



FAIRFAX COUNTY

APPLICATION INITIATED: March 3, 1995
PLANNING COMMISSION: July 13, 1995
BOARD OF SUPERVISORS: July 17, 1995

V I R G I N I A

June 28, 1995

STAFF REPORT

APPLICATION PCA 81-P-116 PROVIDENCE DISTRICT

Board of Supervisors Own Motion

ZONING: R-8

TAX MAP PARCEL: 48-1 ((27)) 1-12, 13A

ACREAGE: 1.65 acres

PROPOSAL: Proffered Condition Amendment to Delete Par. a of Proffer Number 2 Adopted in Conjunction with Approval of RZ 81-P-116 which Requires Seven (7) Foot High Privacy Fences which are Acoustic Barriers for Noise Attenuation from I-66.

WAIVERS/MODIFICATIONS: Re-Affirm Waiver of Rear Yard and Privacy Yard Requirements for Lots 11 and 12.

STAFF RECOMMENDATIONS:

Approve subject to Proffers consistent with those contained in Appendix 1.

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

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

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



Reasonable accommodation is available upon 7 days advance notice. For additional information call (703) 324-1334.

MAG/168



PROFFERED CONDITION AMENDMENT

PCA 81-P-116

PCA 81-P-116

FILED 03/03/95

BOARD OF SUPERVISOR'S OWN MOTION

PROFFERED CONDITION AMENDMENT

PROPOSED: RESIDENTIAL-SINGLE FAMILY ATTACHED

APPROX. 1.65 ACRES OF LAND; DISTRICT - PROVIDENCE

LOCATED: E. SIDE SUTTON RD.(RT. 701), N. SIDE OF

I-66

ZONING: R-8

OVERLAY DISTRICT(S):

MAP REF

048-1- /27/ /0001-	,0002-	,0003-	,0004-	,0005
048-1- /27/ /0006-	,0007-	,0008-	,0009-	,0010
048-1- /27/ /0011-	,0012-	,0013-		A



