



APPLICATION ACCEPTED: April 24, 2013
PLANNING COMMISSION: October 24, 2013
BOARD OF SUPERVISORS: Not yet scheduled

County of Fairfax, Virginia

October 8, 2013

STAFF REPORT

SE 2013-MA-007

MASON DISTRICT

APPLICANT: South Baylo University

ZONING: C-2 (Limited Office);
HC (Highway Corridor) Overlay; &
SC (Sign Control) Overlay

PARCELS: 71-1 ((42)) 310E; 325A; 325B; & 325C; and
the common areas associated with
7535 Little River Turnpike

ACREAGE: 2.44 acres

FAR: 0.59

OPEN SPACE: 26%

PLAN MAP: Commercial (Office)

SE CATEGORY: Category 3 – Quasi-Public Uses (University)

PROPOSAL: A special exception to permit a school of
acupuncture and oriental medicine for up to 30
students with four instructors and one staff
within an existing three-story office building.
The use would occupy four commercial
condominium units and have a total area of
10,157 sf.

Joe Gorney

STAFF RECOMMENDATIONS:

Staff recommends approval of SE 2013-MA-007 subject to the proposed development conditions in Appendix 1.

Staff recommends modification of the transitional screening requirements on the eastern and southern boundaries in favor of the existing vegetation.

Staff recommends modification of the barrier requirements along the northern, eastern, and southern boundaries in favor of the existing barriers and vegetation.

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

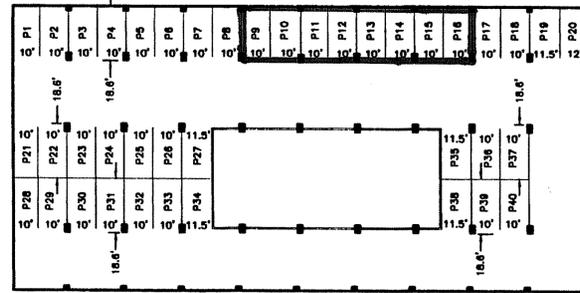
It should be further noted that the content of this report reflects the analysis and recommendation of staff; it does not reflect the position of the Board of Supervisors.

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

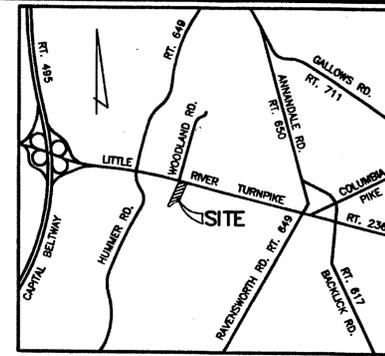
For information, contact the Zoning Evaluation Division, Department of Planning and Zoning, 12055 Government Center Parkway, Suite 801, Fairfax, Virginia 22035-5505, (703) 324-1290.

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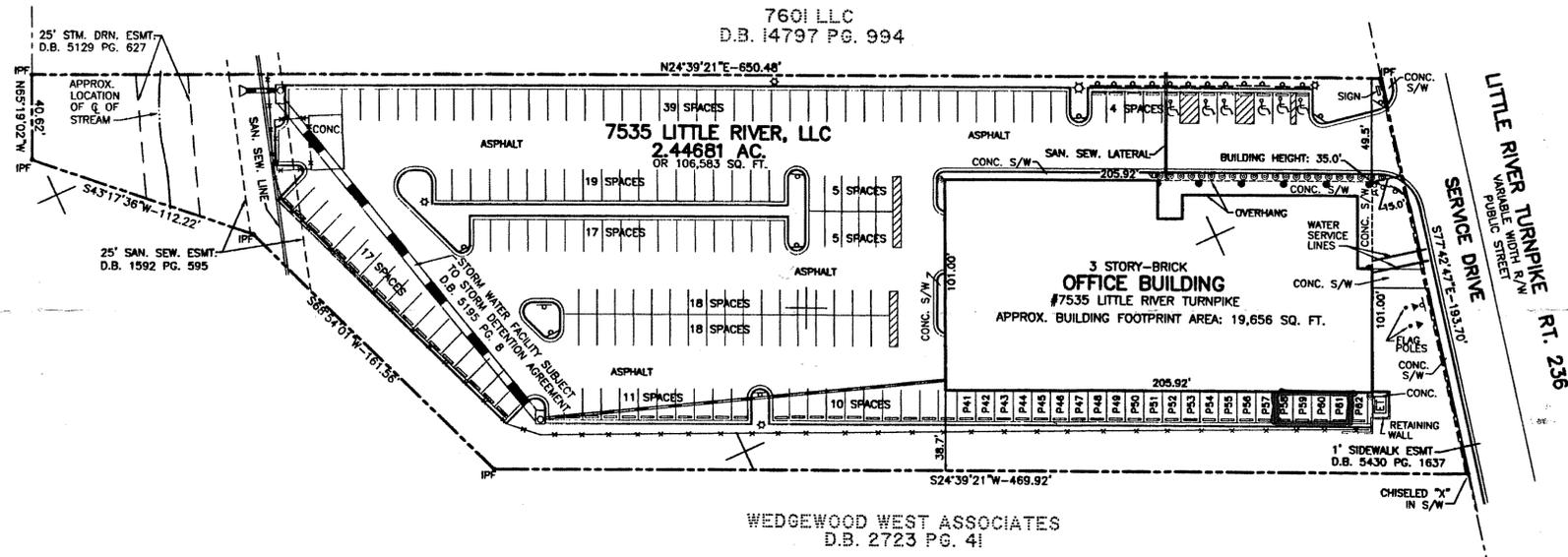




DETAIL OF PARKING BELOW BUILDING
SCALE: 1"=30'



VICINITY MAP
SCALE: 1"=2,000'



WEDGEWOOD WEST ASSOCIATES
D.B. 2723 PG. 4!

SURVEYOR'S CERTIFICATE

I, ROBERT S. SCHWENGER, A DULY LICENSED LAND SURVEYOR IN THE COMMONWEALTH OF VIRGINIA, DO HEREBY CERTIFY THAT THIS PLAT LABELED SHEET 1 OF EXHIBIT "D" TO THE DECLARATION IS ACCURATE (WITHIN NORMAL TOLERANCES) AND COMPLIES WITH SECTION 55-79.58(A) OF THE CONDOMINIUM ACT AS AMENDED.



