



# County of Fairfax, Virginia

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

March 4, 2015

Lynne J. Strobel  
Walsh, Colucci, Lubeley & Walsh, P.C.  
2200 Clarendon Boulevard, 13<sup>th</sup> Floor  
Arlington, VA 22201

RECEIVED  
Department of Planning & Zoning

MAR 19 2015

Zoning Evaluation Division

RE: Development Plan Amendment Application DPA A-502-07  
(Concurrent with Proffered Condition Amendment Application PCA A-502 and Planned Residential Community Application PRC A-502-03)

Dear Ms. Strobel:

At a regular meeting of the Board of Supervisors held on March 3, 2015, the Board approved Development Plan Amendment Application DPA A-502-07 in the name of Lake Anne Development Partners LLC. The Board's action permits the seventh amendment of the Development Plan for Rezoning Application RZ A-502 to permit a mixed use development with an overall Floor Area Ratio (FAR) of 1.11, associated modifications to site design, and waiver #8260-WPFM-001-1 for the location of underground storm water facilities in a residential area. The subject property is located on the S. side of Baron Cameron Avenue at its intersection with Village Road on approximately 24.30 acres of land zoned PRC, Tax Map 17-2 ((8)) 6 C, 17-2 ((14)) (1) 2 G, 17-2 ((16)) 1 A, and 17-2 ((7)) 6 B2 and 6 B3, 17-2 ((1)) 7, 17-2 ((31)) 1645, 17-2 ((31)) common elements (part) (parking lot), and a portion of Village Road to be vacated/abandoned, in the Hunter Mill District.

**The Board also:**

- Waived Par. 2 of Sect. 6-306 of the Zoning Ordinance for privacy yards a minimum of 200 square feet for Buildings D12 and D21-D24
- Modified Sect. 11-203 of the Zoning Ordinance for the minimum required loading spaces for residential, office, retail, and other uses to that shown on the DPA/PRC Plan
- Waived Par. 2 of Sect. 11-302 of the Zoning Ordinance on the requirement that no private streets in a residential development shall exceed 600 feet in length

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- Waived Par. 1 of Sect. 13-305 of the Zoning Ordinance for transitional screening and barriers between uses
- Approved Waiver #8260-WPFM-001-1 to permit underground stormwater facilities within a residential development in accordance with Section 6-0303.6 of the Public Facilities Manual, subject to the conditions dated June 18, 2014 and contained in Attachment A of Appendix 8A of the staff report

Sincerely,



Catherine A. Chianese  
Clerk to the Board of Supervisors

Cc: Chairman Sharon Bulova  
Supervisor Catherine Hudgins, Hunter Mill District  
Timothy Shirocky, Acting Director, Real Estate Division, Dept. of Tax Administration  
Barbara Berlin, Director, Zoning Evaluation Division, DPZ  
Diane Johnson-Quinn, Deputy Zoning Administrator, Dept. of Planning and Zoning  
Thomas Conry, Dept. Manager – GIS - Mapping/Overlay  
Michael Davis, Section Chief, Transportation, Planning Division  
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  
Ajay Rawat, Coordinator, Facilities Planning/Fairfax County Public Schools  
Karyn Moreland, Chief Capital Projects Sections, Dept. of Transportation

**DPA -A -502-07**  
**Zoning Application Closeout Summary Report**

Printed: 3/9/2015

**General Information**

APPLICANT: LAKE ANNE DEVELOPMENT PARTNERS LLC  
 DECISION DATE: 03/03/2015  
 CRD: NO  
 HEARING BODY: BOS  
 SUPERVISOR DISTRICT:  
 ACTION: APPROVE  
 STAFF COORD: MARY ANN TSAI

**DECISION SUMMARY:**

ON MARCH 3, 2015, THE BOARD OF SUPERVISORS APPROVED PCA A-502, DPA A-502-07, AND PRC A-502-03 ON A MOTION BY SUPERVISOR HUDGINS, SUBJECT TO THE PROFFERED CONDITIONS DATED FEBRUARY 11, 2015 AND THE PRC CONDITION DATED JANUARY 22, 2015.

**Zoning Information**

Existing Zoning		Proposed Zoning		Approved Zoning	
<u>DISTRICT</u>	<u>AREA</u>	<u>DISTRICT</u>	<u>AREA</u>	<u>DISTRICT</u>	<u>AREA</u>
				PRC	24.30 ACRES

**Tax Map Numbers**

017-2- /08/ /0006-C  
 017-2- /14/01/0002-G  
 017-2- /07/ /0006-B2  
 017-2- /01/ /0007-  
 017-2- /31/ /1645-  
 017-2- /16/ /0001-A  
 017-2- /07/ /0006-B3

**Approved Land Uses**

**Zoning District: PRC**

<u>LAND USE</u>	APPROVED RESIDENTIAL DEVELOPMENT			APPROVED NON-RESIDENTIAL DEVELOPMENT		
	<u>DWELLING</u> UNITS	<u>LAND AREA</u> ACRES	<u>NO. OF</u> ADU'S	<u>GFA</u>	<u>LAND AREA</u> ACRES	<u>FAR</u>
MFD	945	24.30 ACRES	185			
OFFC/GENRL				77,960 SQ FEET	24.30 ACRES	0.07
RETAIL/EST				58,213 SQ FEET	24.30 ACRES	0.05
SFA	120	24.30 ACRES				
TOTAL						

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## Approved Waivers/Modifications

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WAIVE PFM STANDARD FOR UNDERGROUND SWM FACILITY  
MODIFY LOADING SPACE REQUIREMENT  
WAIVE TRANSITIONAL SCREENING REQUIREMENT  
WAIVE BARRIER REQUIREMENT  
WAIVE PRIVACY YARD REQUIREMENT FOR SFA  
WAIVE 600 FT. PRIVATE STREET LENGTH REQUIREMENT