



APPLICATION ACCEPTED: April 19, 2013
PLANNING COMMISSION: September 19, 2013
BOARD OF SUPERVISORS: Not yet scheduled

County of Fairfax, Virginia

September 5, 2013

STAFF REPORT

APPLICATION SE 2013-MV-006

MOUNT VERNON DISTRICT

APPLICANT: Mohammad I. Mansoor

ZONING: PDH-4 (Planned Development Housing 4 du/ac)

PARCEL: 107-3 ((6)) 9

LOCATION: 8476 Wasdale Head Drive

SITE AREA: 7,420 square feet

PLAN MAP: Residential, 1 – 2 du/ac

PROPOSAL: To permit a home child care facility for a maximum of ten children at any one time

STAFF RECOMMENDATIONS:

Staff recommends approval of SE 2013-MV-006, subject to the proposed development conditions contained in Appendix 1.

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

Megan Duca

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

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

O:\mbrad9\SE\SE 2013-MV-006 Mohammad Mansoor\Staff Report\Staff Report Assembly\00_SE 2013-MV-006_Staff Report cover.doc



Americans with Disabilities Act (ADA): Reasonable accommodation is available upon 48 hours advance notice. For additional information on ADA call (703) 324-1334 or TTY 711 (Virginia Relay Center).