RECEIVED
Department of Planning & Zoning
SEP 18 2013
Zoning Evaluation Division

CONDOMINIUM PLAT
EXHIBIT "D"
**7535 LITTLE RIVER TURNPIKE,
A PROFESSIONAL CONDOMINIUM**

BRADDOCK DISTRICT
FAIRFAX COUNTY, VIRGINIA
SCALE: 1"=40' AUGUST, 2004

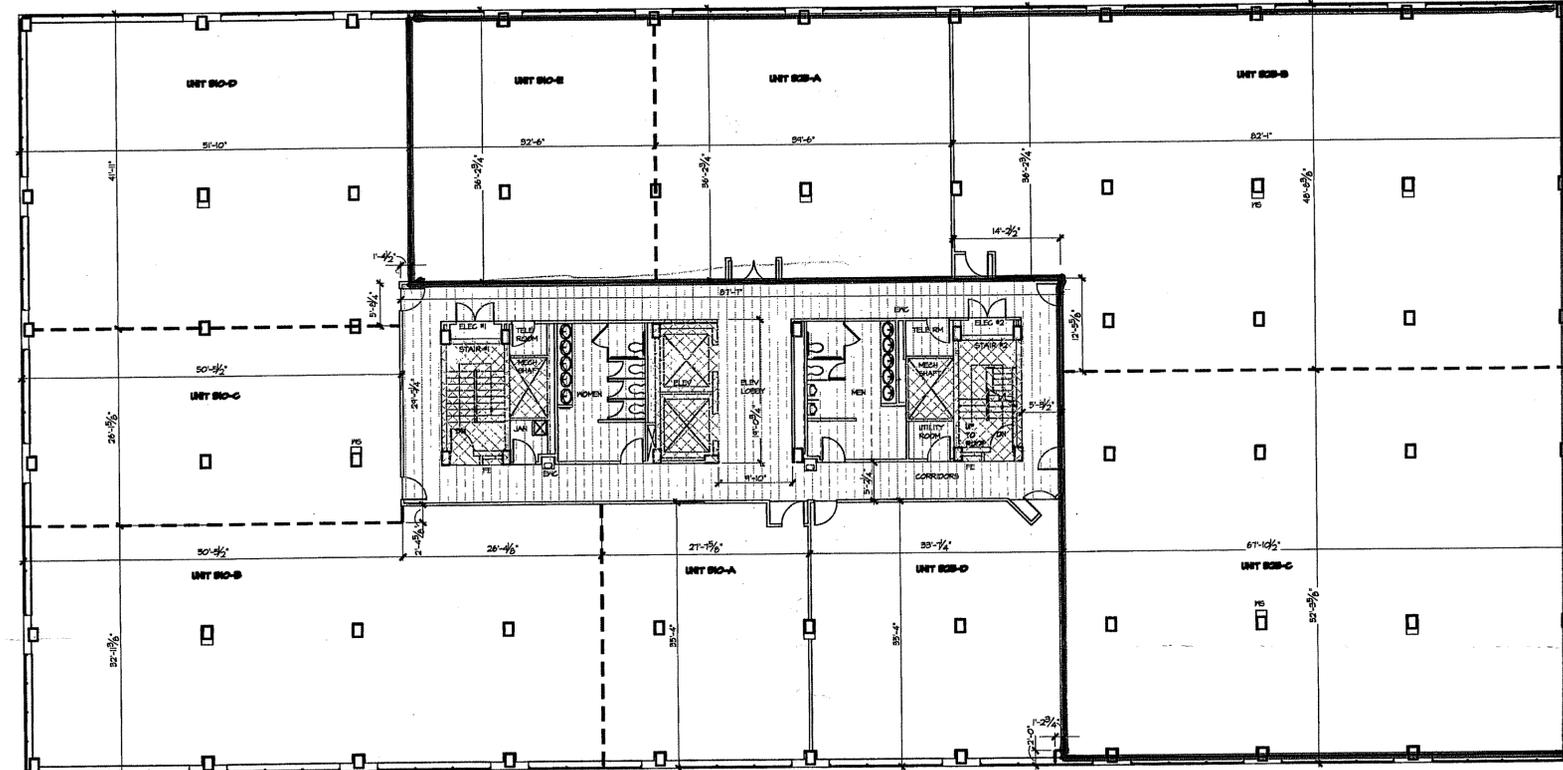


8401 ARLINGTON BLVD.
FAIRFAX, VA 22031
PHONE: 703.849.0100
FAX: 703.849.0119

NOTES:

1. THE PROPERTY DELINEATED ON THIS PLAT IS LOCATED ON ASSESSMENT MAP 71-1 ((1)) 73 AND IS ZONED C-2.
2. THE PROPERTY SHOWN HEREON WAS ACQUIRED BY 7535 LITTLE RIVER, LLC IN D.B. 10950 PG. 1012.

P:\PROJECT\F04-032\SC032\DWG\ALTA.DWG 2 71281 49ABRECT



1 THIRD FLOOR PLAN
SCALE: 1/8" = 1'-0"

GTM ARCHITECTS
7725 OLD GEORGETOWN ROAD
SUITE 700
BETHESDA, MD 20814
(410)333-2000
(410)333-2001 FAX

**7535 LITTLE RIVER TURNPIKE
ANNANDALE, VA
THIRD FLOOR PLAN**

ATLANTIC REALTY COMPANIES

REVISIONS:

ISSUED	08-12-04
REVISED	08-20-04
REVISED	08-24-04
REVISED	08-27-04

SEAL: [Professional Seal of George Myers, AIA]

ARCHITECT'S CERTIFICATE
I, GEORGE MYERS, A REGISTERED ARCHITECT IN THE COMMONWEALTH OF VIRGINIA, HEREBY CERTIFY THAT THIS LOCATION PLAN SHOWS (WITHIN A REASONABLE STANDARD OF CARE FOR THE PROFESSION EXERCISED UNDER SIMILAR CONDITIONS) THE UNITS CONTAINED IN 7535 LITTLE RIVER TURNPIKE, A PROFESSIONAL CONDOMINIUM, AND IS IN COMPLIANCE WITH SECTION 55 OF THE VIRGINIA CONDOMINIUM ACT, AND THAT THE UNITS SHOWN HEREON ARE SUBSTANTIALLY COMPLETED.
GIVEN UNDER MY HAND THIS 27TH DAY OF AUGUST, 2004.
GEORGE MYERS, AIA

EXHIBIT C
THIRD FLOOR PLAN
**7535 LITTLE RIVER TURNPIKE,
A PROFESSIONAL CONDOMINIUM
FAIRFAX COUNTY, VIRGINIA**
SCALE: 1/8" = 1'-0" AUGUST 27, 2004
GTM ARCHITECTS
BETHESDA, MARYLAND

KEY PLAN

[Symbol]	UNITS AS SHOWN
[Symbol]	COMMON ELEMENTS
[Symbol]	LIMITED COMMON ELEMENTS
[Symbol]	SHARED LIMITED COMMON ELEMENTS

CREATED BY: EFM
CHECKED BY: CB
SCALE: AS NOTED
DATE: AS NOTED
PROJECT NO.: 04.032B
DRAWING NO.:

MK03

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

APPLICATION DESCRIPTION

The applicant, South Baylo University, requests approval of a special exception to permit a school of acupuncture and oriental medicine for up to 30 students with four instructors within an existing three-story office building of 62,400 square feet (sf) at 7535 Little River Turnpike. The use would occupy four commercial condominium units and have a total area of 10,157 square feet (sf). The larger property is 2.44 acres and is located on the south side of Little River Turnpike and approximately 1,100 feet east of Heritage Drive/Hummer Drive. The property is located within the C-2 (Limited Office) Zoning District, and the HC (Highway Corridor) and SC (Sign Control) Zoning Overlay Districts.