PROFFERED CONDITION AMENDMENT

PCA 81-P-116

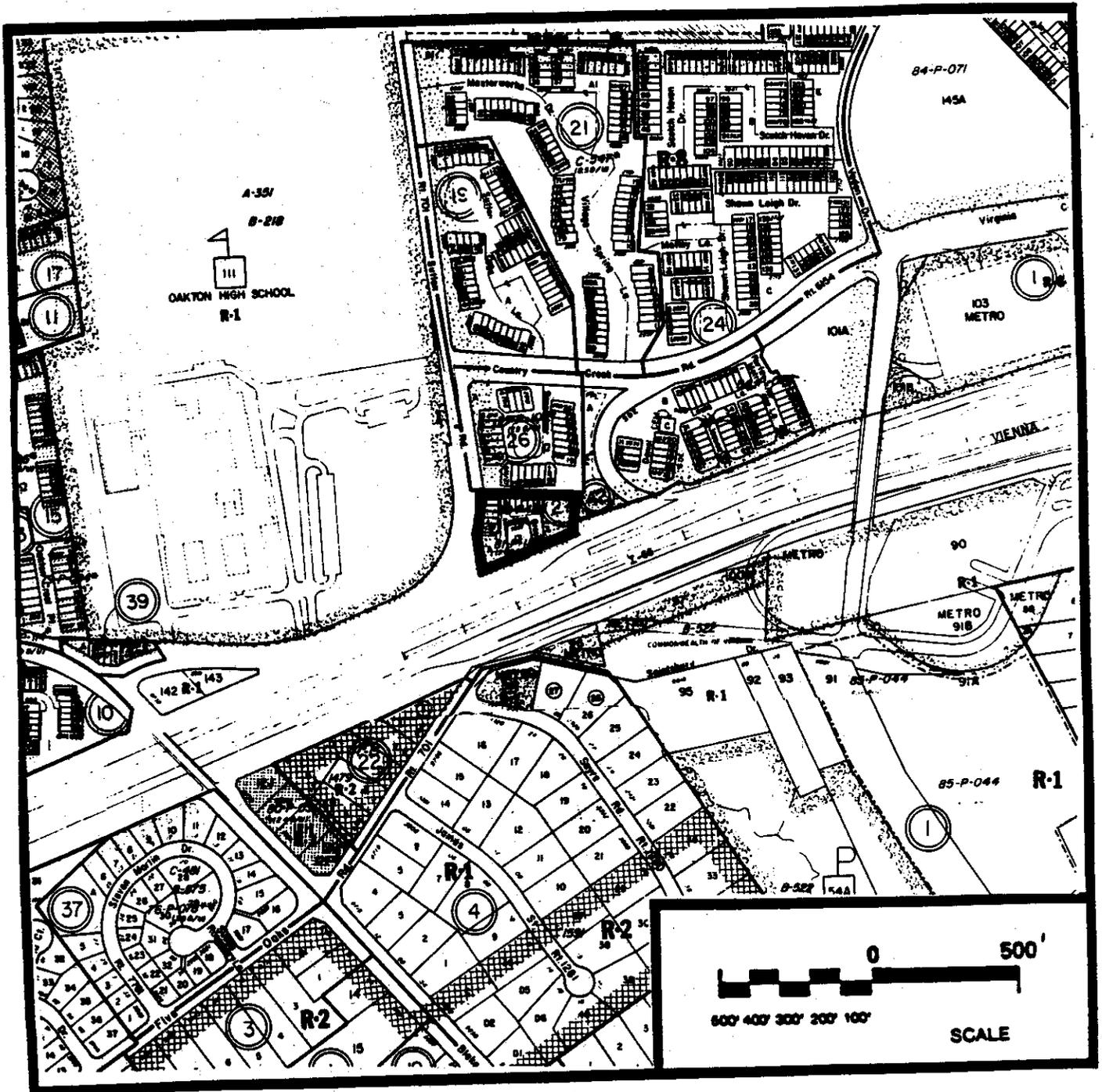
PCA 81-P-116
FILED 03/03/95

BOARD OF SUPERVISOR'S OWN MOTION
PROFFERED CONDITION AMENDMENT
PROPOSED: RESIDENTIAL-SINGLE FAMILY ATTACHED
APPROX. 1.65 ACRES OF LAND; DISTRICT - PROVIDENCE
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	048-1- /27/ /0006-	,0007-	,0008-	,0009-	,0010
	048-1- /27/ /0011-	,0012-	,0013-	A	





SUTTON ROAD
APPROXIMATE 1/2 MILE

OAK HILL FARMS
JOHN BOBBY
RUNNYMEADE DRIVE

OLIVER

MARWIN

INTERSTATE RTE. 69

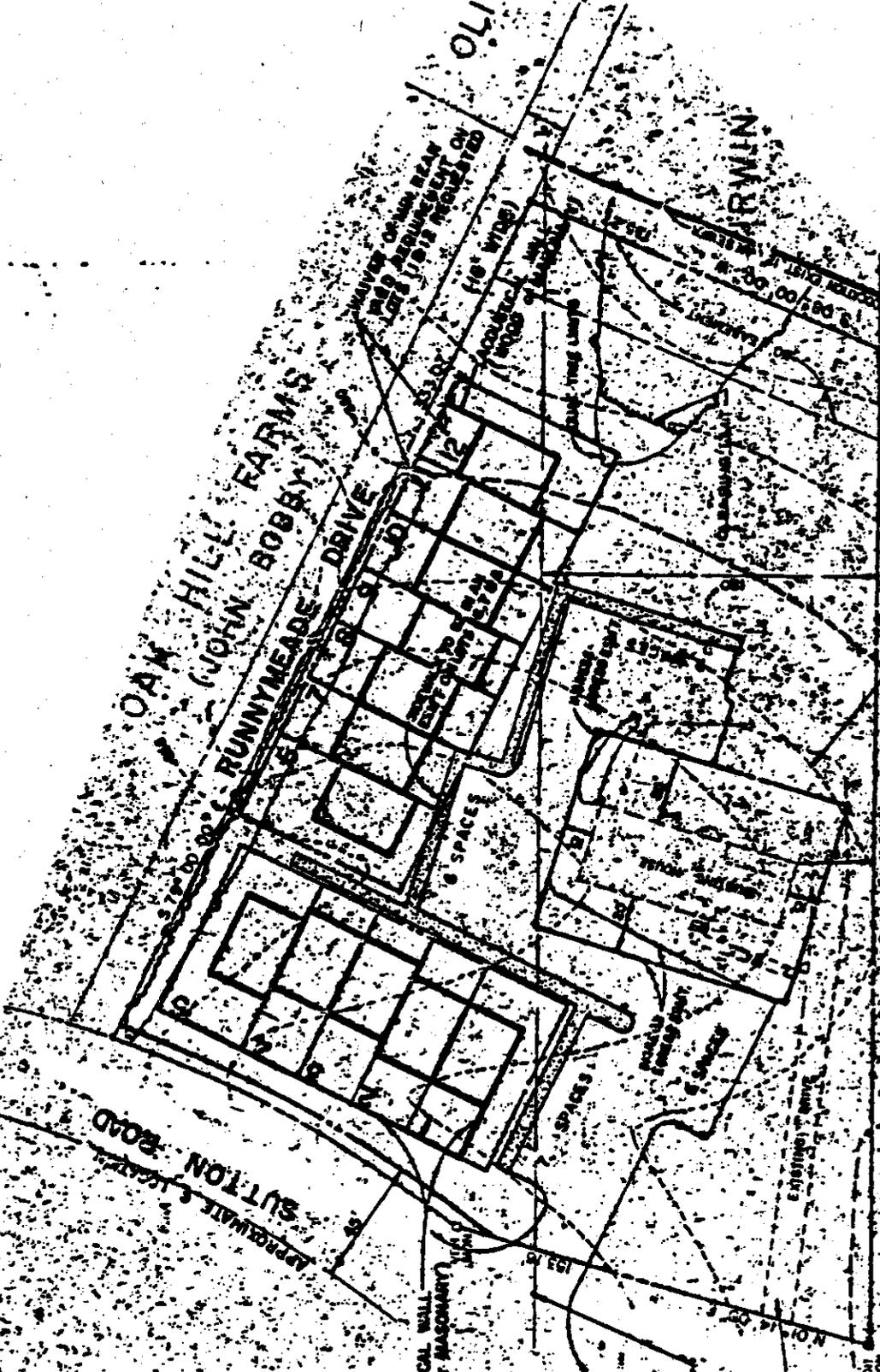
EASTING ROAD

MAINTENANCE OF ROAD BEYOND THIS POINTMENT ON LOTS 11 & 12 REQUESTED

ACQUISITION WALL (WOOD OR MASONRY)

ENTRANCE TO ROW TO BE APPROVED BY JDMHT

EXISTING DRIVEWAY TO REMAIN FOR ENTRANCE TO UNIT #3



6 750 231 17' W.

