I. An assessment of the proposal for conformance with the land use recommendations of the Comprehensive Plan should be guided by the following citations from the Comprehensive Plan:

On page 68 of the Baileys Planning District in the 2000 edition of the Area I Plan, under the heading, "Recommendation, Land Use," the Plan states:

- “2. To provide a transition in intensity of land uses between the northern portion of the Arlington Boulevard corridor and the Lee Boulevard Heights subdivision to the south of Arlington Boulevard, Parcels 51-4((1)) 9, 10 and 11, on the south side of Arlington Boulevard between Woodlake Towers, and the existing townhouse office development and medical care facility, if consolidated, are planned for residential use at 5-8 dwelling units per acre, with access provided as shown on Figure 22...”

The Comprehensive Plan map shows that the property is planned for residential use at 2-3 dwelling units per acre.

PLANNING ANALYSIS:

The application and development plan have been evaluated according to the Comprehensive Plan guidance cited above. The proposed use and density are in harmony with the Comprehensive Plan recommendations for this site. The density requested is appropriate because the access to this site is being coordinated with the similar adjacent development. There are no significant design, environmental, or compatibility issues posed by the development plan.

BGD:ALC

FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

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

FROM: Angela Kadar Rodeheaver, Chief 
Site Analysis Section, DOT

FILE: 3-4 (RZ 2001-MA-047) and
3-5 (SE 01-M-044)

SUBJECT: Transportation Impact

REFERENCE: RZ 2001-MA-047, FDP 2001-MA-047,
SE 01-M-044; Mackey Bed and Breakfast
Land Identification Map: 051-4 ((01)) 011

DATE: February 4, 2002

The Department of Transportation has reviewed the subject application based on revised plans dated December 17, 2000. These plans indicate both pedestrian access and the necessary inter parcel vehicular access to the site.

This application should not create any significant impacts on the surrounding public street system. Therefore, this Department would not object to the approval of the subject application.

AKR/DRS

Cc: Michelle Brickner, Director, Office of Site Development Services, DPW&ES



COMMONWEALTH of VIRGINIA

DEPARTMENT OF TRANSPORTATION

CHARLES D. NOTTINGHAM
COMMISSIONER

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

THOMAS F. FARLEY
DISTRICT ADMINISTRATOR

November 16, 2001

Ms. Barbara A. Byron
Director of Planning and Zoning
Office of Comprehensive Planning
12055 Government Center Parkway, Suite 801
Fairfax, Virginia 22035-5511

Re: RZ 2001-MA-047, FDP 2001-MA-047 & SE 2001-M-044 Mackey
Tax Map # 51-4((11))0011
Fairfax County

Dear Ms. Byron:

I have reviewed the above plan submitted on October 31, 2001, and received on November 5, 2001. The following comments are offered:

1. No proffers were provided for review.
2. A per lot contribution for area transportation improvements should be included. This should be utilized for improvement of the Rt. 50 signalized intersection as a first option.
3. The sidewalk connection to the east should be verified on the construction plan.
4. An access easement should be provided for the house in case the service drive is closed at some point in the future.
5. Alternative sewer connections should be explored to avoid crossing the service drive. No open cutting will be permitted on the service drive.
6. The entrance to the house should be widened to 30'.

If you have any questions, please call me at (703)383-2424.

Sincerely,

A handwritten signature in cursive script that reads "Kevin Nelson".

Kevin Nelson
Transportation Engineer

cc: Ms. Angela Rodehaver
fairfaxrezoningRZ2001-MA-047r21Mackey11-16-01BB

FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

TO: Staff Coordinator DATE: April 15, 2002
 Zoning Evaluation Division, OCP

FROM: Gilbert Osei-Kwadwo (Tel: 324-5025)
 Wastewater Planning & Monitoring Division
 Office of Waste Management, DPW

SUBJECT: Sanitary Sewer Analysis Report

REFERENCE: Application No. RZ/FDP 2001-MA-047
 Tax Map No. 051-4- ((01)) - 0011

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 Four Mile Run (H) Watershed. It would be sewered into the Arlington County Treatment Plant.
2. FAIRFAX COUNTY HAS AN AGREEMENT WITH ARLINGTON COUNTY TO PROVIDE SEWAGE TREATMENT FOR THIS AREA.
3. An existing 8 inch pipe line located in Arlington Blvd and approx. 60 feet from 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>_____</u>	<u>_____</u>	<u>_____</u>	<u>_____</u>	<u>_____</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 of comments: _____

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

November 20, 2001

MEMORANDUM

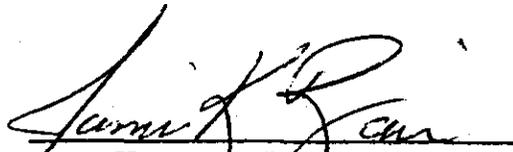
TO: Staff Coordinator (Tel. 324-1250)
Zoning Evaluation Division-Suite 800
12055 Government Center Parkway
Fairfax, Virginia 22035