Special Exception

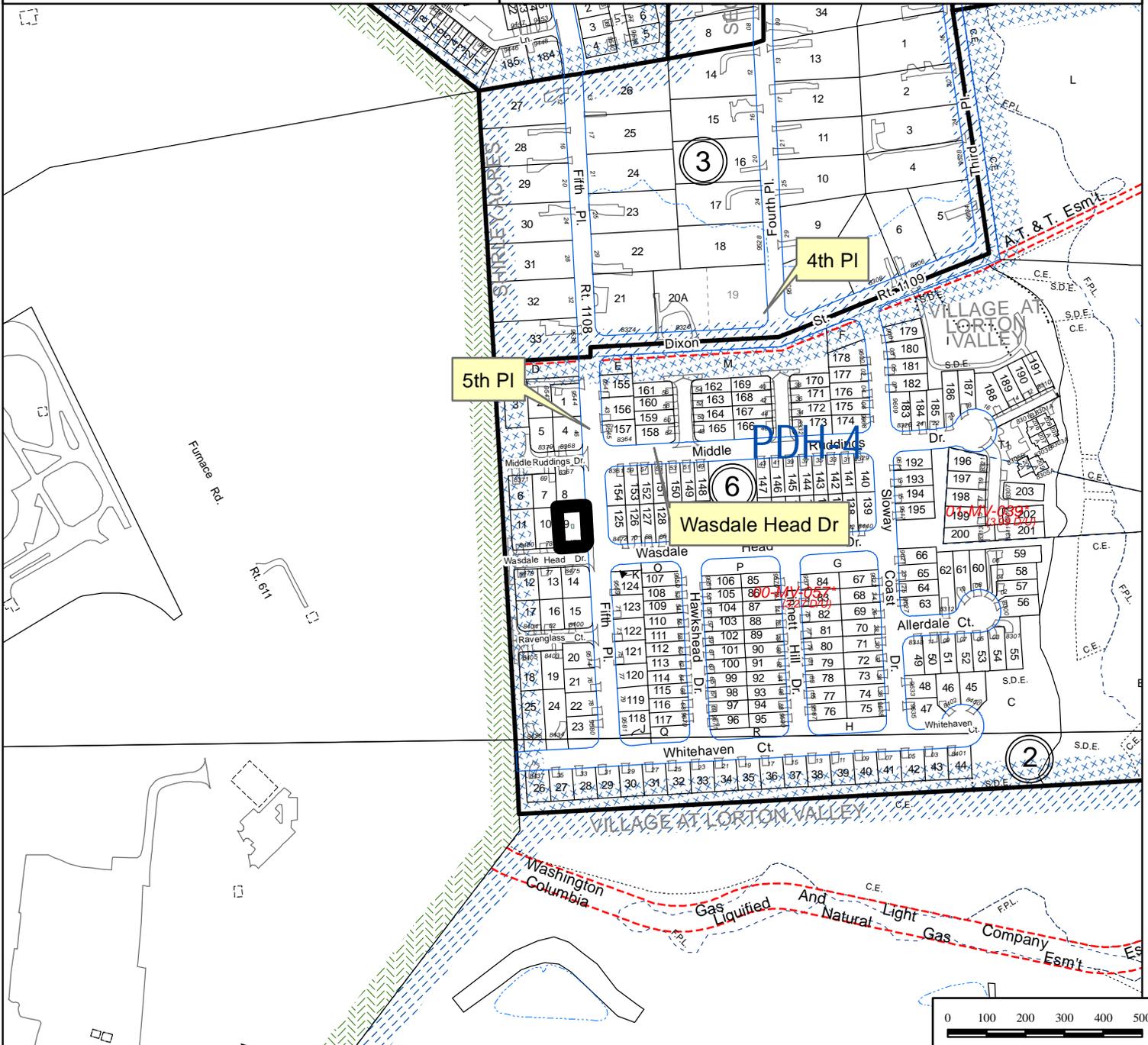
SE 2013-MV-006



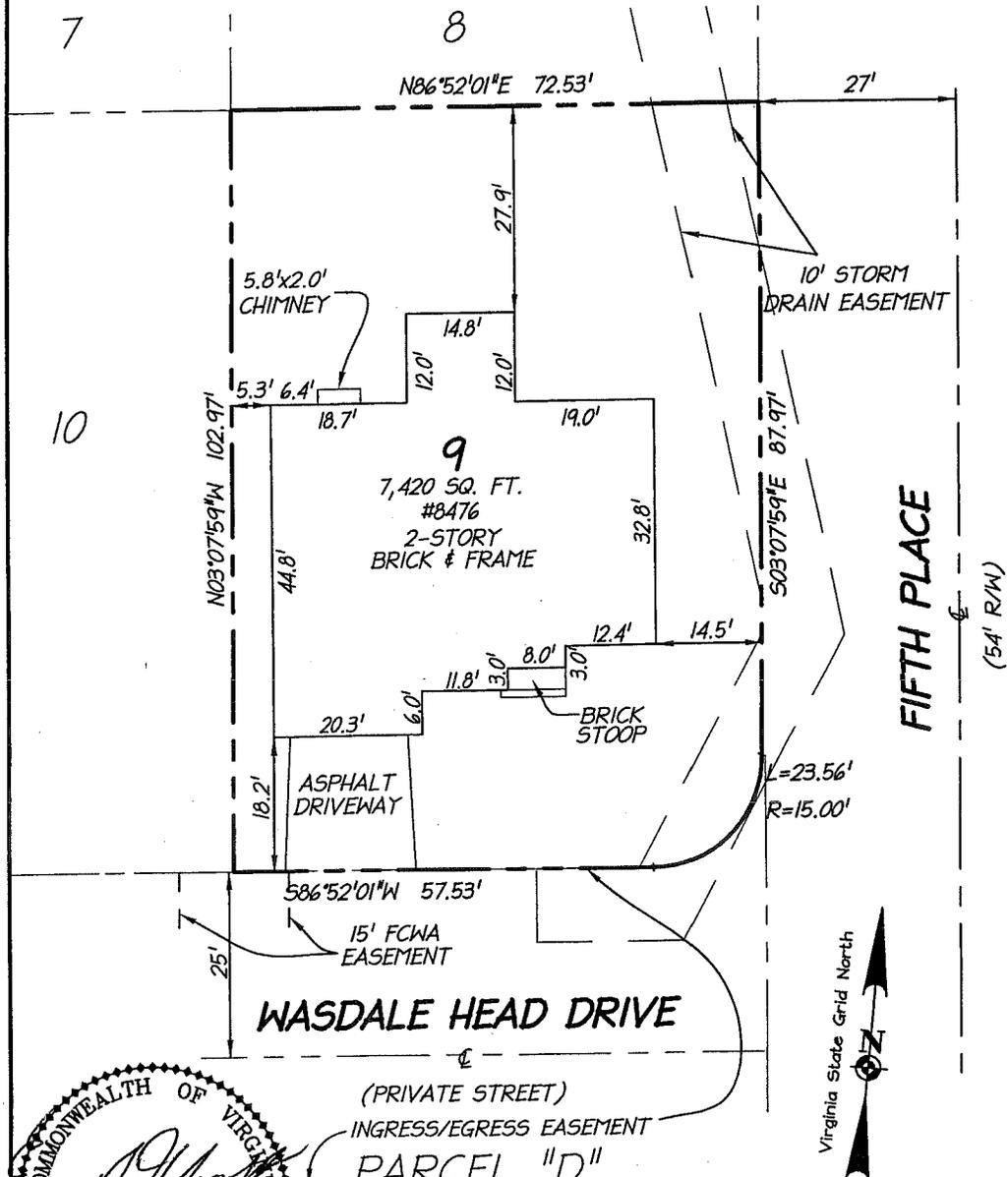
Applicant: MOHAMMAD I. MANSOOR
Accepted: 04/19/2013
Proposed: HOME CHILD CARE FACILITIES
Area: 7420 SF OF LAND; DISTRICT - MOUNT VERNON

Zoning Dist Sect: 06-0105
Art 9 Group and Use: 0-05
Located: 8476 WASDALE HEAD DRIVE, LORTON, VA 22079

Zoning: PDH- 4
Plan Area: 4
Overlay Dist:
Map Ref Num: 107-3- /06/ /0009



I HEREBY CERTIFY THAT THE POSITION OF THE EXISTING IMPROVEMENTS ON THE BELOW DESCRIBED PROPERTY HAVE BEEN CAREFULLY ESTABLISHED BY A TRANSIT-TAPE SURVEY AND UNLESS OTHERWISE SHOWN, THERE ARE NO ENCROACHMENTS.



COMMONWEALTH OF VIRGINIA
 Ernest S. Holzworth
 No. 1837
 8/19/04
 LAND SURVEYOR

Department of Planning & Zoning
 RECEIVED
 DEC 04 2012
 Zoning Evaluation Division

- NOTES:**
1. TAX MAP NO. 107-3-06-0009.
 2. CURRENT OWNER: ENGLE HOMES VIRGINIA INC. DEED BOOK 16142 PAGE 492.
 3. THE LOT SHOWN HEREON IS LOCATED ON F.E.M.A. MAP COMMUNITY PANEL NO. 515525 0125 D, DATED MARCH 5, 1990, ZONE "X", AN AREA DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN.
 4. THE RECORD PLAT OF SECTION ONE OF THE VILLAGE AT LORTON VALLEY, INCLUDING EASEMENTS SHOWN, IS RECORDED IN DEED BOOK 13853 PAGE 1609.

HOUSE LOCATION SURVEY
LOT 9
SECTION ONE
THE VILLAGE AT
LORTON VALLEY
 MOUNT VERNON DISTRICT
 FAIRFAX COUNTY, VIRGINIA

THIS HOUSE LOCATION SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF TITLE REPORT AND DOES NOT PURPORT TO REFLECT ALL EASEMENTS, ENCUMBRANCES OR OTHER CIRCUMSTANCES AFFECTING THE TITLE TO THE SUBJECT PROPERTY AND IS NOT INTENDED TO BE USED AS AN AID FOR THE CONSTRUCTION OF FENCES OR ANY OTHER IMPROVEMENTS.

SCALE: 1" = 20'	DRAWN: PJF/MFH	 <p>christopher consultants engineering · surveying · land planning christopher consultants, ltd. 9900 main street (fourth floor) · fairfax va. 22031-3907 703.273.6820 · fax 703.273.7636</p>
DATE: 03/31/04	CHECKED: WS	
F.H.L.S.: 08/09/04		

100091

DESCRIPTION OF THE APPLICATION

Proposal:	Special exception to operate a home child care facility for up to ten children at any one time in a single family detached dwelling
Hours:	Monday through Friday from 7:00 a.m. to 6:00 p.m.
Parking:	Two spaces in the attached garage, two spaces in the driveway, and adjacent on-street public parking
Employees:	One nonresident employee and two residents (providers)

- Single family detached dwelling at the corner of Wasdale Head Drive and Fifth Place within the Village of Lorton Valley subdivision
- Subdivision situated between I-95 to the east, Furnace Road to the West, and Lorton Road to the north
- Fifth Place provides access to Lorton Road to the north
- Surrounding parcels contain single family detached dwellings, zoned PDH-4, and are planned for residential use at a density of 1 – 2 dwelling units per acre (du/ac) with an option for 3 – 4 du/ac



Source: Fairfax County Pictometry

The proposed development conditions, applicant's statement of justification, and affidavit are contained in Appendices 1 to 3, respectively.

BACKGROUND

On July 9, 2001, the Board of Supervisors approved RZ 2000-MV-057 subject to proffers to rezone 60.87 acres from the R-1 District to the PDH-4 District to permit the development of 199 dwelling units at a density of 3.27 du/ac. The Planning Commission approved FDP 2000-MV-057 on May 24, 2001.

On March 18, 2002, the Board of Supervisors approved PCA 2000-MV-057 to amend the proffers associated with RZ 2000-MV-057 to permit the addition of one Affordable Dwelling Unit (ADU) at a density of 3.29 du/ac. The Planning Commission approved FDPA 2000-MV-057 on March 7, 2002.

According to Department of Tax Administration records, the dwelling on the subject property was constructed in 2004.

ANALYSIS

Comprehensive Plan Provisions

The subject property is located in Plan Area IV in the Lower Potomac Planning District and Land Unit B of the Lorton-South Route 1 Community Planning Sector. The Comprehensive Plan Map calls for residential use at a density of 1 – 2 du/ac with an option for 3 – 4 du/ac. The proposed use is in conformance with the Comprehensive Plan. Appendix 4 contains the applicable text from the Comprehensive Plan and a link to the text online.