840' 100'



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

DESCRIPTION OF THE APPLICATION

- Proposal:** Amend the proffers approved by the Board of Supervisors pursuant to the approval of RZ 81-P-116 to delete the requirement for noise attenuation from I-66 contained in Par. (a) of Proffer 2 which requires the developer to construct privacy fences to seven (7) feet and further requires that the fences be "acoustic barriers" as defined by the Federal Highway Administration in Noise Barrier Design Handbook (1976). A VDOT Noise Wall has subsequently been constructed along I-66, obviating the need for the acoustic barrier. There are no other changes proposed with this application.
- Acreage:** 1.65 acres
- Waivers/Modifications:** Re-affirmation of a waiver of rear yard and privacy yard requirements for Lots 11 and 12.
- Associated Applications:** None.

LOCATION AND CHARACTER

- Existing Use:** Sutton Green subdivision consists of 12 single family attached units and one (1) existing unit on approximately 1.65 acres at a density of 7.84 dwelling units per acre (du/ac) pursuant to proffers. Stockade privacy fences have been constructed which do not conform with the proffered commitment that they be seven (7) feet in height and be "acoustic barriers". A VDOT noise wall has subsequently been constructed along I-66.
- Proposed Use:** To retain the existing stockade fences since noise attenuation is provided by the VDOT noise wall.

Surrounding Area Description:

Direction	Use	Zoning	Plan
North	Residential 5-8 du/ac	R-8	5-8 du/ac
South	I-66	NA	NA
East	Residential, 5-8 du/ac	R-8	5-8 du/ac
West	School	R-1	Public facilities, governmental institutional

BACKGROUND**Site History:**

On February 8, 1982, the Board of Supervisors approved RZ 81-P-116 which rezoned 1.65 acres from the R-1 (One Dwelling Unit per Acre) District to the R-8 (Eight Dwelling Units per Acre) District in order to develop (12) single family attached units and retain one (1) existing unit at a density of 7.82 dwelling units per acre (du/ac) subject to proffers dated January 19, 1982. A copy of the executed proffers is contained in Appendix 3. A reduction of the GDP is contained at the front of the report. The townhouses were constructed and stockade fences were built in the locations where acoustical walls were shown on the GDP and required in the proffers. After construction of the project the developer went into default. On December 13, 1991, the Zoning Administrator issued a proffer interpretation which noted that the existing stockade fences did not satisfy the requirements of Par. a of Proffer Number 2 for the construction of a seven (7) foot privacy fence which is an acoustical barrier as defined by the Federal Highway Administration design handbook. A copy of the interpretation is contained in Appendix 4. Subsequent to this interpretation, VDOT built noise walls along I-66 and residents of Sutton Green determined that they did not want additional acoustical fences built. However, the VDOT noise wall was not seven (7) feet high and was not located in the sites specified on the GDP for the acoustical wall. Therefore, a Board's Own Motion was introduced for a Proffered Condition Amendment (PCA) to remove the requirement for the seven (7) foot acoustical fencing.

COMPREHENSIVE PLAN PROVISIONS (Appendix 5)

Plan Area: Area II
Planning Sector: Vienna Transit Station Area- Vienna Planning District
Plan Map: Residential; 5-8 dwelling units per acre

ANALYSIS

Since this application involves no new construction or site alterations, the Generalized Development Plan (GDP) was waived. A copy of the GDP approved in RZ 81-P-116 is contained at the front of the report.

This application proposes to delete Par. a of Proffer Number 2 of the proffers adopted in conjunction with approval of RZ 81-P-116 which requires that to address noise attenuation from Interstate 66, the developer shall construct privacy fences to seven (7) feet as shown on the development plan which are "acoustic barriers", as defined by the Federal Highway Administration in Noise Barrier Design Handbook (1976). There are no other changes to the proffers or to the site proposed with this application.

Land Use Analysis (Appendix 5)

There are no land use issues associated with the proposed amendment.

Transportation Analysis (Appendix 6)

There are no transportation issues associated with this proposal.

Environmental Analysis (Appendix 7)

There are no environmental issues associated with this application. The VDOT noise wall along I-66 should adequately address the need for noise attenuation for the Sutton Green development and there should be no need for any additional acoustical barriers.

Public Facilities Analyses

There are no public facilities issues.

Waivers/Modifications Requested:

Re-affirmation of a waiver of rear yard and privacy yard requirements for Lots 11 and 12.

Summary of Zoning Ordinance Provisions

There are no new structures proposed with this proffered condition amendment. The subject site was developed in accordance with a proffered Generalized Development Plan which addressed Zoning Ordinance requirements.