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

SUBJECT: Water Service Analysis, Rezoning Application RZ 01-M-047
FDP 01-M-047
SE 01-M-044

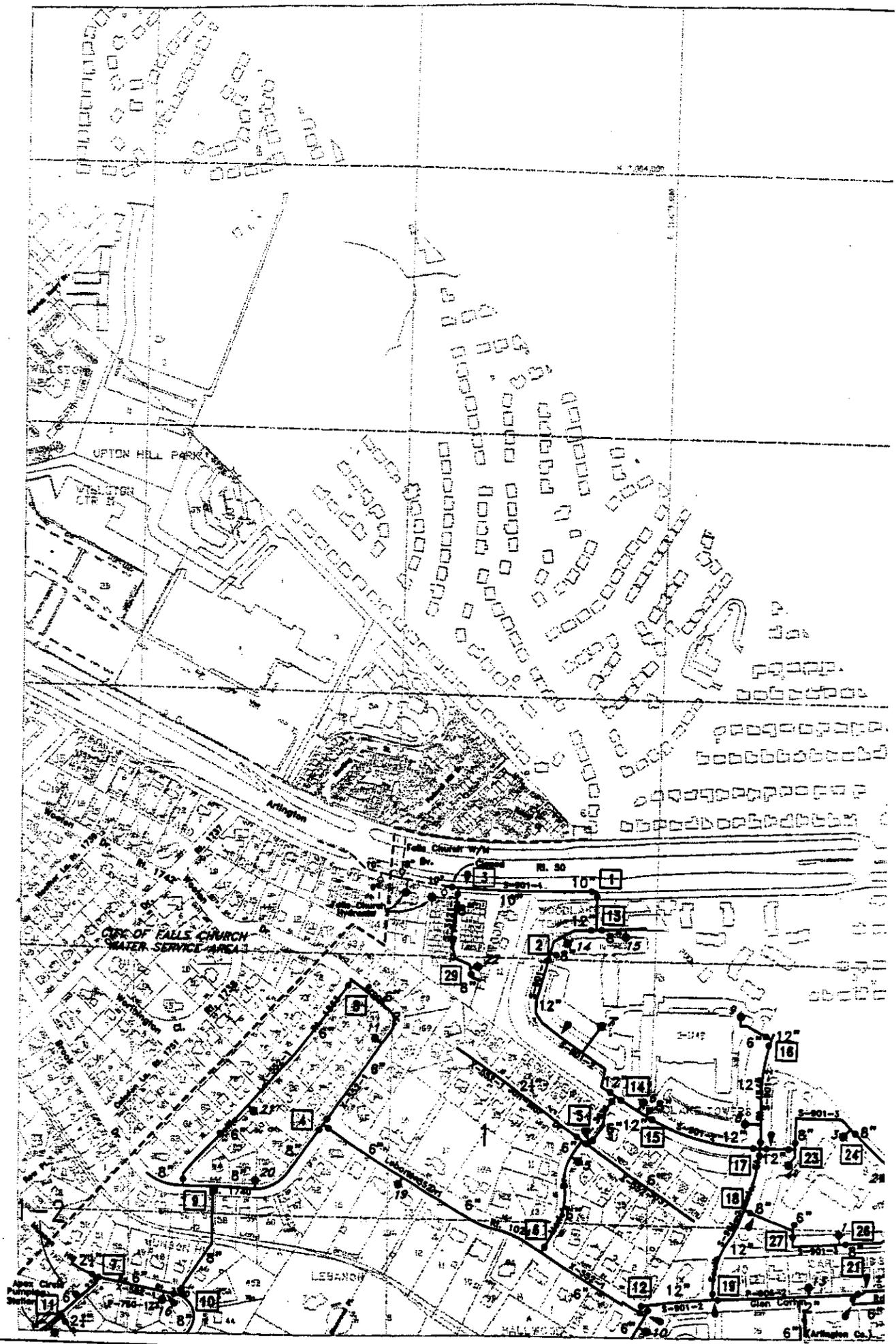
The following information is submitted in response to your request for a water service analysis for the subject rezoning application:

1. The application property is located within the franchise area of the Fairfax County Water Authority.
2. Adequate domestic water service is not available at the site. See enclosed property map and Generalized Development Plan.
3. An offsite water main extension will be necessary to satisfy fire flow requirements and accommodate water quality concerns.


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

Attachment

FALLS CHURCH



UPTON HILL PARK

FALLS CHURCH WATER SERVICE AREA

LEBANON

Apex Circle
Patriot
Station

2-901-3

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FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

November 8, 2001

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

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

SUBJECT: Fire and Rescue Department Preliminary Analysis of Rezoning Application RZ 2001-MA-047, Final Development Plan FDP 2001-MA-047 and Special Exception Application SE 01-M-044

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 #28, Seven Corners.
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 ___ of a mile outside the fire protection guidelines. No new facility is currently planned for this area.