LOCATION AND CHARACTER

Site Description:

Aerial View of the Project Site (view to the north)



The 2.44-acre site contains a 3-story office building, under-building parking, and surface parking. The entire building contains 62,400 square feet (sf) of Gross Floor Area (GFA) (49,920 sf of net floor area). The proposed use would occupy approximately half of the third floor. These units currently house a clinic operated (by-right) by South Baylo University.

An unnamed tributary to Accotink Creek flows across the southern portion of the site. Forest resources are located along the eastern property line, on the southern portion of the site, and within parking lot landscape islands.

The property is surrounded by high-density residential development to the east and south, commercial/office uses to the west, and commercial/office, commercial, and private recreation uses to the north.

SURROUNDING AREA DESCRIPTION			
Direction	Use	Zoning	Comprehensive Plan Recommendation
North	Commercial (Office); Annandale Swim & Tennis Club; Restaurant	C-3; R-2; C-6	Commercial (Office); & Private Recreation
East	Wedgewood Manor Apartments	R-20	Residential at 16-20 du/ac
South	Wedgewood Manor Apartments	R-20	Residential at 16-20 du/ac
West	Commercial (Office)	C-3	Commercial (Office)

BACKGROUND

On July 30, 1975, the Board of Supervisors approved C-626, which rezoned the property from the R-10 (One-Family Residential - 10,000 sf) to the C-OL (Commercial Offices – Low-Rise) District, for an office building. A copy of the accepted proffered conditions is included as Appendix 4.

Since there are no land disturbing activities or additional buildings proposed on the subject property, a modification of the submission requirements to permit the condominium plat and floor plan to serve as the Special Exception plat was granted.

COMPREHENSIVE PLAN PROVISIONS

Plan Area:	I
Planning District:	Annandale
Planning Sector:	A-10 – Ossian Hall
Plan Map:	Commercial (Office)

Plan Text:

Applicable Comprehensive Plan citations are contained in Appendix 7. While the Comprehensive Plan does not contain site-specific text for the project site, it provides guidance regarding infill development and special exception requests, which are to be rigorously reviewed and permitted only when the proposed use is of a size and scale that will not adversely impact adjacent land uses.

ANALYSIS

Condominium Plat and Third Floor Plan	(copy at front of staff report)
Title:	7535 Little River Turnpike
Prepared by:	Dewberry & Davis, LLC (Sheet 1); & GTM Architects (Sheet 2)
Original and Revision Dates:	August, 2004 (Sheet 1); & August 12, 2004 as revised through August 27, 2004 (Sheet 2)
Number of Pages:	2

As no site modifications are proposed, the requirement to submit a Special Exception plat was modified to allow the relevant portions of the general as-built plat and third floor plan of the subject property to be submitted as the Special Exception plat.

Land Use Analysis

The Fairfax County Comprehensive Plan designates the subject property as Office. Uses requiring special exception approval are to be rigorously reviewed and permitted only when the use is of a size and scale that will not adversely impact adjacent land uses and the overall low density residential character of the area and to prevent commercial or quasi-commercial encroachment.

The proposed use would be housed in an existing office building, would not entail any external changes to the building or lot, and is adequately served by the existing parking, road network, and transit. Additionally, the use would enhance educational opportunities in the area. Staff finds that the proposed use is in harmony with the Comprehensive Plan.

Transportation Analysis (Appendix 5)

Transportation staff determined that the existing parking should be adequate for the proposed use. As the plat does not include a parking tabulation, a development condition is proposed that would require a parking tabulation prior to the issuance of a Non-Residential Use Permit (Non-RUP) for the use.

Stormwater Management, Environmental, and Parks Analyses

Given the lack of external changes to the property, no issues were raised regarding stormwater management, environmental resources, or parks.

ZONING ANALYSIS

Lot Size Requirements, Bulk Regulations, Open Space, and Parking

C-2 (Limited Office) (Sect. 4-206, 4-207, 4-208, & Part 1 of Article 11)		
Standard	Required	Provided
Min. Lot Area	20,000 sf	2.44 acres
Min. Lot Width	100 feet	193.7 feet
Max. Building Height	40 feet	+/- 38 feet ¹
Front Yard	30° angle of bulk plane (ABP), not less than 25 feet	15 feet ²
Rear Yard	25 feet	+/- 160 feet
Maximum Floor Area Ratio (FAR)	0.50	0.59 ³
Minimum Open Space	30%	+/- 26% ⁴
Parking	196 spaces	202 spaces

1. The building height averages 38 feet from front to rear.
2. The building was approved with a front setback of 50 feet. After the dedication of right-of-way for a public service drive, the setback was reduced to 15 feet, which meets the requirements of Sect. 2-420 of the Zoning Ordinance.
3. The property was rezoned to the C-OL District in 1975, which had no Floor Area Ratio limitation.
4. The site met the open space standards of the C-OL District when the rezoning was approved in 1975, which required only adequate space for drainage; contained no Maximum Percentage of Lot Coverage requirement; and contained no Minimum Open Space requirement.

With the exceptions of the FAR and minimum open space requirements, the application meets all of the lot and bulk requirements of the C-2 district as listed above.

The property was rezoned to C-OL in 1975 for a three-story office building. The C-OL District had no requirement for Floor Area or Maximum Percentage of Lot Coverage. In regards to Open Space, the C-OL District required only adequate space for drainage, but did not specify a minimum percentage of the property for open space. The subsequently approved site plan was originally submitted prior to August 14, 1978, the date that the current Zoning Ordinance went into effect. When the current Zoning Ordinance became effective on August 14, 1978, the property was rezoned to the C-2 District, which has a maximum allowable FAR of 0.50 and a 30% Open Space requirement. Because the use lawfully existed on the effective date of the ordinance, but did not conform to the regulations of the new zoning district, it became nonconforming for both FAR and Open Space. As this application proposes no intensification of the existing use, the non-conforming status is not affected by the Special Exception.

Additionally, the C-OL District required a minimum front yard of 50 feet, and the approved building complied with that requirement. After the dedication of right-of-way for a public service drive, the setback was reduced to 15 feet, which meets the current requirements of Sect. 2-420 of the Zoning Ordinance.