CONCLUSIONS AND RECOMMENDATIONS

In conformance with the provisions of the Comprehensive Plan.

In conformance with the applicable Zoning Ordinance provisions.

Staff Recommendations

Approve subject to Proffers consistent with those contained in Appendix 1.

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

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

APPENDICES

1. Draft Proffers
2. Affidavit
3. RZ 81-P-116 Proffers
4. Interpretation Letter dated December 13, 1991
5. Land Use Analysis and Plan Citations
6. Transportation Analysis
7. Environmental Analysis
8. Glossary of Terms

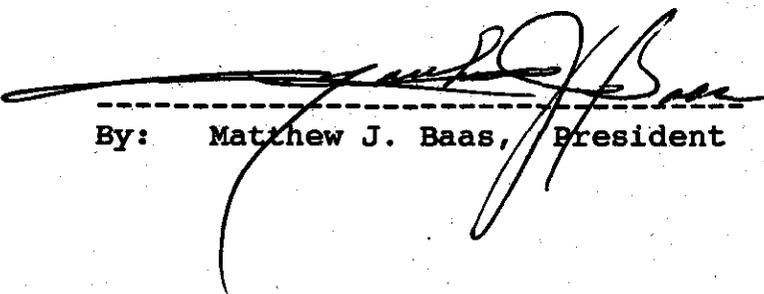
Application No. PCA 81-P-116
June 9, 1995

In accordance with the provisions of Section 15.1-491(a) of the 1950 Code of Virginia, as amended, subject to the Board of Supervisors approving the Proffered Condition Amendment PCA 81-P-116, the applicant proffers to the following:

1. Except as modified herein, the subject property is governed by the Proffers dated January 19, 1982 and adopted in conjunction with approval of RZ 81-P-119.
2. To address for noise attenuation from Interstate Route I-66 traffic, all new units will be constructed with materials calculated to achieve a maximum interior noise level not to exceed 45 dBA Ldn, subject to the approval of DEM.

All other proffers remain in full force and effect.

Sutton Green Homeowners Association



By: Matthew J. Baas, President

RECEIVED
OFFICE OF COMPREHENSIVE PLANNING

JUN 14 1995

ZONING EVALUATION DIVISION

Sutton Green Court
Minutes of Special Board Meeting

Date: 22 May 1995

Location: 9640 Sutton Green Court (Bronda Gonzales' home)

The meeting was called for the primary purpose of obtaining a Sutton Green Court Board of Directors consensus, as representatives of the community, regarding deletion of the requirement for a board sound wall along the corridor between the Community and Sutton Road. Construction of this sound wall is dictated by a Proffers agreement between the original builder of this community and the County. Since that time, a solid sound wall has been built along I-66 which greatly reduces the amount of road noise in the community, overriding the need for our own sound wall.

To delete the board sound wall requirement requires submitting a Proffers Amendment. The County has offered to do this for us. An important part of this amendment involves obtaining community approval to delete the requirement for a sound wall, hence the reason for this meeting.

The meeting was called to order at 7:45 PM. All members of the Board were present:

Matt Baas	-	President
Danny Dukes	-	Vice-President/Secretary
Brenda Gonzales	-	Treasurer

Old Business:

Overdue homeowner fees - Some discussion ensued regarding the results of our recent contract with a legal collection agency to collect back fees. The effort is still on-going, though one of the three deficient parties has now paid up; two other parties have made, or are making partial payments, with the goal of paying up in full.

Cash reserves as a result of the Proffers agreement - The original settlement with the County was for \$13,200, and included the requirement to repave the parking area. This amount was later augmented by another \$1,000. The paving that was performed two years ago cost \$10,710.75. To process the proffers Amendment will cost another \$1,650., leaving a total of \$1,839.25. It is unclear yet, where this remaining money goes.

New Business:

Some discussion took place regarding the history of this Proffers Agreement and the basis for each of the requirements. The issue of whether to delete the requirement for a sound wall along Sutton road was called to a vote. The Board voted overwhelmingly to delete the requirement.

Matt Baas agreed to send a copy of the minutes of this meeting to the Fairfax County Board of Supervisors Office.

The meeting was adjourned at 8:30 PM.

Danny C. Dukes
SECRETARY

To: Mary Ann Godfrey (Office of Comprehensive Planning)
 From: Matt Baas (President, Sutton Green Homeowners Association)

Mary Ann,

According to the below items, extracted from our community Bylaws and Articles of Incorporation, the Board of Directors for the community has the authority to sign for the Proffers Amendment for deleting the wooden soundwall requirement. Perhaps your Legal Dept could review this to confirm what I'm saying.

**"BYLAWS
 OF
 SUTTON GREEN HOMEOWNERS ASSOCIATION**

ARTICLE III - MEETING OF MEMBERS

Section 4. Quorum. The presence at the meeting of members entitled to cast, or of proxies entitled to cast, two-thirds (2/3) of the votes of each class of membership shall constitute a quorum for any action except as otherwise provided in the Articles of Incorporation, the Declaration or these Bylaws. If, however, such quorum shall not be present or represented at any meeting, the members entitled to vote thereat shall have power to adjourn the meeting from time to time, without notice other than announcement at the meeting, until a quorum as aforesaid shall be present or be represented.