Transportation Analysis

Fifth Place, a public street, traverses the eastern boundary of the property and provides a vehicular connection from the subject property to Lorton Road through the subdivisions to the north. The applicant's traffic estimate anticipates ten vehicles in the morning between 7 a.m. and 8 a.m. when the children are dropped off at the home child care facility and ten vehicles in the evening between 4:30 p.m. and 6:00 p.m. when the children are picked up. An attached two-car garage and additional two parking spaces in the driveway can accommodate parking for the two resident providers and one nonresident employee, while leaving one additional space for pick-up and drop-off. In addition, approximately four on-street parking spaces are available on Fifth Place along the property's frontage in the vicinity of the home child care facility's entrance and exit at the rear of the dwelling. Although the applicant's traffic estimate states that no more than three cars would be picking up or dropping off at any one time due to staggered pick-up and drop-off times, additional on-street parking is available further north on Fifth Place or across the street, if necessary.

Staff finds that the proposed use will not be hazardous or conflict with the existing and anticipated traffic in the neighborhood and that there is adequate parking to accommodate the proposed use.

Outdoor Play Area

The applicant intends to use one of the Home Owners Association's (HOA) play areas as an outdoor play area for the home child care facility. As evidenced in a letter submitted by the applicant, the applicant has secured approval from the HOA to use HOA amenities such as the tot lots for the proposed use. A copy of this letter is included in Appendix 2 of this report. The specific play area that the applicant intends to use is located approximately 400 feet from the dwelling on the same side of Wasdale Head Drive as the applicant's property. The existing sidewalk that traverses the northern side of Wasdale Head Drive would allow for the providers to safely walk the children between the home child care facility and the play area. If the use of the HOA play area becomes unavailable at a later time, the applicant will be required to provide an alternative outdoor play area. The applicant has indicated that this could be accommodated on the subject property if necessary.

Zoning Ordinance Provisions (Appendix 5)

Section 10-103 of the Zoning Ordinance limits the maximum number of children permitted at any one time in a home child care facility to seven within a single family detached dwelling without approval of a Special Permit or Special Exception. Because the subject property is located in a Planned District in which a home child care facility use is not specifically designated on the Final Development Plan (FDP) that governs the property, the approval of a Special Exception is required to increase the number of children beyond seven, up to a maximum of 12 children. This application must satisfy the General Special Exception Standards (Sect. 9-006), Standards for All Group 3 Uses (Sect. 9-503), and the Additional Standards for Home Child Care Facilities (Sect. 8-305). These standards are contained in Appendix 5. The tables below summarize the application's conformance with these standards.

General Special Exception Standards (Sect. 9-006)

Standards 1 and 2: <i>Comprehensive Plan/ Zoning District</i>	Staff finds that the use of the proposed development is in conformance with the Comprehensive Plan and in harmony with the general purpose and intent of the PDH-4 Zoning District.
Standard 3: <i>Adjacent Development</i>	There are no buildings, structures, walls, or fences proposed with this application. Staff finds that the proposed use will not adversely affect the use or development of neighboring properties.
Standard 4: <i>Pedestrian and Vehicular Traffic</i>	As previously discussed, staff finds that the proposed use will not be hazardous or conflict with the existing and anticipated traffic in the neighborhood.
Standard 5 <i>Landscaping/Screening</i>	No additional landscaping is required for the proposed use.
Standard 6: <i>Open Space</i>	The PDH-4 District requires that 20% of the gross area of the site be open space. The FDP that governs the subject property meets this requirement.
Standard 7: <i>Utilities, Drainage, Parking, Loading</i>	There are no changes proposed to the existing utility or drainage facilities that were approved at the time the existing dwelling was constructed. Staff concludes that the available parking is sufficient to accommodate the proposed use.
Standard 8: <i>Signs</i>	Pursuant to Sect. 10-103 of the Zoning Ordinance, signs are not permitted for home child care facilities.

Standards for All Group 3 Uses (Sect. 9-503)

Standard 1: <i>Compliance with lot size and bulk regulations</i>	This application does not propose any site improvements. The application property would continue to comply with the lot size and bulk regulations for PDH districts.
Standard 2: <i>Performance Standards</i>	The proposed use would comply with the performance standards set forth in Article 14 of the Zoning Ordinance.
Standard 3: <i>Site Plan</i>	This standard is not applicable.

Additional Standards for Home Child Care Facilities (Sect. 8-305)

Standard 1: <i>Maximum of 12 Children</i>	The applicant's request for up to ten children and one nonresident employee meets this standard.
Standard 2: <i>Access and Parking</i>	As previously discussed, staff finds that the proposed use will not be hazardous or conflict with the existing and anticipated traffic in the neighborhood and that there is adequate parking to accommodate the proposed use.
Standard 3: <i>Landscaping/Screening</i>	Staff finds that no additional landscaping is required for the proposed use at this location.
Standard 4: <i>Submission Requirements</i>	The submission requirements for the Special Exception (SE) Plat were modified administratively to allow the use of a house location survey in lieu of the SE Plat.
Standard 5: <i>Code of Virginia: Title 63.2, Chapter 17</i>	The applicant would be subject to these regulations.

The applicant has a kitchen associated with the home child care facility. Section 2-501 of the Zoning Ordinance stipulates that there shall be no more than one dwelling unit on a lot. The presence of a second kitchen can sometimes be considered a component of an accessory dwelling unit. In this case, because the second kitchen is associated with the home child care facility, staff has proposed a development condition that would require that this kitchen be demolished in the event that the home child care facility is discontinued or the single family dwelling is rented or sold, unless the kitchen is otherwise brought into compliance with the Zoning Ordinance.

CONCLUSION AND RECOMMENDATION

In staff's opinion, the proposed home child care facility for up to ten children at any one time on the subject property would not adversely impact the site or neighboring properties. Staff finds that the application is in harmony with the Comprehensive Plan and conforms to all applicable Zoning Ordinance Provisions. Staff recommends approval of SE 2013-MV-006, subject to the proposed development conditions 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. The approval of this application does not interfere with, abrogate or annul any easements, covenants, or other agreements between parties, as they may apply to the property subject to this application.

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

APPENDICES

1. Proposed Development Conditions

2. Statement of Justification and Photos
3. Special Exception Affidavit
4. Comprehensive Plan Citations
5. Applicable Zoning Ordinance Provisions
6. Glossary of Terms

Proposed Development Conditions

SE 2013-MV-006

September 5, 2013

If it is the intent of the Board of Supervisors to approve SE 2013-MV-006 located at 8476 Wasdale Head Drive, Tax Map 107-3 ((6)) 9, for a home child care facility of up to ten children, 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 or permit submitted pursuant to this special exception shall be in substantial conformance with the approved Special Exception Plat entitled "Lot 9 Section One the Village at Lorton Valley" prepared by Christopher Consultants, consisting of one sheet dated August 9, 2004, 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. Excluding the provider's own children, the maximum number of children on-site at any one time shall not exceed ten.
5. The hours of operation for the home child care facility shall not exceed 7:00 a.m. to 6:00 p.m., Monday through Friday.
6. A maximum of one nonresident person, whether paid or not for his services, may be involved in the home child care facility, provided that there is only one such person on the property at any one time and the hours of such attendance shall be limited to 6:30 a.m. to 6:30 p.m., Monday through Friday.
7. The dwelling that contains the home child care facility shall be the primary residence of the provider.
8. The garage shall not be converted to any use which would preclude the parking of vehicles. Parking for the vehicles of the residents shall be provided on-site.
9. All outdoor play equipment must conform to all state regulations and standards related to outdoor play areas and equipment. In the event that the HOA playgrounds are not available, an alternative outdoor play area shall be provided.
10. The kitchen located in the basement shall only be used for the home child facility. If the home child care facility is discontinued or the single family dwelling is

rented or sold, an approved County demolition permit shall be obtained and this kitchen shall be demolished, unless the kitchen is otherwise brought into compliance with 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.