The site plan depicts a total of 202 available parking spaces on the property. Based on the Zoning Ordinance requirements, a total of 157 spaces would be required for the 52,243 sf of office space not related to the university, or three spaces for each 1,000 sf of gross floor area. The university would require not less than one space per faculty and staff member and other full-time employee, plus a sufficient number of spaces to accommodate the anticipated number of students and visitors who will drive to the institution at any one time. When determining the required parking for the university, the Director of the Department of Public Works and Environmental Services (DPWES) will review factors such as the occupancy load of all classroom facilities; the availability of mass transportation; and the availability of areas on site that can be used for auxiliary parking in times of peak demand. With a maximum of 30 students, four instructors, one administrative staff member, and four patients, university-related uses would require 39 spaces. The resultant total required parking for the building would be a maximum of 196 spaces, which is less than the 202 spaces already provided. Given that some classes would be held during the evening hours, and given the availability of transit, staff anticipates that the required parking might be further reduced. A development condition is proposed, which would require a parking tabulation as part of the site plan review process, to officially demonstrate that the required parking is provided.

Transitional Screening and Barrier Requirements

Direction	Transitional Screening; & Barrier Requirements	Proposed Screening & Barriers
East & South Sides: R-20 District; Multi-family residential	Screening 1; Barrier D, E or F*	as previously approved: +/- 20-foot wide landscape strip & 4-foot tall board-on-board fence
West Side: C-3 District; Office	none required	not applicable
North Side: R-2 District; Little River Turnpike, community swim & tennis club	Barrier H	as previously approved: variable width landscape strip along front of building (15 to 50 feet)

* As may be required by the Director.

Transitional Screening:

Transitional Screening 1 consists of an unbroken strip of open space, a minimum of twenty-five (25) feet wide and planted with all of the following:

- A mixture of large and medium evergreen trees and large deciduous trees that achieve a minimum ten (10) year tree canopy of seventy-five (75) percent or greater;
- A mixture of trees consisting of at least seventy (70) percent evergreen trees, and consisting of no more than thirty-five (35) percent of any single species of evergreen or deciduous tree; and
- A mixture of predominately medium evergreen shrubs at a rate of three (3) shrubs for every ten (10) linear feet for the length of the transition yard area. The shrubs shall generally be located away from the barrier and staggered along the outer boundary of the transition yard.

Barriers:

- Barrier D shall consist of a 42-48-inch chain link fence and may be required by the Director to have inserts in the fence fabric, to be coated, or to be supplemented by trees and/or shrubs.
- Barrier E shall consist of a 6-foot wall, brick or architectural block faced on the side facing the existing use and may be required to be so faced on both sides as determined by the Director.
- Barrier F shall consist of a 6-foot high solid wood or otherwise architecturally solid fence.

- Barrier H shall consist of one row of 6 foot trees averaging 50 feet on centers, such trees being a variety of types. This requirement may be omitted in cases where the building is 6 feet or less from the property line.

Waivers/Modifications

The rezoning to C-OL established the project transitional screening and barriers. When the current Zoning Ordinance became effective in 1978, the screening and barriers became nonconforming.

Transitional screening and barriers may be waived or modified by the Director in certain circumstances in accordance with Sect. 13-305 of the Zoning Ordinance. The Director may attach conditions to any modification which would assure that the results of the modification would be in accordance with the purpose and intent of the Zoning Ordinance.

Staff recommends modifications to the transitional screening and barrier requirements to eliminate the nonconforming status of these items. Given the presence of Little River Turnpike and parallel service drives to the north, staff recommends a modification of the Barrier H requirement on the northern property boundary in favor of the existing vegetation. Additionally, staff recommends a modification of the transitional screening requirements along the eastern and southern property boundaries, in favor of the existing vegetation, and a modification of the barrier requirements along the eastern and southern property boundaries, in favor of the existing barriers and vegetation.

Highway Corridor (HC) Overlay District

The HC Overlay District of the Zoning Ordinance places a limitation on certain automobile oriented, fast service, or quick turn-over uses, including drive-in financial institutions; fast food restaurants; quick-service food stores; service stations; and service station/mini-marts. The provisions of the HC Overlay District do not apply to the requested use.

Sign Control (SC) Overlay District

Article 7 of the Zoning Ordinance states that the SC Overlay District restricts "freestanding signs in the intensely developed commercial and industrial areas of the County where there is an increased need to reduce visual clutter, sight distance obstructions and interference with traffic control signals and mechanisms and where the speed of traffic does not warrant the freestanding signs otherwise permitted by the provisions of Article 12."

No freestanding signs are proposed as part of this application. A draft development condition is included that would reinforce compliance with Article 12 of the Zoning Ordinance.

General Special Exception Standards (§9-006)

All special exception uses shall satisfy the following general standards:

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

The proposed use would be housed in an existing building, would not entail any external changes to the building or lot, and is adequately served by the existing parking, road network, and transit. The use would enhance educational opportunities in the area. Staff finds that the proposed use is in harmony with the Comprehensive Plan. Additionally, staff finds that, as a low-intensity, non-retail use, the university would be in conformance with the general purpose and intent of the C-2 (Limited Office) Zoning District. These considerations satisfy General Standards 1 and 2.

General Standard 3 requires that the proposed use be harmonious with and 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.

No external changes to the building or the project area are proposed with this application. The existing screening and buffering are adequate so that the university proposed in this application will not hinder or discourage the development and use of adjacent or nearby land and/or buildings or impair the value thereof. However, Forestry staff noted that several of the trees and shrubs originally installed in fulfillment of the parking lot landscaping requirements no longer exist (See Appendix 6). A development condition has been proposed regarding the replacement of trees and shrubs within the parking lot landscaping areas, at a level reflecting the applicant's ownership interest in the common areas. These considerations satisfy General Standard 3.

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

The surrounding area is adequately served by roads, sidewalks, and transit. These improvements satisfy General Standard 4.

General Standards 5, 6, and 7 require landscaping, screening, open space, adequate utility, drainage, parking, loading, and other necessary facilities to serve the proposed use to be regulated in accordance with the Zoning

Ordinance.

Utilities, drainage, parking, loading, and other necessary facilities are adequate to serve the proposed use.

In regards to transitional screening and barriers, staff notes that: (i) Little River Turnpike and parallel service drives are located immediately to the north of the project site; (ii) mature vegetation exists within the landscaped areas to the east and the south; and (iii) no external changes are proposed to the site or the building. Staff concludes that the existing screening and barriers are adequate and recommends modifications to the transitional screening and barrier requirements. A development condition has been proposed regarding the replacement of trees and shrubs within parking lot landscaping areas. Additionally, a development condition has been proposed regarding the preparation of a parking tabulation, which would be required prior to the issuance of a non-RUP. These considerations satisfy General Standards 5, 6, and 7.

General Standard 8 states that signs shall be regulated by the provisions of Article 12 and that the Board may impose more strict requirements for a given use than those set forth in the Zoning Ordinance.