ARTICLE IV - BOARD OF DIRECTORS: SELECTION: TERM OF OFFICE

Section 5. Action taken without a meeting. The directors shall have the right to take any action in the absence of a meeting which they could take at a meeting by obtaining the written approval of all the directors. Any action so approved shall have the same effect as though taken at a meeting of the directors.

ARTICLE VII - POWERS AND DUTIES OF THE BOARD OF DIRECTORS

Section 1. Powers. The Board of Directors shall have power to:

(c) exercise for the Association all powers, duties and authority vested in or delegated to this Association and not reserved to the membership by either provisions of these Bylaws, the Articles of Incorporation, or the Declaration;"

**"ARTICLES OF INCORPORATION
 OF
 SUTTON GREEN HOMEOWNERS ASSOCIATION**

ARTICLE IV - PURPOSE AND POWERS OF THE ASSOCIATION

The Association does not contemplate pecuniary or profit to the members thereof, and the specific purposes for which it is formed are to provide for the maintenance, preservation and architectural control of the residential Lots and Common Area within that certain tract of property located in Fairfax County, Virginia, consisting of 1.6551 acres, more particularly described in Schedule A attached hereto; and further, to promote the health, safety and welfare of the residents within the above described property and any additions thereto as may hereafter be brought within the jurisdiction of this Association; and for these purposes to;

(b) have and to exercise any and all powers, rights and privileges which a corporation organized under the Virginia Nonstock Corporation Act by law may now or hereafter have or exercise."

OPTIONAL FORM 96 (7-90)

FAX TRANSMITTAL

of pages **1**

To: Mary Ann Godfrey	From: Matt Baas
Dept./Agency: EFF County	Phone #: (703) 602-3949 x157
Fax #: 324-3924	Fax #: -6066

NEN 7540-01-517 7/88

5000-101

GENERAL SERVICES ADMINISTRATION



REZONING AFFIDAVIT

DATE: 6/21/95
 (enter date affidavit is notarized)

I, Matthew J. Baas, 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

in Application No(s): PCA 81-P-116
 (enter county-assigned application number(s), e.g. CZ 88-V-001)

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

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

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

NAME (enter first name, middle initial & last name)	ADDRESS (enter number, street, city, state & zip code)	RELATIONSHIP(S) (enter applicable relationships listed in BOLD above)
<u>Sutton Green Homeowners Association</u>		
	<u>P.O. Box 3236</u>	
	<u>Oakton, VA 22124-9998</u>	
<u>Matthew J. Baas - President, Homeowners Association</u>	<u>9738 Water Oak Drive</u>	Title Owner
	<u>Fairfax, VA 22031</u>	
<u>Brenda Gonzales - Treasurer, Homeowners Association</u>	<u>9640 Sutton Green Court</u>	Title Owner
	<u>Vienna, VA 22181</u>	
<u>Danny Dukes III - Vice-president, Homeowners Ass'n</u>	<u>9642 Sutton Green Court</u>	Title Owner
	<u>Vienna, VA 22181</u>	

(THIS APPLICATION HAS BEEN INITIATED BY A MOTION OF THE BOARD OF SUPERVISORS OF FAIRFAX COUNTY, VA)

(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 AFFIDAVIT

DATE: 6/21/95
(enter date affidavit is notarized)

for Application No(s): PCA 81-P-116
(enter County-assigned application number(s))

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

(NOTE: Include sole proprietorships herein.)

CORPORATION INFORMATION

NAME & ADDRESS OF CORPORATION: (enter complete name & number, street, city, state & zip code)
Sutton Green Homeowners Association
P.O. Box 3236
Oakton, VA 22124-9998

DESCRIPTION OF CORPORATION: (check one statement)
 There are 10 or less shareholders, and all of the shareholders are listed below.
 There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
 There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial & last name)
This is a non-stock, non-profit organization

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

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

** All listings which include partnerships or corporations must be broken down successively until (a) only individual persons are listed, or (b) the listing for a corporation having more than 10 shareholders has no shareholder owning 10% or more of any class of the stock. Use footnote numbers to designate partnerships or corporations which have further listings on an attachment page, and reference the same footnote numbers on the attachment page.

REZONING AFFIDAVIT

DATE: 6/20/95
(enter date affidavit is notarized)

for Application No(s): PCA 87-P-116
(enter County-assigned application number(s))

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

PARTNERSHIP INFORMATION

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

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

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

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 "Rezoning Attachment to Par. 1(c)" form.

** All listings which include partnerships or corporations must be broken down successively until (a) only individual persons are listed, or (b) the listing for a corporation having more than 10 shareholders has no shareholder owning 10% or more of any class of the stock. Use footnote numbers to designate partnerships or corporations which have further listings on an attachment page, and reference the same footnote numbers on the attachment page.

REZONING AFFIDAVIT

DATE: 6/21/95
(enter date affidavit is notarized)

For Application No(s): PCA 81-P-116
(enter County-assigned application number(s))

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

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

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

3. That within the twelve-month period prior to the filing of this application, no member of the Fairfax County Board of Supervisors or Planning Commission or any member of his or her immediate household, either directly or by way of partnership in which any of them is a partner, employee, agent, or attorney, or through a partner of any of them, or through a corporation in which any of them is an officer, director, employee, agent, or attorney or holds 10% or more of the outstanding bonds or shares of stock of a particular class, has, or has had any business or financial relationship, other than any ordinary depositor or customer relationship with or by a retail establishment, public utility, or bank, including any gift or donation having a value of \$200 or more, with any of those listed in Par. 1 above.

