



# County of Fairfax, Virginia

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Department of Planning & Zoning

SEP 24 2015

Zoning Evaluation Division

September 21, 2015

**2015 Planning  
Commission**

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*Hunter Mill District*

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*Assistant Director*

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

Brian J. Winterhalter, Esquire  
Cooley LLP  
One Freedom Square  
Reston Town Center  
11951 Freedom Drive, #1500  
Reston, Virginia 20190

**Re: PCA 85-C-088-10/DPA 85-C-088-08/PRCA 85-C-088-03 – BLOCK 4 LLC  
Hunter Mill District**

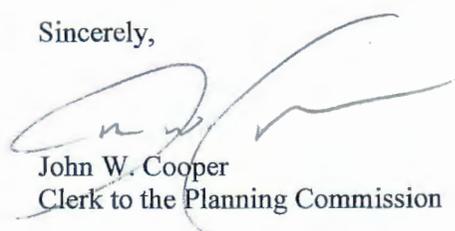
Dear Mr. Winterhalter:

At its September 17, 2015 meeting, the Planning Commission voted 9-0 (Commissioner Strandlie was not present for the vote; Commissioners Flanagan and Lawrence were absent from the meeting) to **RECOMMEND APPROVAL** of the above referenced applications 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 the 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 for obtaining the necessary permits.

Sincerely,

  
John W. Cooper  
Clerk to the Planning Commission

Attachments (a/s)

cc: Catherine M. Hudgins, Supervisor, Hunter Mill District  
Frank de la Fe, Planning Commissioner, Hunter Mill District  
Catherine A. Chianese, Assistant County Executive, Clerk to the Board of Supervisors, County Executive Office  
Mary Ann Tsai, Staff Coordinator, Zoning Evaluation Division (ZED), Department of Planning and Zoning (DPZ)  
Robert Harrison, ZED, DPZ  
September 17, 2015 date file

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Fairfax County Planning Commission  
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PCA 85-C-088-10/DPA 85-C-088-08/PRCA 85-C-088-03 – BLOCK 4 LLC

After Close of the Public Hearing

Chairman Murphy: Public hearing is closed; recognize Mr. de la Fe.

Commissioner de la Fe: Thank you, Mr. Chairman. I might note that we tend to defer things here regularly, I-I noticed that this one actually was moved up two weeks from when it was originally scheduled and I'm glad that it did indeed turn out to be a simple case. Therefore, Mr. Chairman, I MOVE THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF PCA 85-C-088-10, DPA 85-C-088-08 AND PRCA 85-C-088-03 SUBJECT TO THE EXECUTION OF PROFFERS CONSISTENT WITH THOSE DATED AUGUST 24, 2015 AND SUBJECT TO THE PRC CONDITIONS DATED SEPTEMBER 3<sup>RD</sup>, 2015.

Commissioner Litzenberger: Second.

Commissioner Hart: Second.

Chairman Murphy: Seconded by Mr. Litzenberger and Mr. Hart. Is there a discussion of the motion? All those in favor of the motion to recommend to the Board of Supervisors that it approve PCA 85-C-088-10, DPA 85-C-088-08 and PRCA 85-C-088-03 say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

Commissioner de la Fe: Mr. Chairman, I MOVE THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF THE MODIFICATION OF SECTION 11-203 OF THE ZONING ORDINANCE FOR THE LOADING SPACE REQUIREMENTS TO THAT SHOWN ON THE DPA/PRCA PLAN.

Commissioner Hart: Second.

Chairman Murphy: Seconded by Mr. Hart. Is there a discussion? All those in favor of that motion say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

Commissioner de la Fe: And lastly, I MOVE THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF THE MODIFICATION OF SECTIONS 13-303 AND 13-304 OF THE ZONING ORDINANCE FOR THE TRANSITIONAL SCREENING AND BARRIER REQUIREMENTS TO THAT SHOWN ON THE DPA/PRCA PLAN.

Commissioner Hart: Second.

Chairman Murphy: Seconded by Mr. Hart. Is there a discussion of that motion? All those in favor say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

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(Each motion was carried by a vote of 9-0. Commissioner Strandlie was not present for the vote. Commissioners Flanagan and Lawrence were absent from the meeting.)

TMW