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 as outlined above. The number of children shall not be increased above seven (7) until all conditions are met. 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.

Written Statement of Justification

- A. Home Daycare
- B. Hours of operation Monday – Friday, 07:00 – 6:00pm
- C. 10 children
- D. Besides me and my wife we will have one additional nonresident to help during business hours.
- E. My wife, Mustura Mansoor has 18 years of experience. She has been a provider with Infant Toddler and Office for Children.
- F. I, Mohammad Mansoor was a Military contractor for 3.5 years in Afghanistan. I have top clearance and I came back home six months ago. I was not able to find a job so I decided to expand my wife's daycare and plan on working together with her.
- G. I will take full responsibility for our home daycare and license.
- H. Our finished walk- out basement is the area we take care of the children.
- I. We have the corner lot to make it easy for the parents to drop off and pick up.
- J. Our community playground is located on our road/sidewalk, Wasdale Head Drive. There are a few houses between our facility and the playground. We will be walking to the playground.
- K. My wife and I only own one car which is parked inside the garage. The car is not being used during business hours. We do have adequate parking space which includes, two care driveway, and street parking in the front and side of the house during business hours.
- L. Our traffic estimate is based on ten children.
- M. Please review for up to ten children in case this becomes possible for us.

Traffic Estimate

Drop off from 07:00am – 08:00am

07:00am – three cars

07:15am – two cars

07:30am – two cars

07:45am – two cars

08:00am – one car

Pick up from 04:30pm – 06:00pm

04:30pm – one car

04:45pm – one car

05:00pm – three cars

05:15pm – two cars

05:30pm – two cars

06:00pm – one car

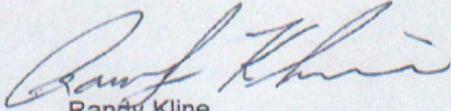
Lorton Valley HOA
9380 Windermere Hill Dr.
Lorton, VA 22079

Mr. Musturad Mansoor
8476 Wasdale Head Dr.
Lorton, VA 22079

July 29, 2013

Dear Sir,

The Lorton Valley HOA has granted the expansion of the existing Day Care operation in your home to a total of 10 children as a special exemption. Lorton Valley amenities such as use of tot lots are further granted for use. It is understood that all State, Local Government and HOA regulations are followed for such use of the property and violations may result in review and possible termination of this approval.