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

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

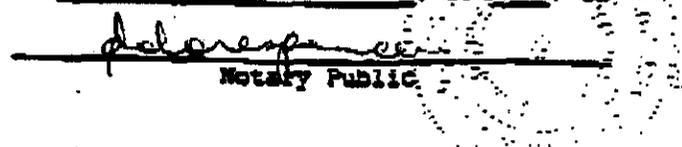
4. That the information contained in this affidavit is complete and that prior to each and every public hearing on this matter, I will reexamine this affidavit and provide any changed or supplemental information, including business or financial relationships of the type described in Paragraph 3 above,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

WITNESS the following signature:


(check one) Applicant Applicant's Authorized Agent
Matthew J. Paas - President, Homeowners Ass'n
(type or print first name, middle initial, last name & title of signer)

Subscribed and sworn to before me this 21st day of June, 1995, in the state of Virginia.

My commission expires: My Commission Expires March 31, 1998


Notary Public

PROFFERSAPPLICATION OF TRIFAM SYSTEMS, INC.
REZONING APPLICATION 81-P-116

Pursuant to Section 15.1-491(a) of the Code of Virginia (1950, as amended) and Section 18-204 of the Zoning Ordinance of Fairfax County (1978), the applicant and owner do hereby proffer the following conditions contingent upon a rezoning to R-8 district to allow twelve (12) townhouse units and one single family dwelling:

1. The property will be developed for residential townhouse use as shown on the submitted development plan entitled "Development Plan, Trifam Systems, Inc.," prepared by Charles J. Huntley Associates, Inc. and dated 9/4/81, hereinafter "the Development Plan". No new units will be constructed on those portions of the site which are within 120 feet of the property line adjacent to the I-66 right-of-way unless the ambient noise level estimates are 75 dBA Ldn or less except for those portions of units 11 and 12 as shown on the Development Plan. The existing structure that is within 120 feet of the said property line shall remain and shall be renovated as a part of the development subject to these proffers.

2. To address for noise attenuation from Interstate Route I-66 traffic the applicant shall:

(a) Construct privacy fences to seven (7) feet as shown on the Development Plan. Said fences shall be "acoustic barriers" as defined by the Federal Highway Administration in Noise Barrier Design Handbook (1976).

(b) All new units will be constructed with materials calculated to achieve a maximum interior noise level not to exceed 45 dBA Ldn based upon ambient noise levels of 70-75 dBA Ldn.

3. The density of this property shall not exceed thirteen (13) units, which is a density of 7.84 dwelling units per acre. The location of dwelling units within the property shall be generally as shown on the Development Plan, subject only to engineering refinement for subdivision and site plan submissions.

4. On Sutton Road dedication will be provided for right-of-way to 45 feet from center line and 80 feet from the opposite existing curb, with such to be aligned with the right-of-way dedication to the north. Road widening shall be constructed with face of curb set 35 feet from the center line, such construction to align with road improvements to the north.

5. The owner will cooperate with the owner of that area known as "Runnymede Drive," which is adjacent to the northern edge of this property, for the vacation thereof.

6. Either no basements will be provided for these units or a two-year express warranty of dry basements will be provided upon settlement.

7. The existing trees in the eastern section of the parcel shall be preserved as indicated on the Development Plan,

8. During renovation which will commence at preliminary site plan approval or during construction, the existing structure will be retrofit with storm windows, insulation will be added in the attic areas and insulation will be added where possible to exterior walls especially on side where direct exposure to high-way occurs.

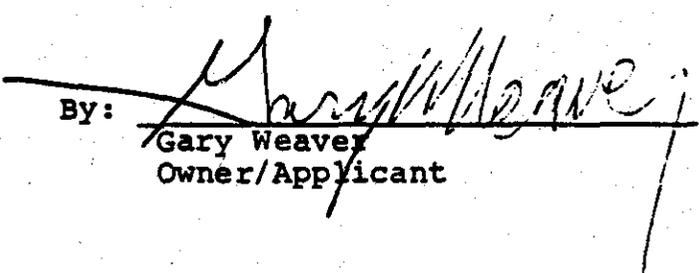
Proffers
Rezoning Application 81-P-116
Page 3

subject only to the provision of sanitary sewer or other
utilities through that area.

TRIFAM SYSTEMS, INC.

