



County of Fairfax, Virginia

November 21, 2014

**2014 Planning
Commission**

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Chairman
Springfield District

Frank de la Fe
Vice Chairman
Hunter Mill District

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Secretary
Mason District

James R. Hart
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Janyce N. Hedetniemi
At-Large

Ellen J. "Nell" Hurley
Braddock District

John L. Litzenberger
Sully District

Kenneth A. Lawrence
Providence District

James Migliaccio
Lee District

Timothy J. Sargeant
At-Large

Jill G. Cooper
Executive Director

Kimberly A. Bassarab
Assistant Director

John W. Cooper
Clerk to the Commission

Blagoj Skandev, Owner
SD Homes, LLC
5315 Ox Road
Fairfax, Virginia 22030

**Re: RZ 2014-BR-001 – BLAGOJ SKANDEV (SD HOMES, LLC)
Braddock District**

Dear Mr. Skandev:

At its November 20, 2014 meeting, the Planning Commission voted 9-0-2 (Commissioners de la Fe and Sargeant abstained. Commissioner Migliaccio was absent from the meeting) to **RECOMMEND APPROVAL** on the above-referenced application. A copy of the verbatim transcript is attached.

This letter serves as a record of the Planning Commission's recommendation to the Board of Supervisors and not as the final approval. The application is still subject to final decision by the Board of Supervisors.

This action does not constitute exemption from the various requirements of this county and state. The applicant is responsible for ascertaining if permits are required and obtaining the necessary permits such as Building Permits, Residential Use Permits and Non-Residential Use Permits. Information concerning building permits may be obtained by calling 703-222-0801.

Sincerely,

Jill G. Cooper, AICP
Executive Director

Attachments (a/s)

cc: John Cook, Supervisor, Braddock District
Ellen Hurley, Planning Commissioner, Braddock District
Catherine A. Chianese, Assistant County Executive, Clerk to the Board of Supervisors, County Executive Office
William O'Donnell, Staff Coordinator, ZED, DPZ
Robert Harrison, ZED, DPZ
November 20, 2014 date file

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.



Planning Commission Meeting
November 20, 2014
Verbatim Excerpt

RZ 2014-BR-001 – BLAGOJ SKANDEV (SD HOMES, LLC)

Decision Only During Commission Matters
(Public Hearing held on November 13, 2014)

Commissioner Hurley: Thank you, Mr. Chairman. This is regarding case RZ 2014-BR-001 – the Skandev (SD Homes, LLC). On the face of it, this is a simple case of a landowner wishing to build a house for himself and another for his brother-in-law at 2.06 dwelling units per acre. This rezoning comes in at the very low end at the Comprehensive Plan recommendation of two to three dwelling units per acre. As I stated when I moved to defer this case, site visits were conducted this week to assess the adequacy of the proposed tree protection measures and the limits of clearing and grading. In brief, the limits of clearing and grading have been expanded to avoid impacting any of the trees in the neighbor's back yards. However, the Urban Forester noted that most, if not all, of the off-site trees that within or near the sanitary easement will have to be removed. The applicant who owns the very few trees that might be left standing – also be taken down. And the applicant has agreed to do so. Proffered restoration of the area include backfilling of the trench, replacement of a trench, re-sodding lawns, mulching of planting areas, and replacing shrubbery. The applicant is to be commended for plugging his way through all the specifics that he needed to meet and, in particular, the many regulations regarding transportation improvements, tree preservation, and stormwater management. I also commend the many members of the County staff who has helped shepherd this case through. In this – Braddock's third infill case in as many weeks – the Braddock Land Use Committee has again put in many hours and represented well the concerns of our community. Putting all these stakeholders and performing her usual magic has been Rosemary Ryan from Supervisor John Cook's staff. With that, Mr. Chairman, I MOVE THAT THE PLANNING COMMISSION RECOMMEND APPROVAL OF RZ 2014-BR-001, SUBJECT TO THE EXECUTION OF PROFFERS DATED 20 NOVEMBER, 2014.

Commissioner Hedetniemi: Seconded.

Chairman Murphy: Seconded by Ms. Hedetniemi. Is there a discussion of the motion? All those in favor of the motion to recommend to the Board of Supervisors that it approve RZ 2014-BR-001, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

Commissioner Sargeant: Mr. Chairman-

Commissioner de la Fe: I abstain.

Chairman Murphy: Okay, Mr. de la Fe abstains.

Commissioner de la Fe: Not present for the public-

Commissioner Sargeant: Also abstain. Not present for the public hearing.