Randy Kline
On Site Manager

② Right Side

12/2/12



① Front Side

12/2/12



③ Left side

12/2/12



④ Back side from fifth pl. 12/2/12



back yard | view from house

12/2/12



Playground on Wasdale Head Dr. 12/2/12



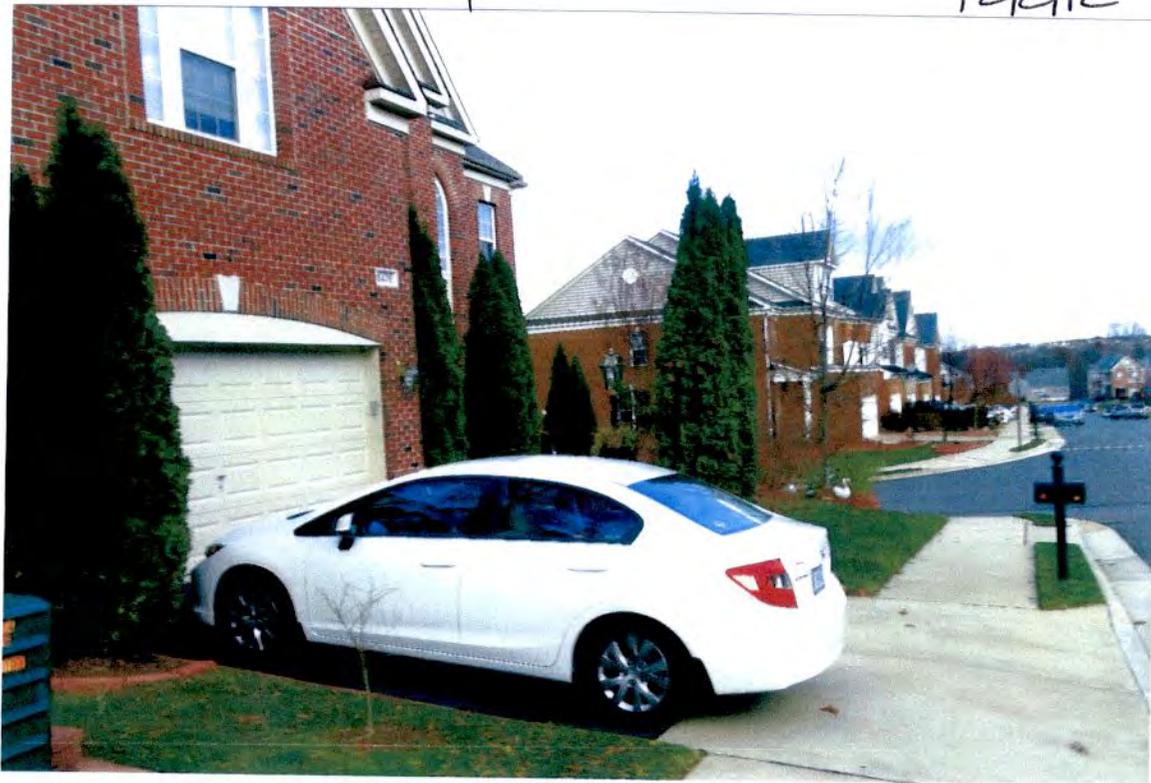
Walk way to day care

12/2/12



Drive way

12/2/12



Bathroom

12/2/12



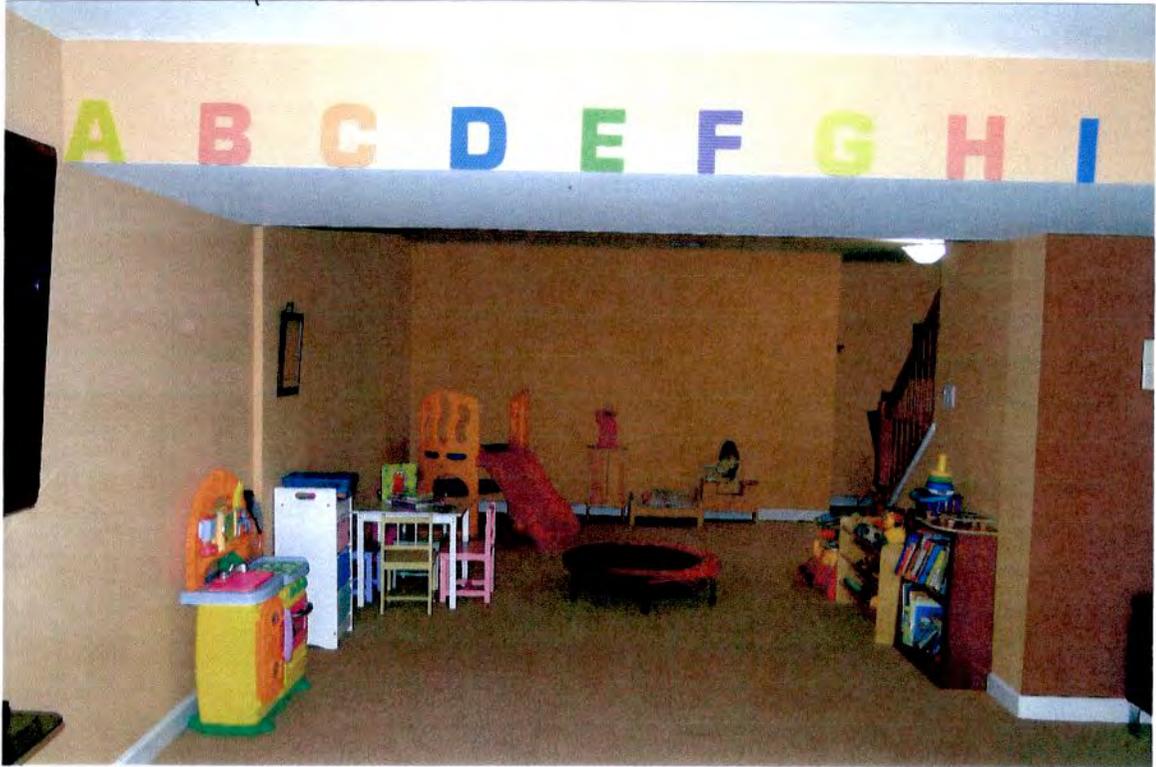