Date: 4/11/02

Case # RZ-01-MA-047

Map: 51-4

PU 2357

Acreage: 1.11

Rezoning

From : R-3 To: PDH-8

TO: County Zoning Evaluation Branch (DPZ)

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	9/30/01 Capacity	9/30/01 Membership	2002-2003 Membership	Memb/Cap Difference 2002-2003	2006-2007 Membership	Memb/Cap Difference 2006-2007
Glen Forest 2104	K-6	572	876	920	-348	899	-327
Glasgow 2101	7-8	875	1191	1237	-362	1359	-484
Stuart 2100	9-12	1650	1470	1531	119	1773	-123

- 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	RT	6	X.201	1	SF	3	X.4	1	0	0
7-8	RT	6	X.048	0	SF	3	X.069	0	0	0
9-12	RT	6	X.102	1	SF	3	X.159	0	1	1

Source: Capital Improvement Program, FY 2002-2006, Facilities Planning Services Office

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

Comments

Enrollment in the schools listed (Glen Forest Elementary, Glasgow Middle, Stuart High) is currently projected to be near or above capacity.

The 1 student generated by this proposal would require .04 additional classrooms at Stuart High (1 divided by 25 students per classroom). Providing these additional classrooms will cost approximately \$ 14,000 based upon a per classroom construction cost of \$350,000 per classroom.

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

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

DATE: 4/15/02

FROM: Carl Bouchard, Director
Stormwater Planning Division
Department of Public Works & Environmental Services

SUBJECT: Rezoning Application Review

Name of Applicant/Application: Billy Bryan Mackey

Application Number: RZ/FDP2001-MA-047 SE01-M-044

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

Date Received in SWPD: 11/2/01

Date Due Back to DPZ: 11/28/01

Site Information: Location - 051-4-01-00-0011
Area of Site - 1.11 acres
Rezone from - R-3 to PDH-8
Watershed/Segment - Four Mile Run

Stormwater Planning Division (SWPD), Maintenance and Stormwater Management Division (MSMD), and Planning and Design Division (PDD) Information:

I. Drainage:

- MSMD/PDD Drainage Complaints: **There are no downstream complaints on file with PDD, relevant to this proposed development.**
- Master Drainage Plan, proposed projects, (SWPD): **No downstream deficiencies are identified in the Fairfax County Master Drainage Plan.**
- Ongoing County Drainage Projects (SWPD): **None.**
- Other Drainage Information (SWPD): **None.**

II. Trails (PDD):

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 (PDD):

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 (PDD):

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 Projects or Programs (PDD):

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 (PDD): **None.**

Application Name/Number: Billy Bryan Mackey / RZ/FDP2001-MA-047

******* SWPD AND PDD, DPWES, RECOMMENDATIONS*******

Note: The SWPD and PDD recommendations are based on the SWPD and PDD 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 SWPD and PDD recommendations are to be considered additional measures over and above the minimum current regulations.

DRAINAGE RECOMMENDATIONS (SWPD): None.

TRAILS RECOMMENDATIONS (PDD): None.

SCHOOL SIDEWALK RECOMMENDATIONS (PDD): None.

SANITARY SEWER E&I RECOMMENDATIONS (PDD): None.

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 (PDD): None.

OTHER SWPD and PDD PROJECT/PROGRAM RECOMMENDATIONS: None.

SWPD and PDD Internal sign-off by:
Planning Support Branch (Ahmed Rayyan) ab
Utilities Design Branch (Walt Wozniak) mg
Transportation Design Branch (Larry Ichter) ng
Stormwater Management Branch (Fred Rose) [Signature]

SRS/RZ/FDP2001-MA-047

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

BOARD OF DIRECTORS

A. Dewey Bond
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Jean R. Packard
Vice Chairman
Gregory C. Evans
Secretary
Sally B. Ormsby
Treasurer
Debbie Dillion
Director - Extension



COMMONWEALTH of VIRGINIA

Northern Virginia Soil and Water Conservation District

12055 Government Center Parkway • Suite 905 • Fairfax, VA 22035-5512

Willie.woode@co.fairfax.va.us

**DISTRICT
ADMINISTRATOR**
Diane Hoffman

TELEPHONE
703/324•1460

FAX
703/324•1421

EMAIL
nvswcd@erols.com

November 29, 2001

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

FROM: Wilfred D. Woode
Senior Conservation Specialist

A handwritten signature in black ink, appearing to be "W. Woode".

RE : Conservation Report on RZ/FDP 2001-MA-047/SE 01-M-044

I am submitting the attached conservation report for the above-mentioned application.

The report was prepared by the District Conservationist of the Natural Resources Conservation Services, on behalf of the Northern Virginia Soil and Water Conservation District. The content of the report has been reviewed and approved by me.

