



County of Fairfax, Virginia

May 5, 2016

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Department of Planning & Zoning

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Zoning Evaluation Division

2016 Planning Commission

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Lynne J. Strobel, Esquire
Walsh, Colucci, Lubeley & Walsh, P.C.
2200 Clarendon Boulevard, Suite 1300
Arlington, Virginia 22201-3359

**Re: SEA 98-Y-011 – RWG VENTURES, INC.
Sully District**

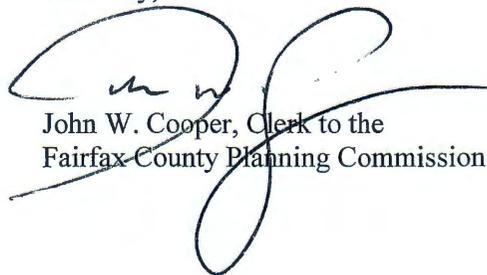
Dear Ms. Strobel:

At its May 4, 2016 meeting, the Planning Commission voted 9-0 (Commissioners Flanagan, Lawrence and Ulfelder were absent from the meeting.) to **RECOMMEND APPROVAL** on the above referenced application to the Board of Supervisors, subject to development conditions dated April 20, 2016. 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,



John W. Cooper, Clerk to the
Fairfax County Planning Commission

Attachments (a/s)

cc: Kathy L. Smith, Supervisor, Sully District
Karen Keys-Gamarra, Planning Commissioner, Sully District
Catherine A. Chianese, Assistant County Executive, Clerk to the Board of Supervisors, County Executive Office
Joseph Gorney, Staff Coordinator, Zoning Evaluation Division, Department of Planning and Zoning
Robert Harrison, ZED, DPZ
May 4, 2016 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
May 4, 2016
Verbatim Excerpt

SEA 98-Y-011 - RWG VENTURES, INC

After close of the public hearing.

Chairman Murphy: Public hearing is closed; recognize Ms. Keys-Gamarra.

Commissioner Keys-Gamarra: Okay, so we've already confirmed the record with the applicant then Mr. Chairman, I MOVE THAT THE PLANNING COMMISSION.

Chairman Murphy: Wait a minute, hold on. Now you gotta bring the applicant up to reaffirm.

Commissioner Keys-Gamarra: Oh, okay.

Chairman Murphy: To reaffirm that they understand, well she understands.

Commissioner Keys-Gamarra: I'm sorry. I request that the applicant confirm the record agreement to the development conditions dated April 20th, 2016.

Lynne Strobel, Esquire, Walsh, Colucci, Lubeley & Walsh, P.C.: Yes, the applicant is in agreement with the conditions, thank you.

Commissioner Keys-Gamarra: Thank you. Now, Mr. Chairman, I MOVE THAT THE PLANNING COMMISSION RECOMMEND APPROVAL OF SEA 98-Y-011, SUBJECT TO DEVELOPMENT CONDITIONS CONSISTENT WITH THOSE DATED APRIL 20TH, 2016 AND I FURTHER MOVE THAT THE PLANNING COMMISSION RECOMMEND APPROVAL OF THE FOLLOWING REAFFIRMATIONS AND MODIFICATIONS, IN FAVOR OF THE ALTERNATIVES AS SHOWN ON THE PROPOSED PLAT AND AS CONDITIONED, PURSUANT TO SECTION 13-305 OF THE ZONING ORDINANCE:

- REAFFIRMATION OF THE MODIFICATION OF THE TRANSITIONAL SCREENING REQUIREMENT ALONG THE WESTERN BOUNDARY ADJACENT TO THE SINGLE-FAMILY ATTACHED DEVELOPMENT;
- MODIFICATION OF THE BARRIER REQUIREMENT ALONG THE WESTERN BOUNDARY ADJACENT TO THE SINGLE-FAMILY ATTACHED DEVELOPMENT; AND
- REAFFIRMATION OF THE MODIFICATION OF THE BARRIER REQUIREMENT ALONG THE NORTHERN BOUNDARY ADJACENT TO THE CHILD CARE CENTER.

Commissioner Hedetniemi: Second.

Chairman Murphy: Seconded by Ms. Hedetneimi. Is there a discussion of the motions? All those in favor of the motion to recommend to the Board of Supervisors that it approve SEA 98-Y-011, with the accompanying reaffirmations and modifications as listed in the staff report, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

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(The motions carried by a vote of 9-0. Commissioners Flanagan, Lawrence and Ulfelder were absent from the meeting.)

TMW