A development conditions is proposed here, such that signs would be required to be in conformance with Article 12 of the Zoning Ordinance. General Standard 8 is satisfied in this application.

Standards for All Category 3 Uses (§9-304)

The Category 3 Standards require that the proposed development meet lot size and bulk requirements for the zoning district in which located; comply with performance standards; and be subject to Site Plan review.

As previously described, the applicant proposes no external changes to the building or the lot. Lot size and bulk requirements standards are either satisfied or classified as legal nonconforming.

CONCLUSIONS AND RECOMMENDATIONS**Staff Conclusions**

The proposed use would be housed in an existing building, would not entail any external changes to the building or lot, and is adequately served by the existing parking, road network, and transit. Staff concludes that the proposed use would enhance educational opportunities in the area, is in harmony with the Comprehensive Plan, and, as a low-intensity, non-retail use, would be in conformance with the general purpose and intent of the C-2 (Limited Office) Zoning District.

Recommendations

Staff recommends approval of SE 2013-MA-007 subject to the proposed development conditions in Appendix 1.

Staff recommends modification of the transitional screening requirements on the eastern and southern boundaries in favor of the existing vegetation.

Staff recommends modification of the barrier requirements along the northern, eastern, and southern boundaries in favor of the existing barriers and vegetation.

It should be noted that it is not the intent of staff to recommend that the Board, in adopting any conditions that are offered by the owner, relieve the South Baylo University from compliance with the provisions of any applicable ordinances, regulations, or adopted standards. The approval of this application does not and would not interfere with, abrogate, or annul any easements, covenants, or other agreements between parties, as they may apply to the property that is the subject of 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. Affidavit
3. Statement of Justification
4. Accepted Proffered Conditions – C-626
5. FCDOT - Transportation Analysis
6. UFM – Forestry Analysis
7. Comprehensive Plan Citations
8. Applicable Zoning Ordinance Standards
9. Glossary of Terms

PROPOSED DEVELOPMENT CONDITIONS

SE 2013-MA-007

October 8, 2013

If it is the intent of the Board of Supervisors (Board) to approve SE 2013-MA-007, located at 7535 Little River Turnpike, and consisting of 10,157 square feet of the 2.44-acre site, more specifically described as units 310E; 325A; 325B; and 325C, for a university, pursuant to Sect. 4-204 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 (SE) 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 plan approved with the application, as qualified by these development conditions.
3. This Special Exception is subject to the provisions of Article 17, Site Plans, as may be determined by the Director, Department of Public Works and Environmental Services (DPWES). Any plan submitted pursuant to this special exception shall be in substantial conformance with the approved Plat entitled "7535 Little River Turnpike," consisting of 2 sheets (Sheet 1 prepared by Dewberry & Davis, LLC, and dated August 2004; and Sheet 2, prepared by GTM Architects, and dated August 12, 2004, and revised through August 27, 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. The maximum number of students on-site at any one time shall be 30.
5. The maximum number of faculty and staff on-site at any one time shall be five.
6. The hours of operation shall be limited to 9:00 am to 10:00 pm, Monday - Saturday.
7. The applicant shall plant three Category IV deciduous trees with species such as Swamp White Oak, Willow Oak, Chestnut Oak, or Ginkgo within the large gaps on the western side of the parking lot to help increase shading over the parking spaces. Trees being planted shall all have minimum calipers of two (2) inches. In addition to the trees, 12 shrubs with a species such as Northern Bayberry shall be added in a row within the large parking lot island located on the southern side of the office building or within the large gaps on the western side of the parking lot. Shrubs provided shall be a minimum of 18-24 inches tall with a minimum container size of three (3) gallons. All landscaping being installed shall be coordinated with the Urban Forest Management Division (UFMD) and shall occur

during the fall planting season. Prior to the issuance of the Non-RUP, a landscape inspection shall be requested by the UFMD at which time all newly planted landscaping shall be alive and healthy as determined by the UFMD. If landscaping is not healthy, according to UFMD, it shall be replaced by the applicant.

8. All vehicular parking shall be provided on-site. Prior to the issuance of a non-RUP, a parking tabulation prepared by a licensed engineer shall be submitted and approved, demonstrating that adequate parking for all uses has been provided. If it is determined that adequate parking does not exist, the maximum enrollment/attendance for the university use may be restricted so that adequate parking may be achieved.
9. All signage shall conform to Sect. 12-208 of the Zoning Ordinance.

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

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

Pursuant to Section 9-015 of the Zoning Ordinance, this special exception shall automatically expire, without notice, 30 months after the date of approval unless, at a minimum, the use has been established or construction has commenced and been diligently prosecuted. The Board 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.

SPECIAL EXCEPTION AFFIDAVIT

DATE: September 10, 2013
 (enter date affidavit is notarized)

I, Lauren K. Keenan, Esquire, 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 121042a

in Application No.(s): SE 2013-MA-007
 (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)
South Baylo University Jason J. Shin	1126 North Brookhurst Street Anaheim, CA 92801	Applicant/Title Owner of TM Nos.: 0711 42 325A, 325B, 325C and 310E Agent
7535 Little River Turnpike Condominium Unit Owners Association Steve S. Lee	8150 Leesburg Pike, Suite 1100 Vienna, VA 22182	Title Owner of the Common Elements Agent
Bean, Kinney & Korman, P.C. Frederick R. Taylor, Esq. Lori K. Murphy, Esq. Lauren K. Keenan, Esq. Matthew G. Roberts, Esq.	2300 Wilson Blvd., 7th Floor Arlington, VA 22201	Attorney/Agent Attorney/Agent Attorney/Agent Attorney/Agent Attorney/Agent

(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 Attachment to Par. 1(a)

DATE: September 10, 2013
(enter date affidavit is notarized)

for Application No. (s): SE 2013-MA-007
(enter County-assigned application number (s))

121042 a

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

NAME (enter first name, middle initial, and last name)	ADDRESS (enter number, street, city, state, and zip code)	RELATIONSHIP(S) (enter applicable relationships listed in BOLD above)
M.J. Wells & Associates, Inc. Robin L. Antonucci William F. Johnson Brian J. Horan Lester E. Adkins	1420 Spring Hill Road, Suite 600 McLean, Virginia 22102	Traffic Engineer/Agent Agent Agent Agent Agent

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

SPECIAL EXCEPTION AFFIDAVIT

DATE: September 10, 2013
(enter date affidavit is notarized)

for Application No. (s): SE 2013-MA-007
(enter County-assigned application number(s))

121042a

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

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

CORPORATION INFORMATION

NAME & ADDRESS OF CORPORATION: (enter complete name and number, street, city, state, and zip code)
South Baylo University
1126 North Brookhurst Street
Anaheim, CA 92801

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)

This is a non-profit corporation having no shareholders.