January 19, 1982

By:


Gary Weaver
Owner/Applicant



COMMONWEALTH OF VIRGINIA
COUNTY OF FAIRFAX

OFFICE OF COMPREHENSIVE PLANNING
 ZONING ADMINISTRATION DIVISION
 4050 Legato Road, Suite 800
 Fairfax, Virginia 22033



December 13, 1991

CERTIFIED MAIL, RETURN RECEIPT REQUESTED # P 826 399 432

John T. Ambrose
 6867 Elm Street, Suite 102
 McLean, Virginia 22101

**Re: Interpretation for RZ 81-P-116, Sutton Green, Trifam Systems Inc., Proffer
 Number 2, Acoustic Barriers**

Dear Mr. Ambrose:

This is in response to your letter of October 31, 1991 requesting an interpretation of Paragraph a of Proffer Number 2 accepted by the Board of Supervisors in conjunction with the approval of RZ 81-P-116. As I understand it, the question is whether the stockade fences already constructed around the privacy yards for the townhouses in Sutton Green substantially conform with the provisions of Paragraph a of Proffer Number 2 by providing equivalent noise attenuation to the proffered noise wall. A corollary question is whether the existing stockade fences in combination with the noise wall to be constructed in 1992 by the Virginia Department of Transportation (VDOT) conform with the provisions of Proffer Number 2. Copies of the above referenced letter and your subsequent letter of November 13, 1991 are attached for reference.

Proffer Number 2 specifies the manner in which attenuation of the noise generated by I-66 will be provided for the townhouses in Sutton Green. These attenuation measures were to be provided in lieu of the 200 foot setback from the edge of an interstate right-of-way required pursuant to Section 2-414 of the Zoning Ordinance which was waived by the Board in conjunction with the approval of RZ 81-P-116. Paragraph a addresses noise in the privacy yards of the townhouses and Paragraph b addresses the attenuation of noise for the interior of the units. Paragraph a states that the applicant shall:

Construct privacy fences to seven (7) feet as shown on the Development Plan. Said fences shall be "acoustic barriers" as defined by the Federal Highway Administration in Noise Barrier Design Handbook (1976).

The Development Plan referenced by Proffer Number 2 shows that an "acoustic wall (wood or masonry)" would be provided along the side of the privacy yard for Lot Number 1, the rear of the privacy yards for Lots 1, 2, 3, 4, and 5 (the lots which back onto Sutton Road), and along the side of the yard for Lot 12 as identified on the proffered Development Plan. The proffered plan shows Lots 1 through 5 being located along Sutton Road and Lots 6 through 12 located along the northern property boundary separated from Sutton Road by Lots 4 and 5. However, on the approved site plan Lot 6 has been moved to be included in the stick of units which includes Lots 1 through 5 adjacent to Sutton Road.

First, it is my determination that, with the shift of Lot 6 to be located along Sutton Road, an acoustical wall must be provided for Lot Number 6 as identified on the site plan since an acoustical wall is shown on the proffered development plan for all the units located along Sutton Road.

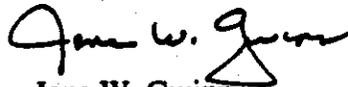
Second, it is my further determination that the stockade fences do not satisfy the requirements of Paragraph a of Proffer Number 2 for the construction of a seven foot privacy fence which is an acoustical barrier as defined by the Federal Highway Administration design handbook. The stockade fences include gaps up to one quarter inch in size between the individual boards which are 2 inches wide, are less than seven feet tall, and do not have the density of material (thickness of wood) specified in the design manual. I would note that Sheet 2 of the approved site plan states that the fence would be constructed in accordance with a detail on Sheet 5. That detail is a copy of one included in the design manual referenced by the proffer. That fence is comprised of two inch thick decking which is unbroken between the fence posts so that there would be no gaps where the pieces of decking meet.

Third, it is my further determination that the VDOT noise wall in conjunction with the existing stockade fences does not conform with the provisions of Paragraph a of Proffer Number 2 which specifies that seven foot privacy fences which are acoustical barriers will be provided in the locations shown on the proffered development plan. It should be further noted that, even if the provisions of Paragraph a permitted the substitution of the VDOT noise wall for the specified fences, the VDOT noise wall in combination with the existing stockade fences would not provide the equivalent noise attenuation to the proffered acoustical barrier for Lots 1 through 6 on the site plan. However, Lot 12 would be adequately protected under this scenario. A review of Appendix 8 of the Staff Report for RZ 81-P-116 shows that projected (1995) noise levels for the portion of the site within 120 feet of the edge of the right-of-way to be 77 to 75 dBA L_{dn} . It further states that noise attenuation should be provided to achieve a maximum exterior noise level in outdoor recreation areas such as the privacy yards of 65 dBA L_{dn} and recommends that "architecturally solid fencing at least 7 feet in height should be provided to shield privacy yards." The appendix goes on to note that the development plan indicates that the architecturally solid fence would be provided to protect the privacy yards. While the VDOT noise wall will, as noted in your letter, provide protection for the much of the site including areas that would not have been protected under Paragraph a, it terminates at Sta. 498 on I-66 leaving an open area which provides an unbroken line of sight to I-66 from the privacy yards for Lots 1 through 6 on the site plan which would have been broken if the proffered acoustical barrier had been constructed in lieu of the stockade fencing.

Jack T. Ambrose
Page 3

These determinations have been reviewed with the Environmental and Heritage Resources Branch, OCP. If you have any questions regarding this interpretation, please feel free to contact Peter Braham at (703) 246-1290.

