



County of Fairfax, Virginia

December 4, 2014

2014 Planning Commission

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Executive Director

Kimberly A. Bassarab
Assistant Director

John W. Cooper
Clerk to the Commission

Andrew Painter
Walsh, Colucci, Lubeley & Walsh, PC
2200 Clarendon Boulevard, Suite 1300
Arlington, VA 22201

**Re: SE 2014-DR-043 – MARK DENNIS MCFADDEN AND LYNNE MARIAN
MCFADDEN, TRUSTEES
Dranesville District**

Dear Mr. Painter:

At its December 3, 2014 meeting, the Planning Commission voted 12-0 to **RECOMMEND APPROVAL** on the above-referenced application to the Board of Supervisors. 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 Foust, Supervisor, Dranesville District
John Ulfelder, Planning Commissioner, Dranesville District
Catherine A. Chianese, Assistant County Executive, Clerk to the Board of Supervisors, County Executive Office
Michael Van Atta, Staff Coordinator, ZED, DPZ
Robert Harrison, ZED, DPZ
December 3, 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
December 3, 2014
Verbatim Excerpt

SE 2014-DR-043 – MARK DENNIS MCFADDEN AND LYNNE MARIAN MCFADDEN,
TRUSTEES

After Close of the Public Hearing

Chairman Murphy: Public hearing is closed. Mr. Ulfelder.

Commissioner Ulfelder: You would think that the neighbors would be ashamed based on that – on your point.

Commissioner Hall: No. I wouldn't think that.

Commissioner Ulfelder: The McFaddens – when they started out with this in 2009, I mean they went – they went above and beyond what the conditions required in terms of the landscaping and beautification of this property – and have created a really wonderful corner lot there, which is actually admired by everybody in McLean. And hopefully, their efforts will be emulated by other in the McLean Community Business Center, but I won't hold my breath. With that being said, I'M GOING TO MOVE, Mr. Chairman, THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF SE 2014-DR-043, SUBJECT TO DEVELOPMENT CONDITIONS CONSISTENT WITH THOSE DATED NOVEMBER 18, 2014.

Commissioners Hall and Litzenberger: Seconded.

Chairman Murphy: Seconded by Ms. Hall and Mr. Litzenberger. Is there a discussion of the motion? All those in favor-

Commissioner Hart: Mr. Chairman?

Chairman Murphy: Yes, Mr. Hart.

Commissioner Hart: I will OFFER AN AMENDMENT THAT DEVELOPMENT CONDITION 12 BE DELETED.

Chairman Murphy: Do you accept that?

Commissioner Ulfelder: Sure.

Chairman Murphy: Okay.

Commissioner Migliaccio: Mr. Chairman, does Mr. Painter need to come up and-

Commissioner Ulfelder: I'm in trouble already. Why not?

Chairman Murphy: Mr. Painter, do you have any problem with that?

Andrew Painter, Applicants Agent, Walsh, Colucci, Lubeley, Emrich & Walsh, PC: No, Mr. Chairman.

Chairman Murphy: Okay. All those in favor of the motion to recommend to the Board of Supervisors-

Commissioner Migliaccio: Did Mr. Painter agree to all the development conditions on the record?

Chairman Murphy: Oh yeah.

Commissioner Ulfelder: No, why don't you – yeah. Well, it would be the amended development conditions, 1 through 11, without Number 12 would be – on behalf of the applicants, would you accept the conditions dated November 18th, plus the amended change to Number 12?

Mr. Painter: On behalf of the applicant, we do.

Commissioner Ulfelder: Yeah, okay.

Chairman Murphy: Okay, all those in favor of the motion to the Board of Supervisors that it approve SE 2014-DR-043, minus Development Condition Number 12, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

Commissioner Ulfelder: Also, Mr. Chairman, I MOVE THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF THE FOLLOWING WAIVERS AND MODIFICATIONS:

- MODIFICATION OF THE TRANSITIONAL SCREENING REQUIREMENTS ALONG THE WESTERN PROPERTY LINE IN FAVOR OF THE EXISTING LANDSCAPING, AS SHOWN ON THE SE PLAT;
- MODIFICATION OF THE BARRIER REQUIREMENTS TO THE NORTH AND WEST IN FAVOR OF THE EXISTING BARRIERS, AS SHOWN ON THE SE PLAT;
- MODIFICATION OF THE FRONT YARD REQUIREMENTS IN A CRD TO PERMIT SETBACKS OF 25.8 FEET AND 25.3 FEET ALONG INGLESIDE AVENUE AND MEADOWBROOK AVENUE, RESPECTIVELY;
- REDUCTION OF THE PARKING REQUIREMENTS IN A CRD TO PERMIT THREE PARKING SPACES INSTEAD OF FOUR; AND

- WAIVER OF THE TRAIL CONSTRUCTION REQUIREMENTS ALONG INGLESIDE AVENUE AND MEADOWBROOK AVENUE IN FAVOR OF THE DEDICATION OF SEVEN FEET OF RIGHT-OF-WAY ALONG INGLESIDE AVENUE.

Commissioner Litzenberger: Second.

Chairman Murphy: Seconded by Mr. Litzenberger. Is there a discussion of the motion? All those in favor of those motions, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries. Thank you very much. Thank you, Mr. Painter. Thank you, Mr. Van Atta. Thank you, Ms. Abrahamson.

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

JLC