Should you have any question, please send me an email or call me at 703-324-1430.

cc: Bruce Douglas, Branch Chief, Environmental and Development Review Branch,
Planning Division, DPZ.

— More Than 55 Years of Conservation Leadership —



United States
Department of
Agriculture

Natural Resources
Conservation
Service

Fairfax Service Center
12055 Government Center Pkwy.
Suite 905
Fairfax, VA 22035-5514

November 29, 2001

To: Wilfred D. Woode
Senior Conservation Specialist

From: Jim Snyder 
District Conservationist, USDA NRCS

Re: Conservation Report on RZ/FDP2001-MA-047/SE01-M-044

This is a 1.11-acre parcel, located at 6025 Arlington Boulevard, Falls Church, Virginia. The property is zoned R-3 and in the Mason District and consists of one home operating as a guest house. The parcel is identified in the Fairfax County Tax Map as: 51-4 ((1)) 11

The applicant, Mrs. Billie Bryan Mackey, is seeking a Rezoning of the entire site to the PDH-8 category. The rear of the property will be developed with seven townhouses. In addition, the applicant is requesting a Special Exception to operate the guest house as a Bed and Breakfast.

Soil types for the parcel are not completely identified. The area that will not be disturbed shows Glenville (10B+) soil. Adjacent parcels that are mapped suggest the presence of Glenelg and Fairfax Silt Loam. Particular attention should be paid to the soil descriptions mapped for this site and to follow the recommendations for building construction. In the unmapped portion of this site, a soil investigation should be completed by a licensed pedologist and recommendations followed.

Glenville

Permeability is moderate. Foundation support may be marginal because of soft soil and seasonal saturation. Foundation drains (exterior and interior) and waterproofing are necessary to prevent wet basements. Surface grading is needed to eliminate wet yards. Suitability for septic drainfields and infiltration trenches is poor because of the water table.

Glenelg

Foundation support for small buildings (three stories or less) is typically suitable. Because of high mica content, the soil tends to "fluff" up when disturbed and is difficult to compact, requiring engineering designs for use as structural fill. This soil is suitable for septic drainfields and infiltration trenches. Glenelg is highly susceptible to erosion.

Fairfax silt loam

Permeability is moderately slow in the dense layer and moderate in the underlying soil. With proper drainage, the soil typically provides adequate support for small buildings (3 stories or less). Exterior foundation drains and waterproofing are necessary to prevent wet basements. Grading and subsurface drains may be needed to eliminate wet yards. Suitability for septic drainfields and infiltration trenches is marginal because of slow permeability and the perched water table.

I visited the proposed site on November 28, 2001 after reviewing the Rezoning Application/Final Development/Special Exception Application plan thoroughly. I suggest that the following be considered as part of this development project:

- 1) The site is adjacent to an existing parking lot to the east and several feet above the grade of this parking lot. An effort should be made during clearing and grading operations to prevent offsite pollution by the implementation of adequate erosion and sediment control measures.
- 2) Limit impermeable areas on this site to enhance water infiltration and reduce the amount of surface runoff to adjacent offsite areas.
- 3) The outlet for the SWM pond will utilize an existing storm sewer drains. The SWM pond should be designed to meet the required capacity of this storm sewer.

As mentioned in the Rezoning Application/Final Development/Special Exception Application plan notes, there is no floodplain, RPA or Environmental quality corridor located on this site. However, all applicable erosion and sediment control regulations should be followed.



FAIRFAX COUNTY PARK AUTHORITY

MEMORANDUM

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

FROM: Lynn S. Tadlock, Director
 Planning and Development Division

DATE: December 14, 2001

SUBJECT: RZ/FDP 2001-MA-047/SE 01-M-044
 Billie B. Mackey
 Loc: 51-4((1)) 11

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

BACKGROUND:

The Fairfax County Park Authority (FCPA) staff has reviewed the proposed Conceptual/Development Plan dated October 9, 2001 for the above referenced application. The Development Plan shows 9 proposed homes on approximately 1.11 acres. The proposal will add approximately 25 residents to the current population of Jefferson District.

COMPREHENSIVE PLAN CITATIONS

1. Park Services and New Development (The Policy Plan, Parks and Recreation Objective 4, p. 180)

“Maximize both the required and voluntary dedication, development, and renovation of lands and facilities for parks and recreation to help ensure an equitable distribution of these resources commensurate with development throughout the County.

Policy a: 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;...

Policy b: Mitigate the cumulative impacts of development that 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.”

2. Additional Neighborhood Park Facilities (The Area I Plan, Jefferson Planning District, District-Wide Recommendations, Parks and Recreation, p. 10 of 75).

“Neighborhood Park facilities should be provided in conjunction with any new residential development.”

