



County of Fairfax, Virginia

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

January 13, 2016

Ram L Pradnan
Inova Engineering Consultants, Inc.
25209 Larks Terrace
South Riding, VA 20152

RECEIVED
Department of Planning & Zoning

FEB 10 2016

Zoning Evaluation Division

RE: Special Exception Amendment Application SEA 84-M-012-02

Dear Mr. Pradnan:

At a regular meeting of the Board of Supervisors on January 12, 2016, the Board approved Special Exception Amendment Application SEA 84-M-012-02 in the name of Quan Q. Nguyen and Ngan T. Nguyen. The subject property is located at 4217 Evergreen Lane, on approximately 20,620 square feet of land zoned R-5, SC, and HC in the Mason District [Tax Map 71-2 ((2)) 27]. The Board's action amends Special Exception Application SE 84-M-012 previously approved for a medical office to permit modifications to site and development conditions. Previously approved conditions or those with minor modifications are marked with an asterisk (*).

1. This Special Exception Amendment is granted for and runs with the land indicated in this application and is not transferable to other land.*
2. This Special Exception Amendment is granted only for the purpose(s), structure(s) and/or use(s) indicated on the special exception plat approved with the application, as qualified by these development conditions.*
3. This Special Exception Amendment is subject to the provisions of Article 17, Site Plans. Any plan submitted pursuant to this Special Exception Amendment shall be in conformance with the approved Special Exception Amendment Plat (SEA Plat), entitled "Lot 27, Sec B, Alpine, 4217 Evergreen Lane, Annandale", prepared by Inova Engineering Consultants, Inc., and dated June 20, 2015, consisting of 8 sheets, and these conditions. Minor modifications to the approved Special Exception may be permitted pursuant to Par. 4 of Sect. 9-004 of the Zoning Ordinance.*

Office of the Clerk to the Board of Supervisors
12000 Government Center Parkway, Suite 533
Fairfax, Virginia 22035
Phone: 703-324-3151 ♦ Fax: 703-324-3926 ♦ TTY: 711
Email: clerktothebos@fairfaxcounty.gov
<http://www.fairfaxcounty.gov/bosclerk>

4. The proposed building shall not exceed 5,516 square feet in area and 30 feet in height, as specified on the SEA Plat, and shall be constructed in general conformance with the location, orientation, and character shown on the SEA Plat. The building architecture shall generally conform to the conceptual building elevations included on Sheet 4 of the SEA Plat, and exterior materials shall be of high quality (no vinyl siding) and compatible with neighboring residential properties.
5. Cellar space and attic areas shall not include ceiling heights above 6'-6" and shall not be utilized as habitable space.
6. Parking shall be provided as shown on the SEA Plat. The three parking spaces within the front yard area shall be surfaced with "grasscrete", or equivalent reinforced turf system, in order to maintain the appearance of a grass lawn.
7. The hours of operation of the site shall not exceed 8:00 A.M. to 5:00 P.M. on weekdays, and 9:00 A.M. to 3:00 P.M. on Saturdays.*
8. Upon issuance of a Non-Residential Use Permit for this Special Exception Amendment, the maximum number of employees that shall be allowed on the site at any one time, to include physician(s), shall be ten (10).*
9. Landscaping shall be provided and maintained in good condition as shown on the SEA Plat, and as conditioned.*
10. Trash and recycling collection for the property shall be handled as a residential use, utilizing roll-out collection bins or similar system typical to neighboring residential properties. Refuse bins shall be located in the rear of the structure, or otherwise shielded from view, when not being collected.
11. Signage for the use shall be subject to Article 12 of the Zoning Ordinance.
12. Proposed barrier fences shall consist of solid wood or otherwise architecturally solid material (not to include exposed ordinary concrete block), and shall be located generally on the internal side of the screening vegetation, rather than along the outside property lines as shown on the SEA Plat, subject to review and approval of DPWES at the time of site plan review.
13. The 4-foot high barrier fence shown on the SEA Plat in the front yard area of the parcel shall be omitted at the time of site plan, resulting in a barrier fence only in the side yard area.
14. Regardless of any calculations shown on the SEA Plat, all applicable tree conservation, stormwater management, and other technical requirements of County Ordinances and/or standards, that are not subject to specific waivers, shall be satisfied at the time of site plan review, to the satisfaction of DPWES. Sufficient flexibility shall be allowed to accommodate minor modifications required to accommodate additional stormwater management devices and/or tree plantings that may be required to satisfy such regulations.

