



County of Fairfax, Virginia

To protect and enrich the quality of life for the people, neighborhoods and diverse communities of Fairfax County

October 15, 2013

Amended Letter
(corrected modifications)

Stephen M. DeFrank, Jr., Trustee
2465 Iron Forge Road
Oak Hill, VA 20171

RE: Proffered Condition Amendment Application PCA 87-C-060-12

Dear Mr. DeFrank:

Enclosed you will find a copy of an Ordinance adopted by the Board of Supervisors at a regular meeting held on September 24, 2013, approving Proffered Condition Amendment Application PCA 87-C-060-12 in the name of Stephen M. DeFrank Jr., Trustee. The Board's action amends the proffers for Rezoning Application RZ 87-C-060 previously approved for a single-family home to modify the 15 foot setback to the floodplain and associated modifications to proffers (PCA) and to permit the enclosure of an existing open deck, 8.2 feet from the flood plain (FDPA) at an overall density of 2.4 dwelling units per acre. The subject property is located at 2465 Iron Forge Road on approximately 7,140 square feet of land zoned PDH-16 [Tax Map 25-1 ((14)) (7) 16], in the Hunter Mill District and is subject to the proffers dated July 10, 2013.

Please note that on September 18, 2013, the Planning Commission approved Final Development Plan Amendment Application FDPA 87-C-060-18 subject to the development conditions dated July 10, 2013.

The Board also:

- Approved modification of Section 2-415 of the Zoning Ordinance to allow reduced minimum yard requirements from the floodplain, as shown on the Conceptual Development Plan Amendment/Final Development Plan Amendment Application CDPA/FDPA 87-C-060-18.

Sincerely,

Catherine A. Chianese
Clerk to the Board of Supervisors

Office of the Clerk to the Board of Supervisors
12000 Government Center Parkway, Suite 533
Fairfax, Virginia 22035

Phone: 703-324-3151 ♦ Fax: 703-324-3926 ♦ TTY: 703-324-3903
Email: clerktothebos@fairfaxcounty.gov
<http://www.fairfaxcounty.gov/bosclerk>

Cc: Chairman Sharon Bulova
Supervisor Catherine Hudgins, Hunter Mill District
Tim Shirocky, Acting Director, Real Estate Division, Dept. of Tax Administration
Barbara C. Berlin, Director, Zoning Evaluation Division, DPZ
Diane Johnson-Quinn, Deputy Zoning Administrator, Dept. of Planning and Zoning
Angela K. Rodeheaver, Section Chief, Transportation Planning Division
Donald Stephens, Transportation Planning Division
Ken Williams, Plans & Document Control, ESRD, DPWES
Department of Highways-VDOT
Sandy Stallman, Park Planning Branch Manager, FCPA
Charlene Fuhrman-Schulz, Development Officer, DHCD/Design Development Division
Planning Commission
Lee Ann Pender, Office of Capital Facilities/Fairfax County Public Schools
Karyn Moreland, Chief Capital Projects Sections, Dept. of Transportation

PROFFER STATEMENT

PCA 87-C-060-12

July 10, 2013

Pursuant to Section 15.2-2303(A), Code of Virginia, 1950, as amended, subject to the Board of Supervisors approving a Proffered Condition Amendment for Tax Map 25-1 ((14)) (07) 0016 (the "Property"), Stephen M. DeFrank, Jr., Trustee (the "Applicant"), for itself, its successors and assigns, hereby reaffirms the previous proffers applicable to the Property, which will remain in full force and effect, except amended as follows:

1. The area identified as Tax Map 25-1 ((14)) (07) 0016, consisting of approximately 7140 square feet, shall be developed in conformance with the Conceptual / Final Development Plan Amendment CDPA/FDPA 87-C-060-18, titled "Final Development Amendment Plan, Lot 16, Section 7, Sycamore Ridge", consisting of one sheet, dated November 27, 2012, and prepared by Scartz Surveys, which indicates a modification to Sect. 2-414 of the Zoning Ordinance to allow a 8.2-foot minimum yard associated with the FEMA 100-year flood zone, in lieu of the 15-foot minimum yard required by the Ordinance.

STEPHEN DEFRANK, JR., TRUSTEE
(Applicant)

BY:



NAME: Stephen M. DeFrank Jr.

TITLE: Trustee



APPROVED DEVELOPMENT CONDITIONS

FDPA 87-C-060-18

July 10, 2013

If it is the intent of the Planning Commission to approve FDPA 87-C-060-18, located at 2465 Iron Forge Road, Tax Parcel 25-1((14))(7)-16, for an addition to a single-family home in a PDH-16 zoning district, pursuant to Sect. 16-402 of the Fairfax County Zoning Ordinance, staff recommends that the Planning Commission condition the approval by requiring conformance with the following development conditions.