ANALYSIS AND RECOMMENDATIONS

The residents of this development will need access to outdoor recreational facilities. Typical recreational needs include playground/tot lots, basketball, tennis and volleyball courts and athletic fields.

Based on the Zoning Ordinance Section 16-404, the applicant shall provide \$955 per non-ADU (affordable dwelling unit) residential unit for outdoor recreational facilities to serve the development population. With 7 non-ADUs proposed, the applicant shall provide \$6,685 for park facilities. Since the plan shows no recreational facilities, the pro-rata funds should be dedicated to the FCPA.

cc: Kirk Holley, Manager, Planning and Land Management Branch
Dorothea L. Stefen, Plan Review Case Manager, Planning and Land Management Branch
Allen Scully, Plan Review Team, Planning and Land Management Branch
File Copy

9-006 General Standards

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

1. The proposed use at the specified location shall be in harmony with the adopted comprehensive plan.
2. The proposed use shall be in harmony with the general purpose and intent of the applicable zoning district regulations.
3. The proposed use shall be such that it will be harmonious with and will not adversely affect the use or development of neighboring properties in accordance with the applicable zoning district regulations and the adopted comprehensive plan. The location, size and height of buildings, structures, walls and fences, and the nature and extent of screening, buffering and landscaping shall be such that the use will not hinder or discourage the appropriate development and use of adjacent or nearby land and/or buildings or impair the value thereof.
4. The proposed use shall be such that pedestrian and vehicular traffic associated with such use will not be hazardous or conflict with the existing and anticipated traffic in the neighborhood.
5. In addition to the standards which may be set forth in this Article for a particular category or use, the Board shall require landscaping and screening in accordance with the provisions of Article 13.
6. Open space shall be provided in an amount equivalent to that specified for the zoning district in which the proposed use is located.
7. Adequate utility, drainage, parking, loading and other necessary facilities to serve the proposed use shall be provided. Parking and loading requirements shall be in accordance with the provisions of Article 11.
8. Signs shall be regulated by the provisions of Article 12; however, the Board may impose more strict requirements for a given use than those set forth in this Ordinance.

9-503

Standards for all Category 5 Uses

In addition to the general standards set forth in Sect. 006 above, all Category 5 special exception uses shall satisfy the following standards:

1. Except as qualified in the following Sections, all uses shall comply with the lot size and bulk regulations of the zoning district in which located.
2. All uses shall comply with the performance standards specified for the zoning district in which located.
3. Before establishment, all uses, including modifications or alterations to existing uses, shall be subject to the provisions of Article 17, Site Plans.

Additional Standards for Bed and Breakfasts Uses

1. The Board shall determine that the proposed bed and breakfast use does not pose any adverse impacts on the surrounding properties and preserves the residential character of the adjacent area.
2. All bed and breakfast uses shall be permitted only in residential structures, including normal residential accessory structures. Alterations undertaken on structures shall be limited to those which will not alter the exterior appearance of the structure from that of a dwelling or normal residential accessory structure.
3. A bed and breakfast shall not include an eating establishment, however breakfast and other light fare may be provided for resident guests. In addition, this provision shall not preclude the filing and approval of a separate Group 7 special permit application for a restaurant.
4. No off-street parking or loading space for the bed and breakfast use shall be located in any required side or rear yard that abuts an R district and all off-street parking spaces shall be adequately screened to minimize adverse impacts on adjacent residential properties. No more than three (3) parking spaces for the bed and breakfast use shall be located in any required front yard unless specifically permitted by the Board on a finding that such parking provisions will not adversely affect the character of the surrounding residential area.

3/9/95 ALIN

DATE

APPROVAL VOID IF SEAL IS NOT OFFERED FOR INSPECTION IN VA BEFORE

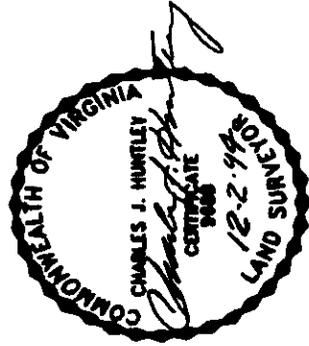
THIS PLAN IS FOR A
 COMMON USE OF PUBLIC
 PUBLIC SERVICE

DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
 Division of Design Review
 Fairfax, Virginia

All street locations and/or easements conform to the requirements of this office and the necessary agreements or bonds have been received.

