



# County of Fairfax, Virginia

---

January 26, 2015

**2015 Planning  
Commission**

**Peter F. Murphy**  
Chairman  
*Springfield District*

**Frank de la Fe**  
Vice Chairman  
*Hunter Mill District*

**James R. Hart**  
Secretary  
*At-Large*

**Timothy J. Sargeant**  
Parliamentarian  
*At-Large*

-----  
**John Ulfelder**  
*Dranesville District*

**Earl L. Flanagan**  
*Mount Vernon District*

**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*

**Julie Strandlie**  
*Mason District*

-----  
**Jill G. Cooper**  
*Executive Director*

**Kimberly A. Bassarab**  
*Assistant Director*

**John W. Cooper**  
*Clerk to the Commission*

Kausar Mirza, Owner  
Funland Mini-Center  
9078 Furey Road  
Lorton, Virginia 22079

**Re: SE 2014-MV-020 – KAUSAR S. MIRZA d/b/a FUNLAND MINI-CENTER  
Mount Vernon District**

Dear Ms. Mirza:

At its January 22, 2015 meeting, the Planning Commission voted 11-0 (Commissioner Hurley was absent from the meeting) to **RECOMMEND APPROVAL** of 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: Gerald Hyland, Supervisor, Mount Vernon District  
Earl Flanagan, Planning Commissioner, Mount Vernon District  
Catherine A. Chianese, Assistant County Executive, Clerk to the Board of  
Supervisors, County Executive Office  
Megan Duca, Staff Coordinator, ZED, DPZ  
Robert Harrison, ZED, DPZ  
January 22, 2015 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  
January 22, 2015  
Verbatim Excerpt

SE 2014-MV-020 – KAUSAR S. MIRZA d/b/a FUNLAND MINI CENTER

Decision Only During Commission Matters  
(Public Hearing held on January 8, 2015)

Commissioner Flanagan: Thank you, Mr. Chairman. I request that the applicant confirm for the record their agreement to the proposed development conditions dated January 22, 2015.

Commissioners: Which case?

Commissioner Flanagan: Oh, this is Mirza; SE 2014-MV-020.

Chairman Murphy: – to a date certain of what?

Commissioner Flanagan: No, no. I want to have – I want to have the –

Chairman Murphy: Oh. I didn't hear. We get that sound system again. It threw me – crazy – I can't...

Commissioner Flanagan: Well, what I did was to request that the applicant confirm for the record their agreement to the proposed development conditions dated January 22, 2015.

Kausar Mirza, Owner, Funland Mini Center: Yes, Sir.

Chairman Murphy: Would you please identify yourself for the record with your name and address?

Ms. Mirza: Yes, sir. My name is Kausar Mirza and I'm resident at 9078 Furey Road, Lorton, Virginia, 22079.

Chairman Murphy: And you –

Ms. Mirza: Yes.

Chairman Murphy: – confirm that you understand the development conditions and you understand them.

Ms. Mirza: Yes.

Chairman Murphy: Okay. Thank you very much.

Commissioner Flanagan: And those are the development conditions dated January 22.

Chairman Murphy: – dated January 22.

Commissioner Flanagan: Right. Well, during the public hearing on January 8, 2015, the president of the Laurel Highlands Homeowner Association requested the denial of this SE request because the homeowner association policies governing home occupations do not allow more than one non-resident employee. He also testified that the application does not satisfy a Zoning Ordinance requirement in Section 9-001 that a special exception use be compatible with existing or planned development in the general area. The Commission deferred the decision to tonight to allow the homeowner association and the applicant to resolve these problems. Distributed tonight is a January 16, 2015 letter from Rees Broome, attorneys for the homeowner association, that resolves those problems. I therefore MOVE THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS APPROVE SE 2014-MV-020, SUBJECT TO THE DEVELOPMENT CONDITIONS DATED JANUARY 22, 2015.

Commissioners Litzenberger and Sargeant: Second.

Chairman Murphy: Seconded by Mr. Litzenberger and Mr. Sargeant. Is there a discussion? All those in favor of the motion to recommend to the Board of Supervisors that it approve SE 2014-MV-020, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

//

(The motion carried by a vote of 11-0. Commissioner Hurley was absent from the meeting.)

JN



# County of Fairfax, Virginia

---

January 16, 2015

**2015 Planning  
Commission**

**Peter F. Murphy**  
Chairman  
*Springfield District*

**Frank de la Fe**  
Vice Chairman  
*Hunter Mill District*

**James R. Hart**  
Secretary  
*At-Large*

**Timothy J. Sargeant**  
Parliamentarian  
*At-Large*

-----  
**John Ulfelder**  
*Dranesville District*

**Earl L. Flanagan**  
*Mount Vernon District*

**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*

**Julie Strandlie**  
*Mason District*

-----  
**Jill G. Cooper**  
*Executive Director*

**Kimberly A. Bassarab**  
*Assistant Director*

**John W. Cooper**  
*Clerk to the Commission*

Kausar Mirza, Owner  
Funland Mini-Center  
9078 Furey Road  
Lorton, Virginia 22079

**Re: SE 2014-MV-020 – KAUSAR S. MIRZA d/b/a FUNLAND MINI-CENTER  
Mount Vernon District**

Dear Ms. Mirza:

At its January 8, 2015 meeting, the Planning Commission voted 12-0 to **DEFER THE DECISION ONLY** on the above-referenced application to a date certain of January 22, 2015. A copy of the verbatim transcript is attached.