GENERAL:

1. All previous conditions associated with FDP 87-C-060 and subsequent amendments shall be considered re-affirmed by the current amendment, except as amended by these additional conditions.
2. Any building permit submitted pursuant to this Conceptual\ Final Development Plan Amendment (FDPA) shall be in substantial conformance with the approved CDPA\FDPA Plan entitled "Final Development Amendment Plan, Lot 16, Section 7, Sycamore Ridge", consisting of one sheet and prepared by Scartz Surveys, which is dated November 27, 2012, and these conditions. Minor modifications to the approved CDPA\FDPA may be permitted pursuant to Par. 4 of Sect. 9-004 of the Zoning Ordinance.

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

This approval, contingent on the above noted conditions, shall not relieve the applicant from compliance with the provisions of any applicable ordinances, regulations, or adopted standards. The applicant shall be himself responsible for obtaining the required building permits through established procedures.



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PCA 87-C -060-12

Zoning Application Closeout Summary Report

Printed: 10/7/2013

General Information

APPLICANT: STEPHEN M. DE FRANK JR., TRUSTEE
DECISION DATE: 09/24/2013
CRD: NO
HEARING BODY: BOS
ACTION: APPROVE
STAFF COORDINATOR: MICHAEL LYNSKEY
SUPERVISOR DISTRICT: HUNTER MILL (PREV C)

DECISION SUMMARY:

ON SEPTEMBER 24, 2013, THE BOARD UNANIMOUSLY APPROVED PCA 87-C-060-12 ON A MOTION BY SUPERVISOR HUDGINS SUBJECT TO PROFFERS DATED JULY 10, 2013.

APPLICATION DESCRIPTION:

AMEND RZ 87-D-060 TO PERMIT CONSTRUCTION OF AN OPEN DECK 8.2 FEET FROM THE FLOOD PLAIN

Zoning Information

Existing Zoning		Proposed Zoning		Approved Zoning	
DISTRICT	AREA	DISTRICT	AREA	DISTRICT	AREA
				PDH-16	7,140.00 SQ FEET

Tax Map Numbers

0251 ((14))(07)0016

Approved Land Uses

Zoning District: PDH-16

LAND USE	DU'S	RES LAND AREA	ADU'S	WDU'S	GFA	FAR	NRES LAND AREA
YD/SFA RED	1						
TOTALS	1						

Approved Waivers/Modifications

MODIFY MINIMUM YARD REQUIREMENTS IN FLOODPLAIN

Approved Proffers

PROFFER STATEMENT DATE: 07-10-2013

PROFFER	DUE	TRIG #	TRIG EVENT	CONTRIB AMT	EXPIR. DTE
OTHER - GENERAL	01-01-0001	0	N/A	\$0	01-01-0001

10/7/2013

FDPA 87-C -060-18

Zoning Application Closeout Summary Report

Printed: 10/7/2013

General Information

APPLICANT: STEPHEN M. DE FRANK JR., TRUSTEE
DECISION DATE: 09/18/2013
CRD: NO
HEARING BODY: PC
ACTION: APPROVE
STAFF COORDINATOR: MICHAEL LYSKEY
SUPERVISOR DISTRICT: HUNTER MILL (PREV C)

DECISION SUMMARY:

ON SEPTEMBER 18, 2013, THE PLANNING COMMISSION UNANIMOUSLY APPROVED FDPA 87-C-060-18 ON A MOTION BY COMMISSIONER DE LA FE SUBJECT TO DEVELOPMENT CONDITIONS DATED JULY 10, 2013 AND TO THE BOARD'S APPROVAL OF THE REZONINGPCA 87-C-060-12.

APPLICATION DESCRIPTION:

AMEND FDP 87-D-060 TO PERMIT CONSTRUCTION OF A OPEN DECK 9.2 FEET AND ADDITION 10.1 FEET FROM REAR LOT LINE

Zoning Information

Existing Zoning		Proposed Zoning		Approved Zoning	
DISTRICT	AREA	DISTRICT	AREA	DISTRICT	AREA
				PDH-16	7,140.00 SQ FEET

Tax Map Numbers

0251 ((14))(07)0016

Approved Land Uses

Zoning District: PDH-16

LAND USE	DU'S	RES LAND AREA	ADU'S	WDU'S	GFA	FAR	NRES LAND AREA
YD/SFA RED	1						
TOTALS	1						

Approved Waivers/Modifications

MODIFY MINIMUM YARD REQUIREMENTS IN FLOODPLAIN

Approved Development ConditionsDEVELOPMENT CONDITION STATEMENT DATE: 07-10-2013

<u>DEVELOPMENT CONDITION</u>	<u>DUE</u>	<u>TRIG #</u>	<u>TRIG EVENT</u>	<u>CONTRIB</u>	<u>EXPIR DTE</u>
OTHER - GENERAL	01-01-0001	0	N/A	0	01-01-0001
MINOR MODIFICATIONS	01-01-0001	0	N/A	0	01-01-0001

