



County of Fairfax, Virginia

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

July 30, 2014

Francis A. McDermott
Hunton and Williams LLP
1751 Pinnacle Drive, Suite 1700
McLean, VA 22102

RE: Special Exception Amendment Application SEA 80-L/V-061-02

Dear Mr. McDermott:

At a regular meeting of the Board of Supervisors held on July 29, 2014, the Board **denied** Special Exception Amendment Application SEA 80-L/V-061-02 in the name of Furnace Associates, Incorporated located at Tax Map 113-1 ((1)) 5pt., 7, 8; 113-3 ((1)) 1, 2 and 4 in the Mount Vernon District.

Sincerely,

Catherine A. Chianese
Clerk to the Board of Supervisors

cc: Chairman Sharon Bulova
Supervisor Gerry Hyland, Mount Vernon 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
Michael Davis, Section Chief, Transportation, Planning Division
Donald Stephens, Department of Transportation
Department of Highways-VDOT
Sandy Stallman, Park Planning Branch Manager, FCPA
Charlene Fuhrman-Schulz, Development Officer, DHCD/Design Development Division
Jill Cooper, Executive Director, Planning Commission
Karyn Moreland, Chief Capital Projects Sections, Dept. of Transportation

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>



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: _____
 (Staff will assign)

RECEIVED
 Department of Planning & Zoning

APR 02 2013

APPLICATION FOR A SPECIAL EXCEPTION

(PLEASE TYPE or PRINT IN BLACK INK)

Zoning Evaluation Division

APPLICANT	NAME Furnace Associates, Inc.	
	MAILING ADDRESS 11220 Asset Loop, Suite 201 Manassas, VA 20109	
	PHONE HOME ()	WORK ()
	PHONE MOBILE ()	
PROPERTY INFORMATION	PROPERTY ADDRESS 10001, 10201, 10209, 10215, 10219, 10229 Furnace Road Lorton, VA 22079	
	TAX MAP NO. 113-1-((1))-5(pt.), 7, 8; 113-3-((1))-1, 2, 4	SIZE (ACRES/SQ FT) ±249.82 acres
	ZONING DISTRICT R-1	MAGISTERIAL DISTRICT Mt Vernon
	PROPOSED ZONING IF CONCURRENT WITH REZONING APPLICATION: N/A	
SPECIAL EXCEPTION REQUEST INFORMATION	ZONING ORDINANCE SECTION §3-104; §9-201	
	PROPOSED USE SEA to allow expanded operation of a construction debris landfill with no increase in height, and green energy electrical generating facilities	
AGENT/CONTACT INFORMATION	NAME Francis A. McDermott	
	MAILING ADDRESS Hunton & Williams LLP 1751 Pinnacle Drive, Suite 1700 McLean, VA 22102	
	PHONE HOME ()	WORK (703) 714-7422
	PHONE MOBILE ()	
MAILING	Send all correspondence to (check one): <input type="checkbox"/> Applicant -or- <input checked="" type="checkbox"/> Agent/Contact	
<p>The name(s) and addresses of owner(s) of record shall be 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 representatives on official business to enter the subject property as necessary to process the application.</p> <p>Furnace Associates, Inc. by: Charles B. Fromm, V.P.</p>		
TYPE/PRINT NAME OF APPLICANT/AGENT		SIGNATURE OF APPLICANT/AGENT

DO NOT WRITE IN THIS SPACE

Date Application accepted: _____ Application Fee Paid: \$ _____



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: SEA 80-L/Y-061-2
Amened (Staff will assign)

RECEIVED
 Department of Planning & Zoning

JAN 03 2014

Zoning Evaluation Division

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

APPLICANT	NAME Furnace Associates, Inc.	
	MAILING ADDRESS 11220 Assett Loop, Suite 201 Manassas, VA 20109	
	PHONE HOME ()	WORK ()
	PHONE MOBILE ()	
PROPERTY INFORMATION	PROPERTY ADDRESS 10001, 10201, 10209, 10215, 10219, 10229 Furnace Road Lorton, VA 22079	
	TAX MAP NO. 113-1-((1))-5(pt.), 7, 8; 113-3-((1))-1, 2, 4	SIZE (ACRES/SQ FT) ±249.82 acres
	ZONING DISTRICT R-1	MAGISTERIAL DISTRICT Mt Vernon
	PROPOSED ZONING IF CONCURRENT WITH REZONING APPLICATION: N/A	
SPECIAL EXCEPTION REQUEST INFORMATION	ZONING ORDINANCE SECTION §3-104; §9-201; §9-301; §9-501	
	PROPOSED USE SEA to allow expanded operation of a construction debris landfill with no change in maximum elevation; green energy electrical generating facilities and quasi-public use - private club/public benefit associations - and/or golf driving range and/or outdoor baseball hitting range uses	
AGENT/CONTACT INFORMATION	NAME Francis A. McDermott	
	MAILING ADDRESS Hunton & Williams LLP 1751 Pinnacle Drive, Suite 1700 McLean, VA 22102	
	PHONE HOME ()	WORK (703) 714-7422
	PHONE MOBILE ()	
MAILING	Send all correspondence to (check one): <input type="checkbox"/> Applicant -or- <input checked="" type="checkbox"/> Agent/Contact	
<p>The name(s) and addresses of owner(s) of record shall be 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 representatives on official business to enter the subject property as necessary to process the application.</p> <p>Francis A. McDermott, Attorney & Agent for Applicant</p>		
TYPE/PRINT NAME OF APPLICANT/AGENT		SIGNATURE OF APPLICANT/AGENT