Sincerely,

Jill G. Cooper, AICP  
Executive Director

cc: Gerald Hyland, Supervisor, Mount Vernon District  
Earl Flanagan, Planning Commissioner, Mount Vernon District  
Catherine A. Chianese, Assistant County Executive, Clerk to the Board of Supervisors, County Executive Office  
Megan Duca, Staff Coordinator, ZED, DPZ  
Robert Harrison, ZED, DPZ  
January 8, 2015 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  
January 8, 2015  
Verbatim Excerpt

SE 2014-MV-020 – KAUSAR S. MIRZA d/b/a FUNLAND MINI-CENTER

After Close of the Public Hearing

Chairman Murphy: The public hearing is closed; Mr. Flanagan.

Commissioner Flanagan: Thank you, Mr. Chairman. Based upon the testimony, I MOVE THAT THE PLANNING COMMISSION DEFER THE DECISION ONLY FOR SE 2014-MV-020 TO A DATE CERTAIN OF JANUARY 22, 2015, WITH THE RECORD REMAINING OPEN FOR WRITTEN COMMENTS.

Commissioner Lawrence: Second.

Chairman Murphy: Seconded by Mr. Lawrence. Are we – we okay on the – Kim – on that date? Are we jamming the – – I know it's a decision only, but I just wanted to - - I guess we can squeeze one more.

Kimberly Bassarab, Assistant Director, Planning Commission Office: Yes, we're okay.

Chairman Murphy: Okay. All right. Seconded by Mr. Lawrence. All those in favor of the motion to defer decision only on SE 2014-MV-020 to a date certain of January 22<sup>nd</sup>, with the record remaining open for comment, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

//

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

JN



# County of Fairfax, Virginia

---

November 6, 2014

**2014 Planning  
Commission**

**Peter F. Murphy**  
Chairman  
*Springfield District*

**Frank de la Fe**  
Vice Chairman  
*Hunter Mill District*

**Janet R. Hall**  
Secretary  
*Mason District*

**James R. Hart**  
Parliamentarian  
*At-Large*

-----  
**John Ulfelder**  
*Dranesville District*

**Earl L. Flanagan**  
*Mount Vernon District*

**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*

Kausar Mirza  
9078 Furey Road  
Lorton, VA 22079

Re: **SE 2014-MV-020 – KAUSAR S. MIRZA D/B/A FUNLAND MINI CENTER  
Mount Vernon District**

Dear Mr. Mirza:

At its November 5, 2014 meeting, the Planning Commission voted 10-0 (Commissioners de la Fe and Lawrence were absent from the meeting) to **DEFER THE PUBLIC HEARING** on the above-referenced application to a date certain of January 8, 2015. A copy of the verbatim transcript is attached.

Sincerely,

Jill G. Cooper, AICP  
Executive Director

Attachments (a/s)

cc: Gerald Hyland, Supervisor, Mount Vernon District  
Earl Flanagan, Planning Commissioner, Mount Vernon District  
Catherine A. Chianese, Assistant County Executive, Clerk to the Board of Supervisors  
Megan Duca, Staff Coordinator, ZED, DPZ  
Robert Harrison, ZED, DPZ  
November 5, 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 5, 2014  
Verbatim Excerpt

SE 2014-MV-020 – KAUSAR S. MIRZA D/B/A FUNLAND MINI CENTER

During Commission Matters

Commissioner Flanagan: Mr. Chairman, I had a – Funland Mini Center scheduled to be heard this evening. And – it is SE 2014-MV-020. Suddenly – recently – very recently, the applicant decided to withdraw – to ask for a deferral until January. This is – you may remember this case was previously discussed where – you received testimony from the Homeowners Association from the Gunston at Highlands-

Chairman Murphy: All right.

Commissioner Flanagan: -Homeowners Association. And they are having a problem with the application so in order to allow that to be worked out, I MOVE THAT SE 2014-MV-020 BE DEFERRED TO A DATE OF JANUARY 8, [20]15.

Commissioner Litzenberger: Second.

Chairman Murphy: Seconded by Mr. Litzenberger. Is there a discussion of the motion? Ms. Abrahamson, can I see you for a moment before you run out? All those in favor of the motion, as articulated by Mr. Flanagan, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

//

(The motion carried by a vote of 10-0. Commissioners de la Fe and Lawrence were absent from the meeting.)

JLC