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

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

Special Exception Attachment to Par. 1(b)

DATE: September 10, 2013
(enter date affidavit is notarized)

for Application No. (s): SE 2013-MA-007
(enter County-assigned application number (s))

121042a

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
7535 Little River Turnpike Condominium
Unit Owners Association
8150 Leesburg Pike, Suite 1100
Vienna, VA 22182

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

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)
This is a Condominium Unit Owners
Association and does not have shareholders

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
Bean, Kinney & Korman, P.C.
2300 Wilson Blvd., 7th Floor
Arlington, VA 22201

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

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)
Jonathan C. Kinney
James W. Korman

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

Special Exception Attachment to Par. 1(b)

DATE: September 10, 2013
(enter date affidavit is notarized)

for Application No. (s): SE 2013-MA-007
(enter County-assigned application number (s))

121042a

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

M.J. Wells & Associates, Inc.
1420 Spring Hill Road, Suite 600
McLean, VA 22102

DESCRIPTION OF CORPORATION: (check one statement)

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

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

M.J.Wells & Associates, Inc. Employee
Stock Ownership Trust. All employees are
eligible plan participants; however, no one
employee owns more than 10% of any class
of stock.

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

DESCRIPTION OF CORPORATION: (check one statement)

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

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

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

SPECIAL EXCEPTION AFFIDAVIT

DATE: September 10, 2013
(enter date affidavit is notarized)

for Application No. (s): SE 2013-MA-007
(enter County-assigned application number(s))

121042a

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

PARTNERSHIP INFORMATION

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

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

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

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

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

SPECIAL EXCEPTION AFFIDAVIT

DATE: September 10, 2013
(enter date affidavit is notarized)

for Application No. (s): SE 2013-MA-007
(enter County-assigned application number(s))

121042a

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: September 10, 2013
(enter date affidavit is notarized)

121042a

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: Lauren Keenan
(check one) [] Applicant [x] Applicant's Authorized Agent
Lauren K. Keenan, Esquire
(type or print first name, middle initial, last name, and & title of signee)

Subscribed and sworn to before me this 10th day of September 2013, in the State/Comm. of Virginia, County/City of Arlington.

Lesly C. Lopez
Notary Public

My commission expires: 11/30/2015



SEP 18 2013

Zoning Evaluation Division



STATEMENT OF JUSTIFICATION

Special Exception Application
 Application of South Baylo University
 Case Name: South Baylo University – 7535 Little River Turnpike Condominium
 GPIN#: 071 01 0073 (GPIN #s for individual condo units - 0711 42 0325A; 0711 42 0325B;
 0711 42 0325C and 0711 42 0310E)

1. Introduction

Application type:	Special Exception		
Proposed Use:	College or University		
Zoning District:	C-2		
Overlay District:	HCOD and Sign Control Overlay District		
Site Area:	SE governs only Units 325A, 325B, 325C and 310E (10,157 square feet) of entire property		
Proposed FAR:	No change to FAR (.59)		
Hours of Operation:	Students	Administration	
	Monday-Saturday	9:00 am – 10:00 pm	9:00 am- 6:00 pm

2. Zoning

This is an application filed pursuant to Section 4-204(2)(A) of the Fairfax County Zoning Ordinance for a college or university within a C-2 district. The Applicant also seeks waiver of the site plan requirement and a storm water study waiver.

The subject property is located at 7535 Little River Turnpike. Although this application is filed for the entire parcel, this Statement of Justification governs four commercial condo units identified as units 325A, 325B, 325C and 310E within the 7535 Little River Turnpike Condominium. The gross floor area for each unit is 1431, 3997, 3552 and 1177 square feet, respectively, for a total gross floor area of 10,157 square feet. The entire building contains 62,400 gross square feet and 49,920 net square feet. The property is located within a Highway Corridor and Sign Control Overlay Districts. Additionally, the property is located in the Annandale Community Business Center which has been designated as a Community Revitalization District.

3. Proposed Operation

South Baylo University (the “Applicant”) proposes the operation of a school of Acupuncture and Oriental Medicine (“AOM”). The Applicant is the oldest AOM school in the United States and currently operates campuses in Anaheim and Los Angeles, California. Increased demand for AOM education in the Northern Virginia region has prompted this application. The Applicant is dedicated to “expanding professional, clinical and scientific



knowledge of Acupuncture and Oriental Medicine among students, faculty, staff, and the general public through effective teaching, scholarly activity and quality patient care.” The applicant intends to offer a Master’s degree program in AOM at the proposed Northern Virginia branch campus. The program will be offered in both English and Korean.

The proposed school would be open Monday through Saturday 9:00 a.m. to 10:00 p.m. for students. However, students will primarily be on campus during the evenings and weekends as students conduct clinical hours during the day. Administrative offices will be open Monday through Saturday 9:00 a.m. to 6:00 p.m. See attached proposed Fall 2012 class schedule.

4. Location of Property and Current Use

The subject property is described as Units 325A, 325B, 325C and 310E of the 7535 Little River Turnpike Condominium, which is located in the southeast quadrant of the intersection of Heritage Drive and Little River Turnpike and approximately ½ mile east of the intersection of Little River Turnpike and Route 495 in Annandale.

5. Surrounding Area

The property is bounded by office buildings and apartments, all of which have access from the service drive running between Little River Turnpike and the property.

6. Special Exception Application

The General Special Exception Standards, Fairfax County Code Sec. 9-006, provides, in part, that the proposed use be in harmony with the Comprehensive Plan and zoning regulations. The proposed use is in harmony with the Comprehensive Plan, which supports a variety of mixed-use development

The existing building, utility locations, landscaping and parking lot configurations have all been approved and accepted, and will remain in conformance with the pre-approved Site Plan. No exterior modifications to the site are required. The only structural and aesthetic modifications to the Property will occur within the interior of the units.

7. Traffic Impact of Proposed Use

It is anticipated that traffic impact associated with proposed use will be lessened because it is anticipated that many students will use public transportation and that traffic generated from the school use will be primarily in the evening, after peak traffic hours.

8. Parking



Section 11-106(4) of the Fairfax County Code provides that the number of parking spaces required for a college or university shall be based on a review of the proposal and should include factors including the occupancy load of all classroom facilities, availability of mass transportation and the availability of areas on site that can be used for auxiliary parking at times of peak demand; but at no time shall be less than one (1) space per faculty and staff member and other full-time employees, plus a sufficient number of spaces to accommodate the anticipated at the discretion of the Director. The Applicant anticipates the number of students during the first year of operation will be 10-15 with an increase to 20-30 students in following years. Students attend classes in the evening with should reduce the number of parking spaces needed during peak daytime business hours. The number of instructors for the evening classes shall not exceed 4 at any given time. During peak daytime hours a clinic will be run onsite and will be staffed by no more than two herb practitioners and two medical staff/practitioners. It is anticipated that no more than 6 patients will be seen at the clinic at any given time.