Sincerely,



Jane W. Gwinn
Zoning Administrator

BAB/PB

Attachments: A/S

cc: Katherine K. Hanley, Supervisor, Providence District
Patrick Hanlon, Planning Commissioner, Providence District
Barbara A. Byron, Director, Zoning Evaluation Division, OCP
Edward J. Jankiewicz, Director, Design Review Division, DEM
David T. Stoner, Assistant County Attorney
Donald Heine, Environmental and Heritage Resources Branch, OCP
Dan Nicholson, Public Utilities Branch, DRD, DEM
Bonds and Agreements Branch, DRD, DEM
File: RZ 81-P-116 (ZED & ZAD)

FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

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

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

FILE NO.: ZONING 2051

SUBJECT: Land Use Analysis: PCA 81-P-116
(Board of Supervisors/Sutton Green)

DATE: 10 May 1995

This memorandum, prepared by Steve McGregor, includes citations from the Comprehensive Plan that list and explain land use and design policies for this property. There is no development plan and density is not effected by the proposal, which is to delete a noise wall because VDOT has constructed one in the place where one was proffered.

COMPREHENSIVE PLAN CITATIONS:

The 1.65-acre property is located in the Vienna Transit Station Area of the Vienna Planning District in Area II. 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 Plan:

On page 269 of the 1991 edition of the Area II Plan, as amended through March 9, 1992, under the heading "RECOMMENDATIONS," the Plan states:

"Land Use....

Land Unit D

Land Unit D is planned and developed for residential use at 5-8 dwelling units per acre. Noise barriers along I-66 should be provided."

The Comprehensive Plan map shows that the property is planned for residential use at a density of 5-8 dwelling units per acre.

Barbara A. Byron
PCA 81-P-116
Page Two

CHARACTER OF THE SURROUNDING AREA:

<u>Direction</u>	<u>Use</u>	<u>Plan</u>
North	residential, 5-8 DU/AC	residential, 5-8 DU/AC
South	N/A	N/A
East	residential, 5-8 DU/AC	residential, 5-8 DU/AC
West	school	public facilities, governmental, institutional

PLANNING ANALYSIS:

The application and development plan have been evaluated according to the Comprehensive Plan guidance cited above. The proposal has no impact on land use or density, which are in conformance with the Comprehensive Plan objectives.

BGD:SEM

FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

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

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

FILE: 3-4 (RZ 81-P-116)

SUBJECT: Transportation Impact

REFERENCE: PCA 81-P-116; Board of Supervisors Own Motion
Land Identification Map: 48-1 ((27)) 1-13, A

DATE: April 5, 1995

RECEIVED
OFFICE OF COMPREHENSIVE PLANNING

APR 6 1995

ZONING EVALUATION DIVISION

Transmitted herewith are the comments of the Office of Transportation with respect to the referenced application. These comments are based on information made available to this Office March 17, 1995.

The proposed application would not create any significant additional impacts on the surrounding public street system. Therefore, this Office would not object to the approval of the subject application.

AKR/akr/kal/n:akr/rz81p116

cc: John Winfield, Deputy Director, Design Review, Department of Environmental Management

FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

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

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

FILE NO.: 2078 ZONING

SUBJECT: ENVIRONMENTAL ASSESSMENT for: PCA 81-P-116
Board's Own Motion

DATE: 10 May 1995

The request to remove a proffered condition requiring the applicant to install a noise attenuation barrier has been reviewed by John Bell of the Environment and Development Review Branch. Given that VDOT has installed a noise barrier in this area since the application was originally reviewed by staff, there is no longer a need for the applicant to fulfill this requirement. No significant environmental issues were identified as a result of this evaluation.

BGD:JRB

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 456 REVIEW PROCESS: A public hearing process pursuant to 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 plan. 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): estimate of the effectiveness of a roadway 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. 15.1-491 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 Environmental Management.

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 DEM 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: Engineering plan for a subdivision of land submitted to DEM for review and approved pursuant to Chapter 101 of 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	PDG	Planned Development Commercial
ADU	Affordable Dwelling Unit	PDH	Planned Development Housing
ARB	Architectural Review Board	PFM	Public Facilities Manual
BMP	Best Management Practices	PPRB	Permit, Plan Review Branch
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	Central Business Center	RUP	Residential Use Permit
CDP	Conceptual Development Plan	RZ	Rezoning
DEM	Department of Environmental Management	SE	Special Exception
DDR	Division of Design Review, DEM	SP	Special Permit
DP	Development Plan	TDM	Transportation Demand Management
DPW	Department of Public Works	TMA	Transportation Management Association
DU/AC	Dwelling Units Per Acre	TSA	Transit Station Area
EQC	Environmental Quality Corridor	TSM	Transportation System Management
FAR	Floor Area Ratio	UP & DD	Utilities Planning and Design Division, DPW
FDP	Final Development Plan	UMTA	Urban Mass Transit Association
GDP	Generalized Development Plan	VC	Variance
GFA	Gross Floor Area	VDOT	Virginia Dept. of Transportation
HCD	Housing and Community Development	VPD	Vehicles Per Day
LOS	Level of Service	VPH	Vehicles per Hour
Non-RUP	Non-Residential Use Permit	WMATA	Washington Metropolitan Area Transit Authority
OCP	Office of Comprehensive Planning	ZAD	Zoning Administration Division, OCP
OT	Office of Transportation	ZED	Zoning Evaluation Division, OCP
PD	Planning Division		