Bedroom

12/2/12



Play area

12/2/12



Infant Area

12/2/12



2nd Photo of Play area

12/2/12



2nd Photo of Infant area

12/2/12



Kitchen / eating room

12/2/12



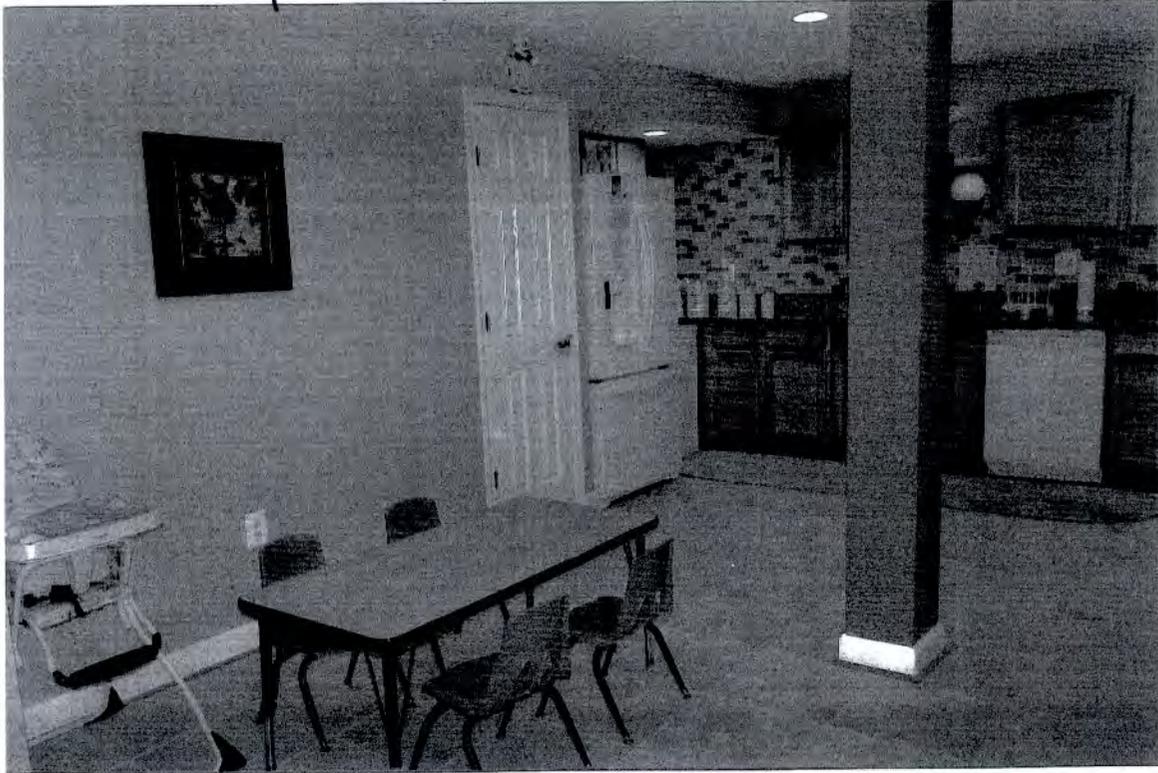
Main room / play area

12/2/12



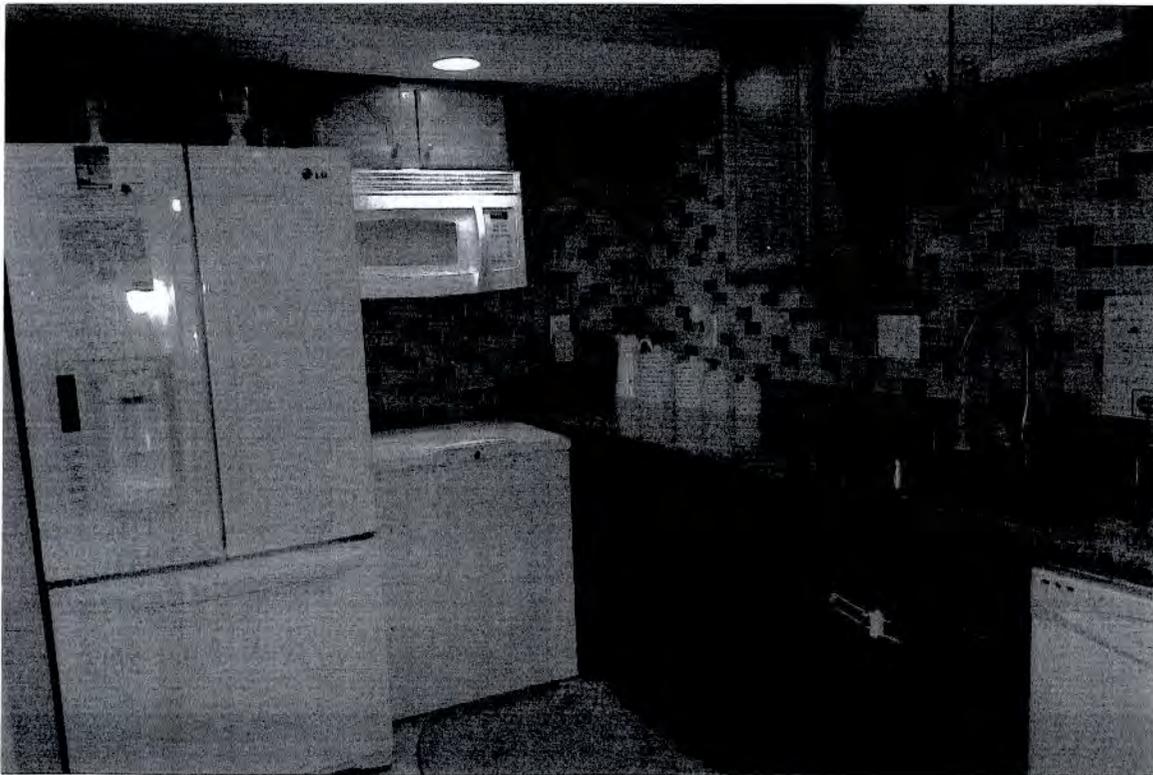
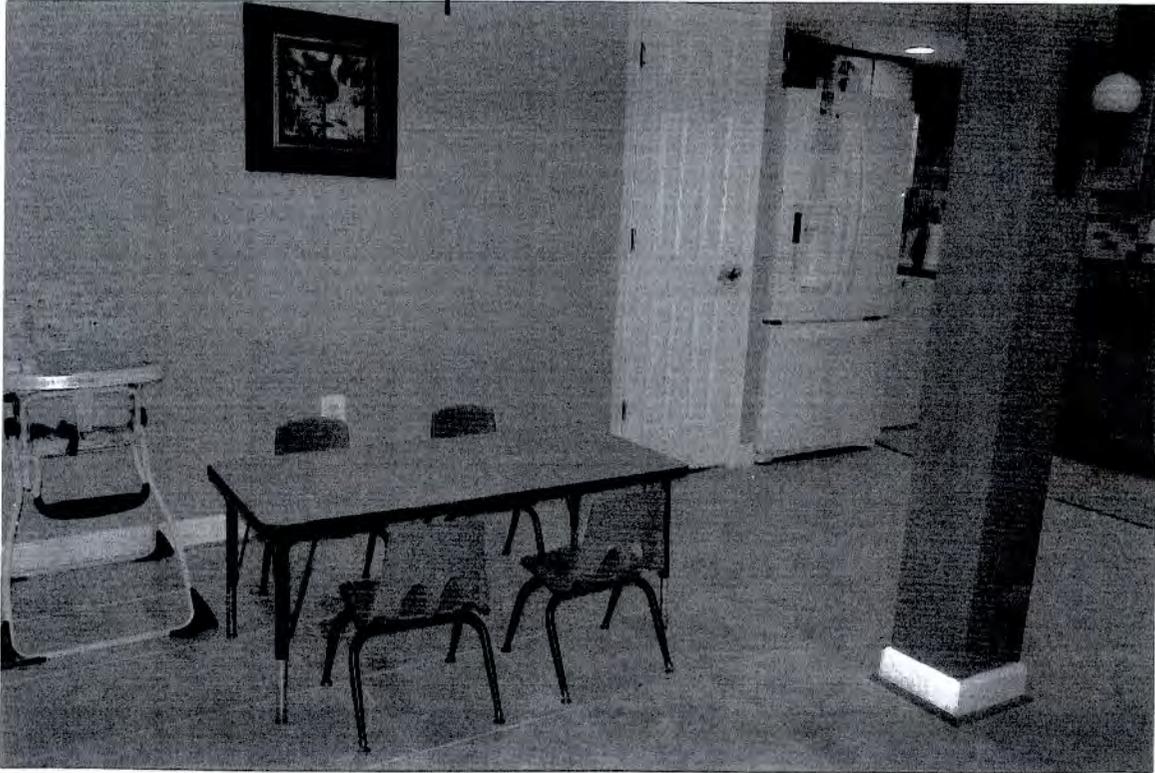
Eating Area