The site plan depicts 202 approved parking spaces. Presently 3,401 square feet of office space is devoted to general office use, 8,000 square feet is vacant, and the balance is devoted to medical use. Under Article 11 of the Zoning Ordinance, parking for office use is set forth at 3.0 parking spaces for any building greater than 50,000 square feet, but less than 125,000 square feet.

PARKING SPACE CALCULATIONS:

USE	Parking Requirements	Zoning Ordinance Reference	Area	Required Number of Spaces
Office	3 spaces per 1,000 sf	§11-104-14.B.	52,243 sf	157
University	1 space per faculty (4) 1 space per full-time staff (1) students (30) visitors/patients (4)	§11-106-4.	10,157 sf	4 faculty 1 staff 30 students 4 patients
TOTAL REQUIRED				196
TOTAL PROVIDED				202

9. Enrollment/students/instructors

The Applicant anticipates the number of students during the first year of operation will be 10-15 with an increase to 20-30 students in following years.

The number of instructors shall not exceed 4 at one time.



10. *Access and Connectivity*

The proposed use fronts on the service drive running parallel to Little River Turnpike.

11. *Conformity to Comprehensive Plan Provisions, Applicable Ordinances and Waivers*

The proposed use conforms to the provisions of all applicable ordinances, regulations, adopted standards and any applicable conditions for the waiver, exception or variance sought by the Applicant, from such ordinances, regulations, standards and conditions, as are specifically noted with this justification.

12. *Hazardous Conditions and Recycling*

Acupuncture needles and any other biohazard materials will be disposed of in a manner independent from that of other waste disposal, as would be the norm in any medical office.

13. *Environment and Stormwater Management Facilities*

This application will not affect, alter or change prior approved plans for the Property.

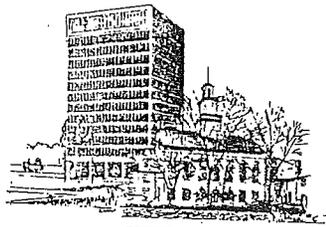
14. *Landscaping*

At the time of original site plan approval, the only landscaping note or tab provided "required internal landscaping 2,902 sf; provided 2,942sf."

15. *Waivers*

- A. Because there is no change to the building, parking lot or landscaping, the applicant seeks a waiver of Special Exception plat requirements and submits original site plan in lieu new plats.
- B. Waiver of any zoning ordinance or site plan requirement inconsistent with the original site plan approval, which predates the present Zoning Ordinance

Frederick R. Taylor, Esquire
Attorney and Agent for the Applicant



COMMONWEALTH OF VIRGINIA
 COUNTY OF FAIRFAX
 FAIRFAX, VIRGINIA 22030



August 1, 1975

Walters

Henry C. Mackall, Esquire
 4031 Chain Bridge Road
 Fairfax, Virginia 22030

Dear Mr. Mackall:

Enclosed herewith is a copy of the Ordinance adopted by the Board of Supervisors at its meeting on July 30, 1975, granting the application of ROBERT C. HAUG, ASSISTANT VICE PRESIDENT & TRUST OFFICER, THE TRUST COMPANY OF FIRST VIRGINIA (C-626) to rezone certain land in Annandale District from R-10 District to C-OL District instead of C-0 District as requested.

Very truly yours,

Ethel Wilcox Register
 Ethel Wilcox Register
 Clerk to the Board

EWR/pkw

cc: Mr. Ferguson ✓
 Mr. Pammel ✓
 Mr. Knowlton
 Mr. Beales

At a regular meeting of the Board of Supervisors of Fairfax County, Virginia, held in the Board Room in the Massey Building at Fairfax, Virginia on the 30th day of July , 1975, the following ordinance was adopted:

AN ORDINANCE AMENDING THE ZONING ORDINANCE

(PROPOSAL NO. C-626)

& TRUST OFFICER, THE TRUST COMPANY OF FIRST VIRGINIA
WHEREAS, ROBERT C. HAUG, ASSISTANT VICE PRES./filed in proper form, an application requesting the zoning of a certain parcel of land hereinafter described, from R-10 District to C-0 District, and

WHEREAS, at a duly called public hearing the Planning Commission considered the application and the propriety of amending the Zoning Ordinance in accordance therewith, and thereafter did submit to this Board its recommendation, and

WHEREAS, this Board has today held a duly called public hearing and after due consideration of the reports, recommendation, testimony and facts pertinent to the proposed amendment, the Board is of the opinion that the Ordinance should be amended,

NOW, THEREFORE, BE IT ORDAINED, that that certain parcel of land situated in the Annandale District, and more particularly described as follows: (see attached legal description) instead of C-0 District as requested Be, and hereby is, zoned to the C-OL District, and said property is subject to the use regulations of said C-OL District, and further restricted by the conditions proffered and accepted pursuant to Va. Code Ann., § 15.1-491(a), which conditions are incorporated into the Zoning Ordinance as it affects said parcel, and

BE IT FURTHER ENACTED, that the boundaries of the Zoning Map heretofore adopted as a part of the Zoning Ordinance be, and they hereby are, amended in accordance with this enactment and that said zoning map shall annotate and incorporate by reference the additional conditions governing said parcel.

GIVEN under my hand this 30th day of July , 1975.

Ethel Wilcox Register
Ethel Wilcox Register
Clerk to the Board

BOARD OF SUPERVISORS ACTION

ON ZONING MAP AMENDMENT

APPLICATION NUMBER C-626

Applicant: ROBERT G. HAUG, JR.

Present Zoning: R-10

Requested Zoning: C-0

Proposed Use: OFFICE BUILDING

Subject Parcels: 71-1 ((1)) 73

Acreage: 2.606 ACRES

At a regular meeting of the Board of Supervisors of Fairfax County, Virginia, held in the Board Room in the Massey Building at Fairfax, Virginia on JULY 30, 1975, the following action was adopted on the subject application.

- Amended the zoning map as requested.
- Amended the zoning map as requested, and further restricted the use of the subject property by the conditions proffered and accepted pursuant to Virginia Code Ann., Section 15.1-491(a), which conditions are incorporated into the Zoning Ordinance as it affects said parcel. (See Attachment 1)
- Denied the requested C-0 District.
- Amended the zoning map for the subject property to the C-02 District.
- Amended the zoning map for the subject property to the _____ District, and further restricted the use of the subject property by the conditions proffered and accepted pursuant to Virginia Code Ann., Section 15.1-491(a), which conditions are incorporated into the Zoning Ordinance as it affects said parcel. (See Attachment 1)
- In addition to the action taken above, the applicant presented certain restrictive covenants for recordation governing the subject property (a copy of which is attached).
- In addition to the action taken above, the Board of Supervisors instructed that the site plan/subdivision plat be forwarded to the Planning Commission/Board of Supervisors for its review before approval.