Chairman Murphy: Not present for the public hearing. Mr. Sargeant abstains – same reason, okay.

Commissioner Hurley: I MOVE THE PLANNING COMMISSION RECOMMEND APPROVAL OF THE FOLLOWING:

- WAIVER OF THE LOCATION REQUIREMENTS OF BIO-RETENTION FACILITIES, PURSUANT TO SECTION 6-1307 OF THE PUBLIC FACILITIES MANUAL TO ALLOW INFILTRATION TRENCHES TO BE LOCATED ON INDIVIDUAL LOTS, PROVIDED THAT A PRIVATE MAINTENANCE AGREEMENT IN FORM ACCEPTABLE TO THE COUNTY ATTORNEY'S OFFICE IS COMPLETED FOR EACH LOT; AND
- DEVIATION OF THE TREE PRESERVATION TARGET, PURSUANT TO SECTION 12-0508 OF THE PUBLIC FACILITIES MANUAL, IN FAVOR OF THE ALTERNATIVES, AS SHOWN ON THE PROPOSED PLAN AND AS CONDITIONED.

Commissioner Hedetniemi: Second.

Chairman Murphy: Seconded by Ms. Hedetniemi. Is there a discussion of that motion? All those in favor of the motion, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

Commissioners de la Fe and Sargeant: Abstain.

Chairman Murphy: Same abstentions.

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(Each motion carried by a vote of 9-0-2. Commissioners de la Fe and Sargeant abstained. Commissioner Migliaccio was absent from the meeting.)

JLC



County of Fairfax, Virginia

November 17, 2014

**2014 Planning
Commission**

Peter F. Murphy
Chairman
Springfield District

Frank de la Fe
Vice Chairman
Hunter Mill District

Janet R. Hall
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Blagoj Skandev, Owner
SD Homes, LLC
5315 Ox Road
Fairfax, Virginia 22030

**Re: RZ 2014-BR-001 – BLAGOJ SKANDEV (SD HOMES, LLC)
Braddock District**

Dear Mr. Skandev:

At its November 13, 2014 meeting, the Planning Commission voted 8-0 (Commissioners de la Fe, Flanagan, Lawrence, and Sargeant were absent from the meeting) to **DEFER THE DECISION ONLY** on the above-referenced application to a date certain of November 20, 2014. A copy of the verbatim transcript is attached.

Sincerely,

Jill G. Cooper, AICP
Executive Director

Attachments (a/s)

cc: John Cook, Supervisor, Braddock District
Ellen Hurley, Planning Commissioner, Braddock District
Catherine A. Chianese, Assistant County Executive, Clerk to the Board of Supervisors, County Executive Office
William O'Donnell, Staff Coordinator, ZED, DPZ
Robert Harrison, ZED, DPZ
November 13, 2014 date file



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Planning Commission Meeting
November 13, 2014
Verbatim Excerpt

RZ 2014-BR-001 – BLAGOJ SKANDEV (SD HOMES, LLC)

After Close of the Public Hearing

Chairman Murphy: Public hearing is closed; Ms. Hurley.

Commissioner Hurley: Thank you, Mr. Chairman. I MOVE THAT THE PLANNING COMMISSION DEFER FOR ONE WEEK the - - FOR DECISION ONLY the - - case RZ 2014-BR-001 TO A DATE CERTAIN OF 20 NOVEMBER, 2014, WITH THE RECORD TO REMAIN OPEN FOR PUBLIC COMMENT.

Commissioner Litzenberger: Second.

Chairman Murphy: Seconded by Mr. Litzenberger. How are we doing on the 20th? It seems like everything is going on the 20th. Are we going way over the –

Commissioner Hurley – It's just a decision only. It shouldn't be too –

Chairman Murphy: I know but, I mean, we have about eight.

Commissioner Hart – I think we're deferring both... I think we probably are deferring the whole –

Chairman Murphy: Yes but, I mean, just the verbatims on the deferral – on the decisions only – to spread it out. Can you do it on the 13th? Is that okay?

Commissioner Hurley: The 19th?

Chairman Murphy: Nineteenth?

Commissioner Hurley: Does that work for staff? Six days?

Chairman Murphy: You're not here on the 19th?

Joseph Gorney, Zoning Evaluation Division, Department of Planning and Zoning: I'm not here on the 19th.

Chairman Murphy: Okay, we'll do it on the 20th. All those in favor of the motion to defer RZ 2014-BR-001 for decision only with the record remaining open for written to November 20th, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

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(The motion carried by a vote of 8-0. Commissioners de la Fe, Flanagan, Lawrence, and Sargeant were absent from the meeting.)

JN