



County of Fairfax, Virginia

January 17, 2014

2014 Planning
Commission

Peter F. Murphy, Jr.
Chairman
Springfield District

Joan Weber
8203 Tis Well Drive
Alexandria, VA 22306

Frank de la Fe
Vice Chairman
Hunter Mill District

RE: FDPA B-715-03 – Joan Weber
Mount Vernon District

Janet R. Hall
Secretary
Mason District

Dear Ms. Weber:

James R. Hart
Parliamentarian
At-Large

The purpose of this letter is to formally advise you that on Thursday, January 9, 2014, the Planning Commission voted unanimously to approve FDPA B-715-03, subject to the development conditions dated January 6, 2014, as attached.

Jay Donahue
Dranesville District

Enclosed for your records is a copy of the verbatim of the Commission's action on this matter. Should you have any questions or require any additional information, please do not hesitate to contact me.

Earl L. Flanagan
Mount Vernon District

Sincerely,

Janyce N. Hedetniemi
At-Large

Ellen "Nell" Hurley
Braddock District

Jill G. Cooper, AICP
Executive Director

John L. Litzenberger
Sully District

Attachments (a/s)

Kenneth A. Lawrence
Providence District

cc: Gerald Hyland, Supervisor, Mount Vernon District
Earl Flanagan, Planning Commissioner, Mount Vernon District
Nick Rogers, Staff Coordinator, ZED, DPZ
January 9, 2014 date file

James T. Migliaccio
Lee District

Timothy J. Sargeant
At-Large

Jill G. Cooper
Executive Director

Kim A. Bassarab
Assistant Director

 To request special accommodations, call the Planning Commission office at 703-324-2865, TTY 703-324-7951. Please allow seven working days to make the appropriate arrangements.



APPROVED DEVELOPMENT CONDITIONS

FDPA B-715-03

January 6, 2014

The Planning Commission approved FDPA B-715-03 for an addition to the existing dwelling to remain 11.5 feet from the rear lot line at 8203 Tis Well Drive, Tax Map 102-3 ((23)) 115A, pursuant to Sect. 16-402 of the Fairfax County Zoning Ordinance by requiring conformance with the following development conditions.

1. This Final Development Plan Amendment (FDPA) is subject to the provisions of Article 17, Site Plans as may be determined by the Department of Public Works and Environmental Services (DPWES). Any plan submitted pursuant to this FDPA shall be in substantial conformance with the approved FDPA Plat entitled "Special Permit Plat | Lot 115A, Section 2 | Huntington at Mt. Vernon" prepared by Scartz Surveys, which is dated July 18, 2013 and these conditions. Minor modifications to the approved FDPA may be permitted pursuant to Par. 4 of Sect. 16.403 of the Zoning Ordinance.
2. Within 30 days of the Planning Commission's approval of the FDPA, the applicant shall submit permit applications for all applicable trades. These permits may include, but may not be limited to, building, electrical, plumbing, and mechanical permits.
3. Within six months of the Planning Commission's approval of the FDPA, the applicant shall have obtained final inspections and approvals for all applicable trade permits.
4. Should the applicant be required to move the rear yard fence out of the adjacent HOA common area and onto the subject property, the applicant shall not be required to obtain an FDPA to move the fence.

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 trade permits through established procedures, and this FDPA shall not be valid until this has been accomplished.

Planning Commission Meeting
January 9, 2014
Verbatim Excerpt

FDPA B-715-03 – JOAN WEBER

After Close of the Public Hearing

Chairman Murphy: Public hearing is closed; Mr. Flanagan, it's your night.

Commissioner Flanagan: Yes, thank you, Mr. Chairman. I see this as a very uncontroversial application. The homeowners association may have some concerns about this, but that's not within the purview of the Planning Commission so thankfully I CAN MOVE THAT THE PLANNING COMMISSION APPROVE FDPA B-715-03, SUBJECT TO THE DEVELOPMENT CONDITIONS DATED JANUARY 6, 2014, as were distributed to the Commissioners tonight.

Commissioners Lawrence and Litzenberger: Second.

Chairman Murphy: Seconded by Mr. Lawrence and Mr. Litzenberger, is there a discussion of that motion? All those in favor of the motion to approve FDPA B-715-03, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries. Thank you very much.

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(The motion carried by a vote of 12-0.)

JLC