Distribution:

Applicant
Clerk to the Board
Executive Director, Planning Commission
Supervisor of Assessments
Director, Mapping Division, Overlay Branch
Director, Zoning Enforcement Division
Director, Office of Research and Statistics
Public Affairs
VDH & T

Coordinator RF

Application Number C-626
Approved to the C-OL District

Total Number of Dwelling Units _____ Density _____
Building Floor Area _____ Floor Area Ratio (FAR) _____

The following conditions were proffered and accepted pursuant to Virginia Code, Ann., Section 15.1-491(a) and shall further restrict the use of the property subject to the above referenced application:

- In general, the plan should be more sensitive to adjacent uses and to existing vegetation, soils, and slopes.
- The developer should provide:
 - Widening of Little River Turnpike, Route #236, by 12 feet plus transitions, curb, and gutter.
 - A standard 26-foot service drive with curb, gutter, and sidewalk, aligned with and connected to the existing service drive to the east.
 - The right-of-way to five feet behind the service drive rear curb.
 - No direct access to Route #236.
- All possible efforts should be made to preserve existing trees adjacent to the apartments to lessen the impact of this building and associated parking area. Screening will also be required along this property line.



County of Fairfax, Virginia

MEMORANDUM

DATE: May 31, 2013

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

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

FILE: 3-5 (SE 2013-MA-007)

SUBJECT: Transportation Impact

REFERENCE: SE 2013-MA-007 South Baylo University
Traffic Zone: 1414
Land Identification Map: 71-1 ((42)) 310E, 325A, 325B, 325C

Transmitted herewith are the comments from the Department of Transportation with respect to the referenced application. These comments are based on the plat made available to this office dated August 27, 2011. The applicant proposes to establish a school of acupuncture and oriental medicine in four condo units in the Little River Turnpike Condominium building. Access is from a service drive of Little River Turnpike. The applicant anticipates the number of students during the first year of operation will be 10-15 with an increase to 20-30 students in following years. Classes will be 9:00 am. - 10:00 p.m.

Parking should be adequate for this use, therefore, this Department has no transportation issues with this application.

AKR/LAH/lah



County of Fairfax, Virginia

MEMORANDUM

DATE: September 20, 2013

TO: Joe Gorney, Senior Staff Coordinator
Zoning Evaluation Division, DPZ

FROM: Nicholas Drunasky, Urban Forester II
Forest Conservation Branch, UFMD

SUBJECT: Saraci Office Building, SE 2013-MA-007

Site Description: The site is located within the Annandale Community Business Center which has been designated as a Community Revitalization District. The site is primarily covered with an existing four story office building and parking lot with trees primarily around the perimeter of the site.

This review is based upon the special exception SE 2013-MA-007 and is stamped as “Received Department of Planning & Zoning February 1, 2013 and the original site landscape plan dated “November 30, 1977.”

- 1. Comment:** Based on a site visit on September 19, 2013, it appears that at least 20 parking lot trees are missing and several shrubs as are shown on the approved landscape plan, which is part of the site plan from November 30, 1977. This leaves several areas of the parking lot completely open without any shade or screening. Given that many of the parking lot trees and shrubs are missing, UFMD feels the following development condition will help increase parking lot landscaping.

Recommendation: Interior parking lot trees should be depicted and tabulations provided to demonstrate how the interior parking lot landscape requirement is being met for the site.

Interior Parking Lot Landscaping: “The applicant shall plant five (5) category four deciduous trees with species such as swamp white oak, willow oak, chestnut oak, or ginkgo within the large gaps on the western side of the parking lot to help increase shading over the parking spaces. Trees being planted shall all have minimum calipers of two (2) inches. In addition to the trees, 12 additional shrubs with a species such as northern bayberry shall be added in a row within the large parking lot island located on the southern side of the office building. Shrubs provided shall be a minimum of 18-24 inches tall with a minimum container size of three (3) gallons. All landscaping being



Suraci Office Building, SE 2013-MA-007
September 20, 2013
Page 2 of 2

installed shall be coordinated with the Urban Forest Management Division (UFMD) and shall occur during the fall planting season. Prior to the issuance of the Non-RUP, a landscape inspection shall be requested by the UFMD at which time all newly planted landscaping shall be alive and healthy as determined by the UFMD. If landscaping is not healthy, according to UFMD, it shall be replaced by the applicant.”

If you have any questions, please feel free to contact me at 703-324-1770.

NJD/

UFMDID #: 181240

cc: DPZ File



FAIRFAX COUNTY COMPREHENSIVE PLAN, 2013 Edition, AREA I, Annandale Planning District, Amended through 4-9-2013, A10-Ossian Hall Community Planning Sector (Page 157)

Land Use Recommendations

“The Ossian Hall Community Planning Sector contains stable residential neighborhoods. Infill development in these neighborhoods should be of a compatible use, type and intensity and in accordance with the guidance provided by the Policy Plan under Land Use Objectives 8 and 14.”

3. “Uses requiring special permits and special exception approval should be rigorously reviewed and permitted only when the use is of a size and scale that will not adversely impact adjacent land uses and the overall low density residential character of the area and to prevent commercial or quasi-commercial encroachment.”

FAIRFAX COUNTY COMPREHENSIVE PLAN, 2013 Edition, AREA I, Annandale Planning District, Amended through 4-9-2013, Annandale Community Business Center

Concept for Future Development (Page 18)

“The Plan for the Annandale CBC envisions a vibrant mix of land uses that significantly enhances the quality of life for its own and neighboring residents, while enabling businesses to prosper and actively contribute to the economic and social vitality of Annandale.”

LAND UNIT RECOMMENDATIONS; Sub-Unit G-2 (Page 36)

“For the commercial property and residential street frontage south of Little River Turnpike, the replacement, expansion or remodeling of existing buildings as well as any future development should provide visual improvements which include provision of streetscape along Little River Turnpike that is consistent with the Annandale Design Guidelines.”

“The commercial area south of Little River Turnpike between the Annandale Recreation Center and Hummer Road should not extend beyond the area now zoned and developed as commercial uses.”

ZONING ORDINANCE PROVISIONS

9-006 General Standards

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

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

9-304 Standards for all Category 3 Uses

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

1. For public uses, it shall be concluded that the proposed location of the special exception use is necessary for the rendering of efficient governmental services to residents of properties within the general area of the location.
2. Except as may be qualified in the following Sections, all uses shall comply with the lot size requirements of the zoning district in which located.
3. Except as may be qualified in the following Sections, all uses shall comply with the bulk regulations of the zoning district in which located; however, subject to the

provisions of Sect. 9-607, the maximum building height for a Category 3 use may be increased.

4. All uses shall comply with the performance standards specified for the zoning district in which located, including the submission of a sports illumination plan as may be required by Part 9 of Article 14.
5. Before establishment, all uses, including modifications or alterations to existing uses, shall be subject to the provisions of Article 17, Site Plans.

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		