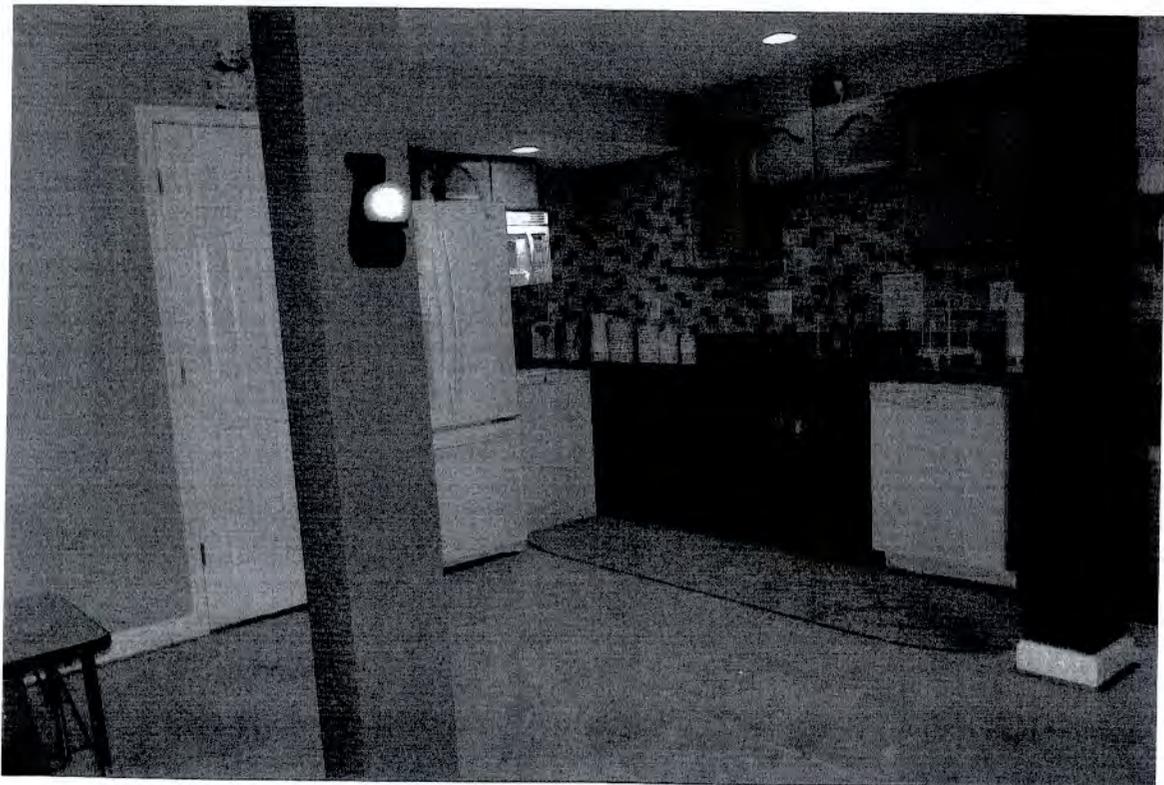
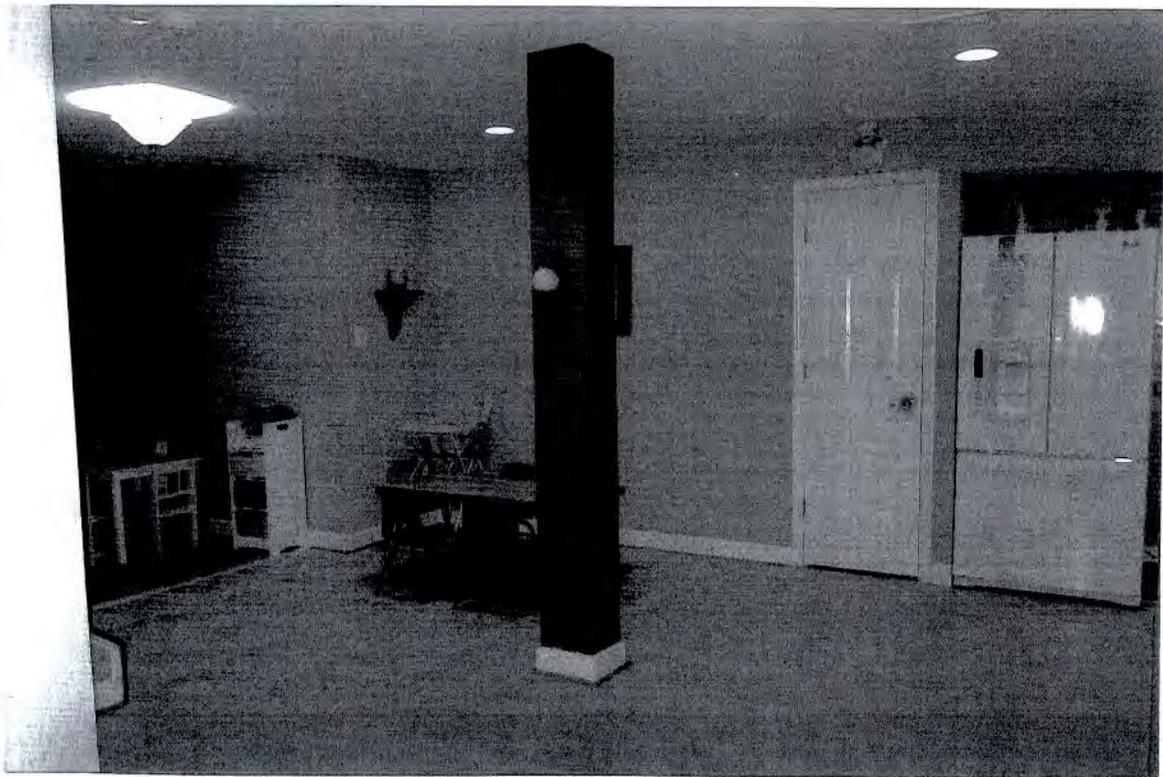
File # SE-2012-0272



Childrens sitting/eating Area

File # SE-2012-0272





SPECIAL EXCEPTION AFFIDAVIT

DATE: 1/7/13
 (enter date affidavit is notarized)

I, Mohammad I. Mansoor, 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 120793

in Application No.(s): SE 2013-MU-006
 (enter County-assigned application number(s), e.g. SE 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(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)
Mohammad I. Mansoor	8476 Wasdale Head Dr. Lorton, VA 22079	Applicant/Title Owner
Mustura Mansoor	same as above	Titai owner

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

* In the case of a condominium, the title owner, contract purchaser, or lessee of 10% or more of the units in the condominium.

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

SPECIAL EXCEPTION AFFIDAVIT

DATE: 1/7/13
(enter date affidavit is notarized)

120793

for Application No. (s): SE 2013-MU-006
(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.)

N/A

CORPORATION INFORMATION

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

N/A

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)

N/A

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

N/A

*** 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: 1/7/13
(enter date affidavit is notarized)

120793

for Application No. (s): SE 2013-MU-006
(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:

N/A

PARTNERSHIP INFORMATION

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

N/A

(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)

N/A

(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.

N/A

*** 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: 1/5/13
(enter date affidavit is notarized)

120793

for Application No. (s): SE 2013-MU-006
(enter County-assigned application number(s))

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

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

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

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

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

None

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

SPECIAL EXCEPTION AFFIDAVIT

DATE: 01/07/2013 (enter date affidavit is notarized)

120793

Application No.(s): SE 2013-MO-006 (county-assigned application number(s), to be entered by County Staff)

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

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

None

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

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

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

WITNESS the following signature:

[Handwritten signature]

(check one) [] Applicant [] Applicant's Authorized Agent

Mohammad I. Mansoor (type or print first name, middle initial, last name, and & title of signee)

Subscribed and sworn to before me this 7th day of JANUARY 2013, in the State/Comm. of VIRGINIA, County/City of FAIRFAX.

[Handwritten signature] Notary Public

My commission expires: 06/30/2016

Commonwealth Of Virginia Sonia Tareque - Notary Public Commission No. 262652 My Commission Expires 6/30/2016

LP2 Lorton-South Route 1 Community Planning Sector

The applicable land use recommendations are provided below. The complete text is located at

<http://www.fairfaxcounty.gov/dpz/comprehensiveplan/area4/lowerpotomac.pdf>.

...RECOMMENDATIONS

...Land Use

...**Land Unit B**

Land Unit B contains approximately 500 acres. It is bounded by I-95 to the east, Lorton Road to the north, the Laurel Hill site to the west and the Occoquan River to the south (see Figure 25). Shirley Acres, Green Ridge and Curtis subdivisions are located north of Dixon Street. A private debris landfill is located south of Dixon Road and east of Furnace Road on approximately 260 acres. The former Lorton school site, which is located in the northeastern section of the sector, now houses the Fairfax County School Board Transportation Department. The remaining areas in Land Unit B are vacant or contain single-family homes on large lots.

Several environmental issues and factors should be considered in the development of this area including: an extensive floodplain associated with the Giles Run Stream Valley; steep slopes (greater than 15 percent); unstable soils; widely distributed quality vegetation resources; and the highway noise impact zone associated with I-95. The Lorton Road/I-95 interchange is planned to be improved.

Sub-unit B1

Sub-unit B1 contains the Shirley Acres, Green Ridge and Curtis residential subdivisions and two large vacant parcels, one north and one south of Shirley Acres, both planned for residential uses. At the present time, the residential subdivisions should be maintained as single-family residential use. As long as these subdivisions are in existing residential uses they should be preserved and protected. To be compatible with these subdivisions, new or infill residential development within the subdivisions should be at 1-2 dwelling units per acre and should meet the following site-specific conditions:

- Development should take advantage of the possible positive visual orientation to swales and floodplains, which are unsuitable for development;
- Development should provide for local infiltration to be incorporated into the stormwater system design to provide groundwater recharge;
- Development should retain the wooded appearance which will be maintained in part by tree preservation;
- Substantial buffering should be provided along all property lines abutting the Laurel Hill site;

- Subdivision layout should occur so that no dwelling unit is located closer than 500 feet from the actual landfill surface of the I-95 Landfill; and
- The Giles Run Environmental Quality Corridor should be protected.