15. Although modifications have been requested to transitional screening and buffer requirements to accept the vegetation and barriers shown on the SEA Plat, additional shrubs shall be provided within required screening buffer areas in order to generally satisfy the intent of Ordinance screening requirements, to the satisfaction of the Urban Forest Management Division (UFMD) of DPWES at the time of site plan review and subsequent pre-installation meeting.
16. The applicant shall submit a Tree Preservation Plan and Narrative as part of the first and all subsequent site plan submissions, providing for preservation of all trees 10 inches in diameter and greater located within 25 feet of the proposed limits of clearing and grading, subject to the review and approval of UFMD.
17. Prior to installation of plants to meet requirements of the approved landscape plan, the Contractor/Developer shall coordinate a pre-installation meeting on site with the landscape contractor and a representative of UFMD. Any proposed changes to the location of planting, size of trees/shrubs, and any proposed plant substitutions for species specified on the approved plan shall be reviewed at this time and must be approved prior to planting. Field location of planting material, when required by the approved plan, shall be reviewed at the pre-installation meeting.
18. All landscaping provided shall be native to the middle Atlantic region, to the extent feasible, and non-invasive, as determined by UFMD. In addition, the quality and quantity of landscaping provided shall be in substantial conformance with the SE Plat.

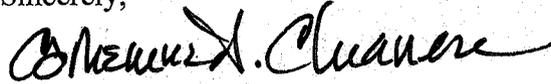
This approval, contingent on the above noted conditions, shall not relieve the applicant from compliance with the provisions of any applicable ordinances, regulations, or adopted standards. Pursuant to Section 9-015 of the Zoning Ordinance, this special exception shall automatically expire, without notice, thirty (30) months after the date of approval unless the use has been established as outlined above.

The Board also:

- Modified Additional Standards for Offices (Sect. 9-515) to allow a professional office use in a newly-constructed structure that maintains the appearance of a single-family residence, rather than in an existing dwelling constructed prior to 1973
- Modified transitional screening requirements, in favor of the vegetation shown on the SEA Plat, and as conditioned
- Modified interior and peripheral parking lot landscaping requirements, in favor of the vegetation shown on the SEA Plat, and as conditioned
- Waived loading space requirement, due to a residential-style garbage collection plan, as conditioned

- Directed the Director of DPWES to approve deviation from tree preservation target, per PFM Sect. 12-0508.3A

Sincerely,



Catherine A. Chianese
Clerk to the Board of Supervisors

cc: Chairman Sharon Bulova
Supervisor Penelope Gross, Mason District
Tim Shirocky, Acting Director, Real Estate Division, Dept. of Tax Administration
Barbara C. Berlin, Director, Zoning Evaluation Division, DPZ
Diane Johnson-Quinn, Deputy Zoning Administrator, Dept. of Planning and Zoning
Michael Davis, Section Chief, Transportation, Planning Division
Donald Stephens, Department of Transportation
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
Karyn Moreland, Chief Capital Projects Sections, Dept. of Transportation



COUNTY OF FAIRFAX
Department of Planning and Zoning
Zoning Evaluation Division
 12055 Government Center Parkway, Suite 801
 Fairfax, VA 22035 (703) 324-1290, TTY 711
www.fairfaxcounty.gov/dpz/zoning/applications

APPLICATION No: SEA 84-11-012-02
 (Staff will assign)

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 Department of Planning & Zoning

DEC 12 2014

APPLICATION FOR A SPECIAL EXCEPTION

Zoning Evaluation Division

(PLEASE TYPE or PRINT IN BLACK INK)

APPLICANT	NAME QUAN Q. NGUYEN AND NGAN T. NGUYEN
	MAILING ADDRESS 6605 VALLEY COURT, FALLS CHURCH, VA 22042
	PHONE HOME () WORK (703) 354-2629
	PHONE MOBILE (703) 403-3219
PROPERTY INFORMATION	PROPERTY ADDRESS 4217 EVERGREEN LANE, ANNANDALE, VA 22003
	TAX MAP NO. 071--2-((02))-027 SIZE (ACRES/SQ FT) 0.473/20,620
	ZONING DISTRICT R-5, HC,SC MAGISTERIAL DISTRICT Mason
	PROPOSED ZONING IF CONCURRENT WITH REZONING APPLICATION:
SPECIAL EXCEPTION REQUEST INFORMATION	ZONING ORDINANCE SECTION 9-515 (CATEGORY 5)
	PROPOSED USE MEDICAL OFFICE
AGENT/CONTACT INFORMATION	NAME RAM L. PRADHAN
	MAILING ADDRESS 25209 LARKS TERRACE, SOUTH RIDING, VA 20152
	PHONE HOME () WORK (703) 327-9358
	PHONE MOBILE (703) 655-3951
MAILING	Send all correspondence to (check one): <input type="checkbox"/> Applicant -or- <input checked="" type="checkbox"/> Agent/Contact

The name(s) and addresses of owner(s) of record shall be provided on the affidavit form attached and made part of this application. The undersigned has the power to authorize and does hereby authorize Fairfax County staff representatives on official business to enter the subject property as necessary to process the application.

RAM L. PRADHAN

(Signature of Ram L. Pradhan)

TYPE/PRINT NAME OF APPLICANT/AGENT

SIGNATURE OF APPLICANT/AGENT

DO NOT WRITE IN THIS SPACE

(Signature of Deborah Leis)

SEA 2014-0361 ^{MPC} 1/26/15

Date Application accepted: January 26, 2015

Application Fee Paid: \$ 16,375.00