10/7/2013



COUNTY OF FAIRFAX
Department of Planning and Zoning
Zoning Evaluation Division
 12055 Government Center Parkway, Suite 801
 Fairfax, VA 22035 (703) 324-1290, TTY 711
www.fairfaxcounty.gov/dpz/zoning/applications

APPLICATION No: PCA 87-C-060-12

Assigned by staff
 RECEIVED
 Department of Planning & Zoning

APR 19 2013

Zoning Evaluation Division

APPLICATION FOR A REZONING
 (PLEASE TYPE or PRINT IN BLACK INK)

PETITION

TO: THE BOARD OF SUPERVISORS OF FAIRFAX COUNTY, VIRGINIA

I (We), Stephen M. DeFrank, Jr., Trustee, the applicant (s) petition you to adopt an ordinance amending the Zoning Map of Fairfax County, Virginia, by reclassifying from the PDH-16 District to the N/A District the property described below and outlined in red on the Zoning Section Sheet(s) accompanying and made part of this application.

APPLICATION TYPE(S):	PCA (x)	CDP ()	FDP ()	CDPA ()	FDPA (x)
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LEGAL DESCRIPTION:

16	7	Sycamore Ridge	08632	0784
Lot(s)	Block(s)	Subdivision	Deed Book	Page No.

TAX MAP DESCRIPTION:

025-1-14-07-0016	14	07	0016	7140 sq ft
Map No.	Double Circle No.	Single Circle No.	Parcel(s)/Lot(s) No.	Total Acreage

POSTAL ADDRESS OF PROPERTY:

2465 Iron Forge Road, Oak Hill, VA 20171

ADVERTISING DISCRIPTION: (Example - North side of Lee Highway approx. 1000 feet west of its intersection with Newgate Blvd.)

PRESENT USE: Residential	PROPOSED USE: Residential
MAGISTERIAL DISTRICT: Hunter Mill	OVERLAY DISTRICT (S):

The name(s) and address(s) of owner(s) of record shall provided on the affidavit form attached and made part of this application. The undersigned has the power to authorize and does hereby authorize Fairfax County staff representative on official business to enter on the subject property as necessary to process the application.

Stephen M. DeFrank, Jr., Trustee
 Type or Print Name

Stephen M. DeFrank, Jr., Trustee
 Signature of Applicant or Agent

2465 Iron Forge Road, Oak Hill, VA 20171
 Address

(Work) 571-468-7497 (Mobile) 703-220-1525
 Telephone Number

Please provide name and telephone number of contact if different from above:

PCA 2013-0100 4/29/13
 608

DO NOT WRITE BELOW THIS SPACE

Date application accepted: 4/29/13

Virginia Ruffin

Fee Paid \$ 910.00

NOTES:

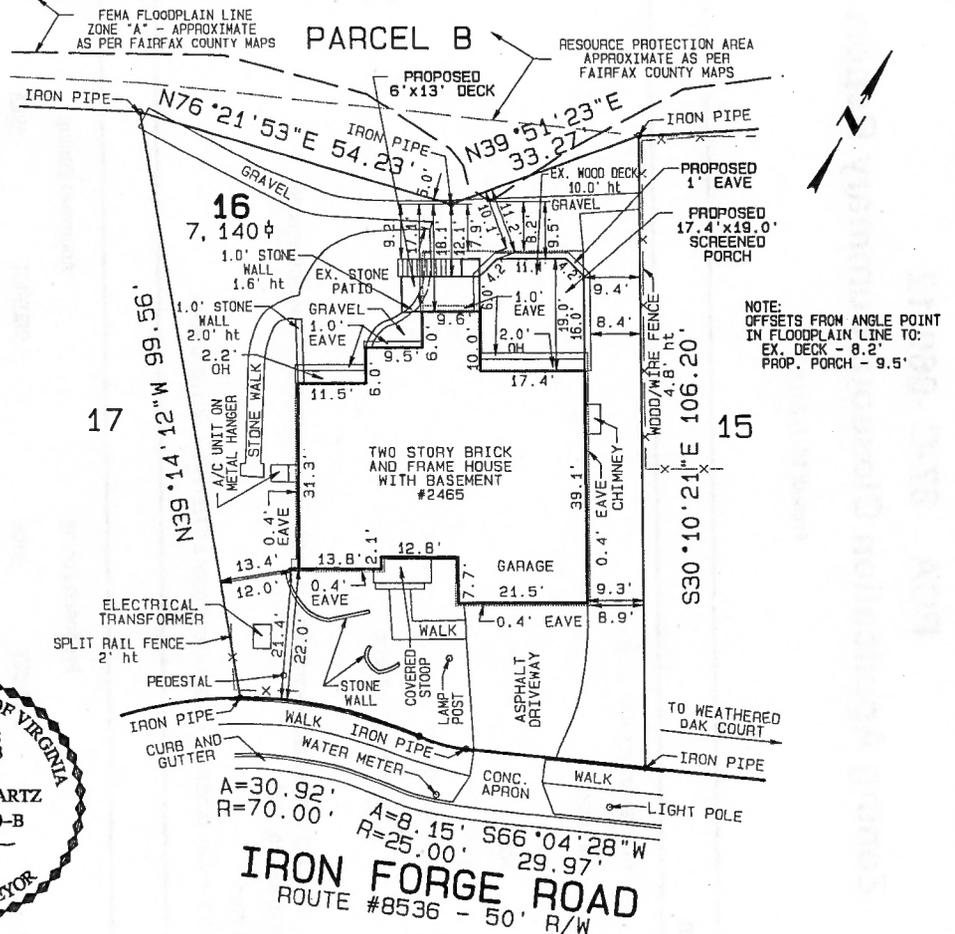
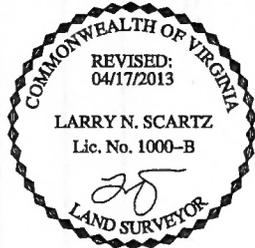
- TAX MAP 025-1-14-07-0016
- PROPERTY SHOWN HEREON IS ZONED:
PDH-16 (RESIDENTIAL 16 DU/AC)
- MINIMUM YARD REQUIREMENTS IN ZONE PDH-16
FRONT: 20'
SIDE: 8', BUT A TOTAL OF 20'
REAR: 18'
- PROPERTY IS SERVED BY PUBLIC WATER AND SEWER.
- THE PROPERTY SHOWN HERE IS LOCATED IN FLOOD ZONE "X" AS PER INSURANCE RATE MAP COMMUNITY PANEL NUMBER 51059C0110E EFFECTIVE DATE, SEPTEMBER 17, 2010.
- THE RECORD PLAT DOES NOT SHOW ANY UTILITY EASEMENTS HAVING A WIDTH OF TWENTY-FIVE (25) FEET OR MORE EFFECTING THIS PROPERTY.
- THE PROPERTY IS NOT LOCATED IN A FLOODPLAIN NOR AN RPA (RESOURCE PROTECTION AREA).

8. FLOOR AREA:

EXISTING GROSS FLOOR AREA HOUSE	3,138 SQ. FT.
EXISTING GROSS FLOOR AREA GARAGE	462 SQ. FT.
EXISTING GROSS FLOOR AREA COV. STOOP	40 SQ. FT.
PROPOSED GROSS FLOOR AREA DECK	78 SQ. FT.
PROPOSED GROSS FLOOR SCREENED PORCH	320 SQ. FT.
TOTAL FLOOR AREA	4,038 SQ. FT.
PROPOSED FLOOR AREA RATIO:	0.56

HEIGHT TABLE

EXISTING HEIGHT OF HOUSE:	29.96'
EXISTING HEIGHT OF DECK:	10.0'
PROPOSED HEIGHT OF SCREENED PORCH:	22.3'
PROPOSED HEIGHT OF DECK:	10.0'



NOTE:
OFFSETS FROM ANGLE POINT
IN FLOODPLAIN LINE TO:
EX. DECK - 8.2'
PROP. PORCH - 9.5'

CASE NAME: DEFRANK, JR.

NO TITLE REPORT FURNISHED.
PLAT SUBJECT TO RESTRICTIONS & EASEMENTS OF RECORD OR OTHERWISE.
FENCE LOCATIONS, IF SHOWN, ARE APPROXIMATE ONLY
AND DO NOT CERTIFY AS TO OWNERSHIP.

SCARTZ SURVEYS

LARRY N. SCARTZ LOCAL (703) 494-4181
CERTIFIED LAND SURVEYOR FAX (703) 494-3330
WOODBIDGE, VIRGINIA LARRY.SCARTZ@SCARTZ.COM



FINAL DEVELOPMENT AMENDMENT PLAN
LOT 16, SECTION 7

SYCAMORE RIDGE

HUNTER MILL MAGISTERIAL DISTRICT
FAIRFAX COUNTY, VIRGINIA

SCALE: 1"=20' DATE: NOVEMBER 27, 2012