...The portion of Sub-unit B1-a which is located north of the Shirley Acres residential subdivision, generally west of the Giles Run Environmental Quality Corridor, and south of Lorton Road is planned for single-family attached residential development at 5-8 dwelling units per acre. Single-family attached development at 5 to 6 dwelling units per acre should provide, at a minimum, a coordinated development plan which shows how any unconsolidated parcel(s) could be developed at a similar intensity with shared access to Lorton Road. Development above 6 dwelling units per acre shall provide complete consolidation of the three parcels.

In addition, all single-family attached development proposals shall accomplish the following site-specific development conditions:

- This area may be developed independently of any redevelopment of the Shirley Acres subdivision but must be planned so that when Shirley Acres redevelops, the entire area functions as a unified whole;
- Substantial contribution towards transportation improvements in the Lorton-South Route 1 Area should be provided including improvements to the I-95/Lorton Road interchange;
- Development should take advantage of the possible positive visual orientation to swales and floodplains which are unsuitable for development;
- Development should provide for local infiltration to be incorporated into the stormwater system design to provide groundwater recharge;
- Development should retain the wooded appearance which will be maintained by tree preservation in the EQC areas, in part by preserving prime specimen trees and in part by an aggressive replanting plan;
- Clearing and grading on steep slopes should be minimized to reduce the negative impacts of erosion and siltation on adjacent wetlands and streams;
- Substantial buffering (minimum of 50 feet) should be provided along all property lines abutting the Laurel Hill site;
- A minimum 25 foot undisturbed buffer should be provided in order to maintain the mature vegetative screening between this higher density residential site and the Shirley Acres residential subdivision;
- The Giles Run Environmental Quality Corridor should be protected;
- In addition to preserving the EQC, provide non-EQC land for on-site recreation facilities sufficient to serve the residents of this proposed new development; or, as an alternative, consider providing a mix of on-site recreation and off-site recreation improvements within Land Unit B-1, at a level sufficient to serve the residents of this proposed new development (Note: Off-site improvements may include dedication and/or improvements to a neighborhood or community park that could serve some onsite recreation needs. On-site improvements, at a minimum, should include a neighborhood recreational facility.);
- Trails should be provided on-site to connect the areas north and south of Shirley Acres and to provide access to retail areas and the commuter rail station; and

- Access from this northern area must be provided from Lorton Road, with a provision for inter-parcel access to Shirley Acres, if the northern area develops before Shirley Acres redevelops. This connection should be provided at Fifth Place.

The portion of Sub-unit B1-a which is located south of the Shirley Acres residential subdivision, generally west of the Giles Run Environmental Quality Corridor and north of the Lorton Landfill (The Village at Lorton Valley subdivision, Tax Map parcels 107-3((6)) All), is planned for single-family detached residential use at 1-2 dwelling units per acre. As an option, this area may be considered for single-family residential use at 3-4 dwelling units per acre if all the above site development conditions are met (except the above access condition), in addition to the following site-specific conditions:

- Substantial buffering adjacent to the Lorton landfill should be provided such that no dwelling unit is closer than 500 feet from the actual surface of the landfill. (Note: This densely vegetated buffer is provided by the approved special exception conditions for the debris landfill.);
- Access from this southern area should be provided by a minimum of two separate access routes to the arterial road system (i.e. Lorton Road and/or Furnace Road);
- If the development is single-family detached, primary access to the southern area should be via a new connector through the northern area to Lorton Road. If the southern area develops prior to the redevelopment of Shirley Acres, then this connector road should be provided generally along the alignment of Fifth Place. Additional landscaping may need to be provided to help buffer the existing homes along Fifth Place prior to redevelopment of Shirley Acres. Secondary access could be provided through Third or Fourth Place, connecting to Lorton Road via Cooper Drive and Sanger Street. An alternative secondary access could be a connection to Furnace Road. (Note: The existing roads within Land Unit B1 are sub-standard and may need improvements as a result of new development traffic within these areas.);
- If the development is single-family attached (townhouse), primary access should be provided via the extension of Dixon Street across Giles Run EQC to Sanger Street, with improvements to Dixon and Sanger Streets required. Secondary access to the southern area should be via a new connector through the northern area to Lorton Road. Additional landscaping may need to be provided to help buffer the existing homes along Fifth Place prior to redevelopment of Shirley Acres;
- Effective buffering and screening based on the density of development of the southern area, should be provided along the common boundary between Shirley Acres and the southern area; and
- Substantial and logical consolidation of the four parcels is encouraged; however, as an alternative, a coordinated development plan should be provided which shows how the unconsolidated parcel(s) could be developed at a similar intensity and be integrated into the other development through a shared circulation system.

Sect. 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.

Sect. 8-303: Standards for all Group 3 Uses

In addition to the general standards set forth in Sect. 006 above, all Group 3 special permit uses shall satisfy the following standards:

1. Except as may be qualified in the following Sections, all uses shall comply with the lot size and bulk regulations of the zoning district in which located; however, subject to the provisions of Sect. 9-607, the maximum building height for a Group 3 use may be increased.
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, except home child care facilities, shall be subject to the provisions of Article 17, Site Plans.

Sect. 8-305: Additional Standards for Home Child Care Facilities

1. The number of children that may be cared for in a home child care facility may exceed the number of children permitted under Par. 6A of Sect. 10-103, but in no event shall the maximum number of children permitted at any one time exceed twelve (12), excluding the provider's own children. The BZA may also allow more than one nonresident person to be involved with the use. Except as described above, home child care facilities shall also be subject to the use limitations of Par. 6 of Sect. 10-103.
2. The BZA shall review access to the site and all existing and/or proposed parking, including but not limited to the availability of on-street parking and/or alternative drop off and pick up areas located in proximity to the use, to determine if such parking is sufficient. The BZA may require the provision of additional off-street parking spaces based on the maximum number of vehicles expected to be on site at any one time and such parking shall be in addition to the requirement for the dwelling unit.
3. The provisions of Article 13 shall not apply to home child care facilities, however, the BZA may require the provision of landscaping and screening based on the specifics of each application.
4. Notwithstanding Par. 2 of Sect. 011 above, all applications shall be accompanied by ten (10) copies of a plan drawn to scale. The plan, which may be prepared by the applicant, shall contain the following information:
 1. The dimensions, boundary lines and area of the lot or parcel.
 2. The location, dimensions and height of any building, structure or addition, whether existing or proposed.
 3. The distance from all property lines to the existing or proposed building, structure or addition, shown to the nearest foot.
 4. The dimensions and size of all outdoor recreation space and the location of such space in relation to all lot lines
5. All such uses shall be subject to the regulations of Chapter 30 of The Code or Title 63.2, Chapter 17 of the Code of Virginia.

GLOSSARY

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Abbreviations Commonly Used in Staff Reports

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