By *[Signature]* Date 2-12-95

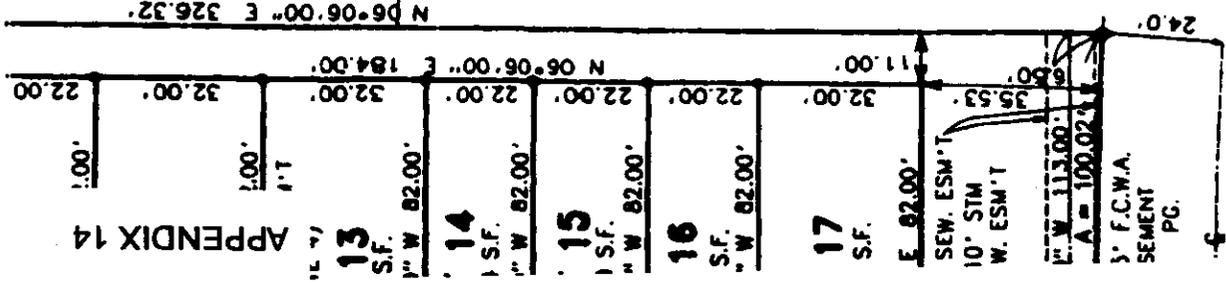
RECORD PLAT
FALLSWOOD COURT
 MASON DISTRICT
 FAIRFAX COUNTY, VIRGINIA



SCALE: 1" = 30' DATE: 09-27-94 SHEET 2 OF 2

HUNTLEY, NYCE AND ASSOCIATES, Ltd.
 SURVEYING - CIVIL ENGINEERING - LAND PLANNING
 7202 POPLAR STREET, UNIT E
 ANNANDALE, VIRGINIA 22003 703-750-3490
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REVISIONS



ROUTE 50

DATE REVISIONS

3-7-95
DATE
2/9/95
DATE

APPROVED
DATE

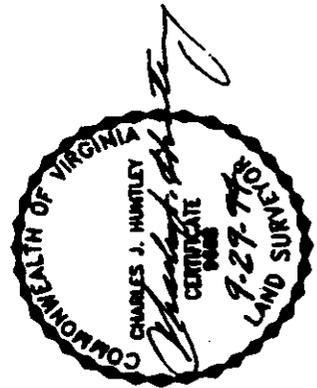
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FAIRFAX
DATE

ION HOMES
VEN CORNERS, INC.
JONES BRANCH DRIVE
720
ANN, VIRGINIA 22107
300 PG. 1465

DEPARTMENT OF
ENVIRONMENTAL MANAGEMENT
Division of Design Review
Fairfax, Virginia
All special conditions and/or easements
required by the requirements of this
act and any necessary agreements
or bonds have been received.

By *B. Zylke* Jms 2-12-95



- 6) ENGINEERING GEOLOGY AND/OR SOIL REPORTS HAVE BEEN REVIEWED AND APPROVED BY THE DIRECTOR OF ENVIRONMENTAL MANAGEMENT FOR THE PROPERTY DESCRIBED HEREIN AND ARE AVAILABLE FOR REVIEW IN THE DEPARTMENT OF ENVIRONMENTAL MANAGEMENT. SITE CONDITIONS ARE OF SUCH A NATURE THAT LAND SLIPPAGE OF PROBLEM POSSIBILITIES REQUIRED THE SUBMITTAL OF SOIL REPORTS. A COPY OF SAID SOIL REPORT IS AVAILABLE IN THE DEPARTMENT OF ENVIRONMENTAL MANAGEMENT.
- 7) PARCEL "A" SHALL NOT BE DEMOLISHED, DEFACTED NOR OTHERWISE DISTURBED IN ANY MANNER AT ANY TIME WITHOUT APPROVAL OF THE APPROPRIATE COUNTY DEPARTMENTS.
- 8) NO BUILDING PERMIT FOR A DWELLING WILL BE ISSUED FOR PARCEL "A", AS THE SAME DOES NOT MEET THE REQUIREMENTS OF THE FAIRFAX COUNTY SUBDIVISION CONTROL ORDINANCE.
- 9) STORM DRAIN EASEMENT: NO USE SHALL BE MADE OF NOR SHALL ANY IMPROVEMENTS BE MADE IN THIS EASEMENT WHICH WOULD IN ANY WAY INTERFERE WITH THE NATURAL DRAINAGE.
- 10) FALLSWOOD GLEN COURT WILL BE PRIVATELY OWNED AND MAINTAINED BY NONPROFIT HOMEOWNER ASSOCIATION.
- 11) PUBLIC ACCESS EASEMENT TO PARCEL II SHALL BE PROVIDED OVER THE PROPOSED PRIVATE STREET IN A FORM APPROVED BY THE COUNTY ATTORNEY'S OFFICE AND RECORDED AMONG THE LAND RECORDS PRIOR TO SITE PLAN APPROVAL.

RECORD PLAT FALLSWOOD COURT

MASDN DISTRICT
FAIRFAX COUNTY, VIRGINIA

SCALE: N/A DATE: D9-27-94 SHEET 1 OF 2
HUNTLEY, NYCE AND ASSOCIATES, Ltd.
SURVEYING - CIVIL ENGINEERING - LAND PLANNING
7202 POPLAR STREET, UNIT E 703-750-3490
ANNANDALE, VIRGINIA 22003
COPYRIGHT © HUNTLEY, NYCE AND ASSOCIATES, Ltd.