DO NOT WRITE IN THIS SPACE

Date Application accepted: 1/6/2014

Francis A. McDermott / EOC
 SIGNATURE OF APPLICANT/AGENT
Virginia Ruffner
 SEA2014-0004
 Application Fee Paid: \$ 1,637.50



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: SEA 80-LV-061-2
 (Staff will assign)
RECEIVED
 Department of Planning & Zoning
 OCT 07 2013

APPLICATION FOR A SPECIAL EXCEPTION Zoning Evaluation Division
 (PLEASE TYPE or PRINT IN BLACK INK)

APPLICANT	NAME Furnace Associates, Inc.	
	MAILING ADDRESS 11220 Assett Loop, Suite 201 Manassas, VA 20109	
	PHONE HOME () WORK ()	
	PHONE MOBILE ()	
PROPERTY INFORMATION	PROPERTY ADDRESS 10001, 10201, 10209, 10215, 10219, 10229 Furnace Road Lorton, VA 22079	
	TAX MAP NO. 113-1-((1))-5(pt.), 7, 8; 113-3-((1))-1, 2, 4	SIZE (ACRES/SQ FT) ±249.82 acres
	ZONING DISTRICT R-1	MAGISTERIAL DISTRICT Mt Vernon
	PROPOSED ZONING IF CONCURRENT WITH REZONING APPLICATION: N/A	
SPECIAL EXCEPTION REQUEST INFORMATION	ZONING ORDINANCE SECTION §3-104; §9-201; §9-301; §9-304; §9-501; §9-607	
	PROPOSED USE SEA to allow expanded operation of a construction debris landfill with no change in maximum elevation; green energy electrical generating facilities and quasi-public use; private club/public benefit associations and/or golf driving range uses; and an increase in height for the quasi-public use only (Green Energy Park)	
AGENT/CONTACT INFORMATION	NAME Francis A. McDermott	
	MAILING ADDRESS Hunton & Williams LLP 1751 Pinnacle Drive, Suite 1700 McLean, VA 22102	
	PHONE HOME () WORK (703) 714-7422	
	PHONE MOBILE ()	
MAILING	Send all correspondence to (check one): <input type="checkbox"/> Applicant -or- <input checked="" type="checkbox"/> Agent/Contact	

The name(s) and addresses of owner(s) of record shall be 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 representatives on official business to enter the subject property as necessary to process the application.

Francis A. McDermott, Attorney & Agent for Applicant

TYPE/PRINT NAME OF APPLICANT/AGENT

SIGNATURE OF APPLICANT/AGENT

Francis A. McDermott

10-7-13

mpc
11/8/13

SEA 2013-0252

DO NOT WRITE IN THIS SPACE

Date Application accepted: November 8, 2013

Application Fee Paid: \$ 1,637.50

Virginia Ruffner

SEA 80-LV-061-02

Zoning Application Closeout Summary Report

Printed: 7/31/2014

General Information

APPLICANT: FURNACE ASSOCIATES, INC.
DECISION DATE: 07/29/2014
CRD: NO
HEARING BODY: BOS
ACTION: DENY
STAFF COORDINATOR: MARY ANN TSAI
SUPERVISOR DISTRICT: MOUNT VERNON

DECISION SUMMARY:

ON JULY 29, 2014, THE BOARD OF SUPERVISORS DENIED SEA 80-LV-061-02 ON A MOTION BY SUPERVISOR HYLAND BY A VOTE OF 6 TO 4.

APPLICATION DESCRIPTION:

AMEND SE 80-L-061 PERVIOUSLY APPROVED FOR LANDFILL TO PERMIT LANDFILL EXPANSION, ELECTRICAL GENERATING FACILITIES, QUASI-PUBLIC USE, PRIVATE CLUB/PUBLIC BENEFIT ASSOCIATION AND/OR GOLF DRIVING RANGE AND/OR OUTDOOR BASEBALL HITTING RANGE

Zoning Information

Existing Zoning		Proposed Zoning		Approved Zoning	
DISTRICT	AREA	DISTRICT	AREA	DISTRICT	AREA

Tax Map Numbers

1131 ((01)) ()0008	1133 ((01)) ()0004	1133 ((01)) ()0001	1133 ((01)) ()0002	1131 ((01)) ()0005
1131 ((01)) ()0007				

Approved Land Uses

Zoning District:

LAND USE	DU'S	RES LAND AREA	ADU'S	WDU'S	GFA	FAR	NRES LAND AREA
----------	------	---------------	-------	-------	-----	-----	----------------

TOTALS