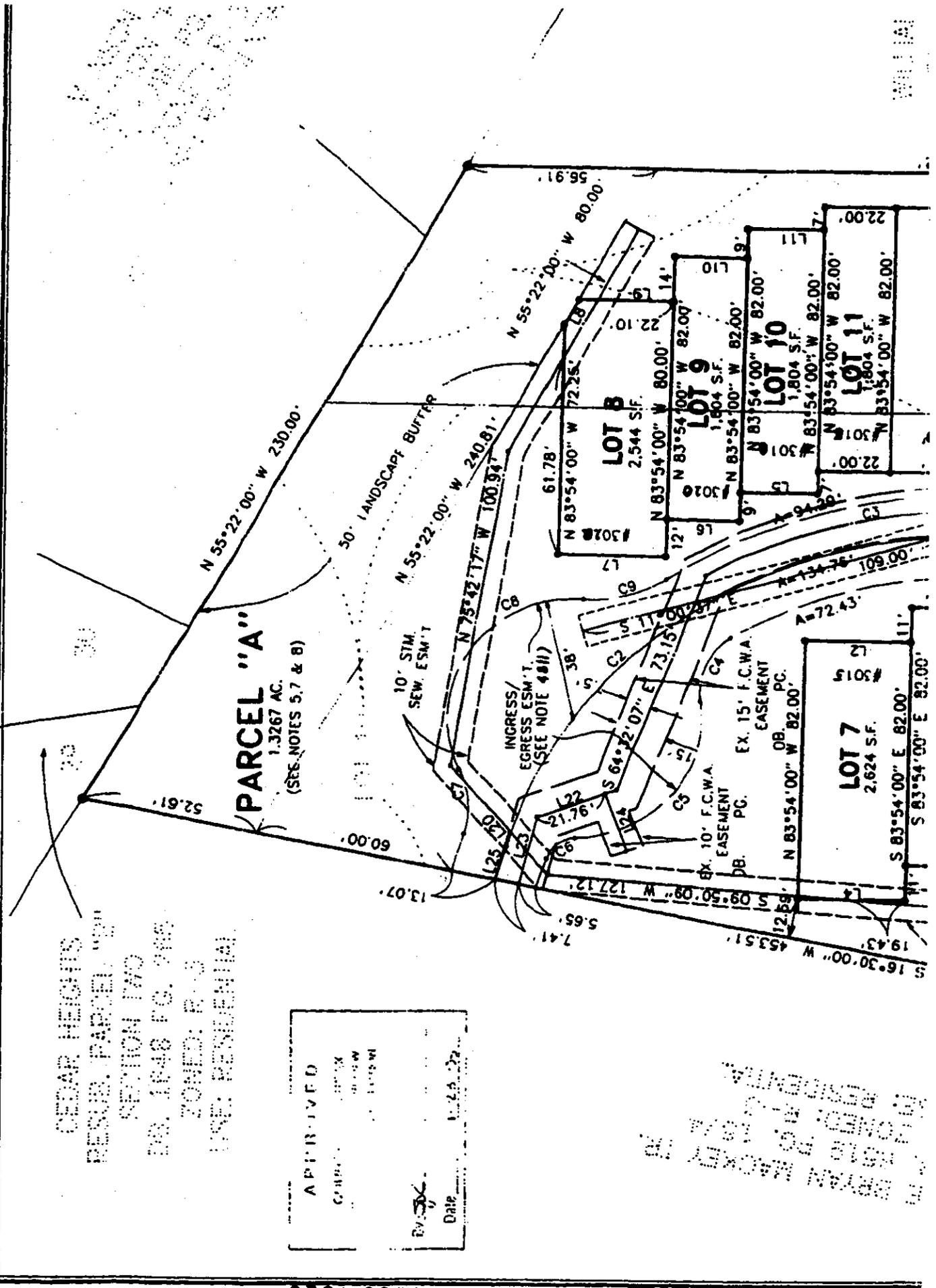
REVISIONS

CEDAR HEIGHTS
 RESUB. PARCEL "A"
 SECTION 170
 TOWNSHIP 14 S
 RANGE 10 E
 ZONED: R-3
 USE: RESIDENTIAL

APPROVED

 Date: 1-23-22

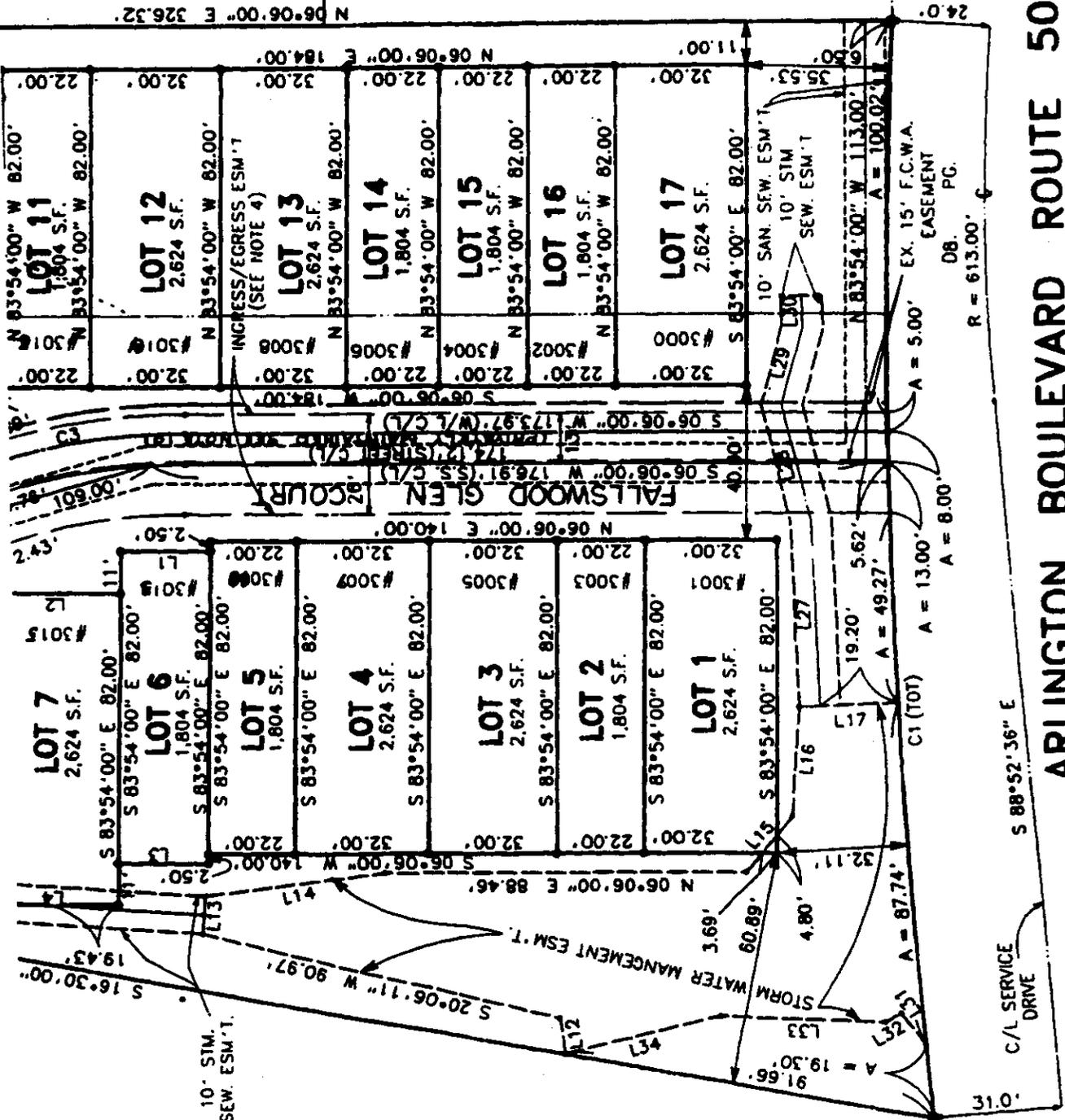
PARCEL "A"
 1.3267 AC.
 (SEE NOTES 5.7 & 8)



9K 9388 1628

SHILJE BRYAL
 DR. 8818
 ZONED
 (SEE PLAN)

BR 9388 1627

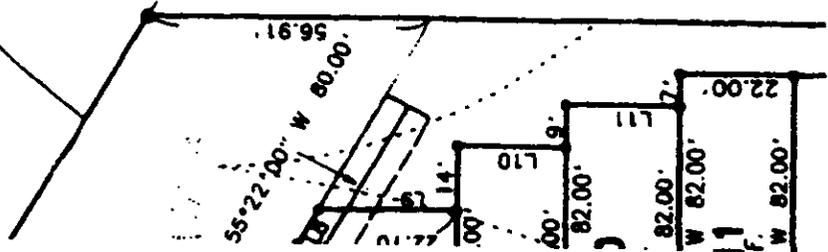


ARLINGTON BOULEVARD ROUTE 50
 (WIDTH VARIES)

BK 9388 1629



FINAL PLAN	
RECOMMENDED BY	NOVA
FAIRFAX COUNTY	
SITE REVIEW AND APPROVAL	
DATE	3-7-95
BY	<i>[Signature]</i>
APPROVED	
DEPARTMENT OF PERMITS FAIRFAX COUNTY, VIRGINIA	
DATE	3/9/95
APPROVAL VOID IF SEAL OR STAMP OFFERED FOR RECALCULATION PURPOSES	



Vertical text on the right side of the plan, possibly a scale or reference.

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		

