



County of Fairfax, Virginia

October 7, 2016

**2016 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

Ellen J. "Nell" Hurley
Braddock District

John Ulfelder
Dranesville District

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Julie Strandlie
Mason District

Earl L. Flanagan
Mount Vernon District

Kenneth A. Lawrence
Providence District

Karen Keys-Gamarra
Sully District

Janyce N. Hedetniemi
At-Large

Jill G. Cooper
Executive Director

Kimberly A. Bassarab
Assistant Director

John W. Cooper
Clerk to the Commission

Mark M. Viani, Esquire
Bean, Kinney & Korman, P.C.
2300 Wilson Boulevard, 7th Floor
Arlington, VA 22201

**Re: Corrected Letter and Verbatim for PCA 84-P-114-04/SEA 84-P-129-04 –
ARDEN COURTS – FAIR OAKS OF FAIRFAX VA, LLC
Springfield District**

Dear Mr. Viani:

At its September 21, 2016 meeting, the Planning Commission voted 8-0 (Commissioner Keys-Gamarra was not present for the vote. Commissioners Hedetniemi, Lawrence and Sargeant were absent from the meeting.) to **RECOMMEND APPROVAL** of PCA 84-P-114-04, subject to the proffers dated August 19, 2016. A copy of the verbatim transcript is attached.

Concurrently, the Planning Commission voted 8-0 (Commissioner Keys-Gamarra was not present for the vote. Commissioners Hedetniemi, Lawrence and Sargeant were absent from the meeting.) to **RECOMMEND APPROVAL** of SEA 84-P-129-04, subject to the development conditions dated September 6, 2016. As stated above, 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
Fairfax County Planning Commission

Attachments (a/s)

 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.

Fairfax County Planning Commission
12000 Government Center Parkway, Suite 330, Fairfax, VA 22035
703-324-2865 (Voice) 703-324-7951 (TTY) 703-324-3948 (Fax)
www.fairfaxcounty.gov/planning



cc: Pat Herrity, Supervisor, Springfield District
Peter F. Murphy, Planning Commissioner, Springfield District
Catherine A. Chianese, Assistant County Executive, Clerk to the Board of
Supervisors, County Executive Office
Carmen Bishop, Staff Coordinator, Zoning Evaluation Division (ZED),
Department of Planning and Zoning (DPZ)
Robert Harrison, ZED, DPZ
September 21, 2016 date file

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Planning Commission Meeting
September 21, 2016
Verbatim Excerpt

PCA 84-P-114-04/SEA 84-P-129-04 – ARDEN COURTS – FAIR OAKS OF FAIRFAX VA, LLC

After close of the public hearing.

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

Commissioner Murphy: Thank you very much. Mr. Viani, would you please, for the record, confirm your agreement to the proposed development conditions dated September 6th, 2016?

Mark Viani, Bean, Kinney & Korman, Applicant's Agent: We confirm that.

Commissioner Murphy: Okay, thank you very much. Mr. Chairman, I MOVE THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF PCA 84-P-114-04, SUBJECT TO THE EXECUTION OF THE PROFFERS CONSISTING WITH THOSE DATED AUGUST 19TH, 2016.

Commissioner Hart: Second.

Vice Chairman de la Fe: Seconded by Mr. Hart. Any discussion? Hearing and seeing none, all those in favor please signify by saying aye.

Commissioners: Aye.

Vice Chairman de la Fe: Opposed? The motion carries.

Commissioner Murphy: Mr. Chairman, I MOVE THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF SEA 84-P-129-04, SUBJECT TO THE DEVELOPMENT CONDITIONS DATED September 16th, 2 – SEPTEMBER 6TH, 2016.

Commissioner Hart: Second.

Vice Chairman de la Fe: Seconded by Mr. Hart. Any discussion? Hearing and seeing none, all those in favor please signify by saying aye.

Commissioners: Aye.

Vice Chairman de la Fe: Opposed? The motion carries.

Commissioner Murphy: Mr. Chairman, I FURTHER MOVE THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF THE MODIFICATION OF THE TRANSITIONAL SCREENING AND THE WAIVER – WAIVER OF THE BARRIER REQUIREMENTS OF SECTION 13-303 AND 304 OF THE ZONING ORDINANCE IN FAVOR OF THE LANDSCAPING SHOWN ON THE GDP/SEA PLAT AND AN INCREASE IN FENCE HEIGHT ABOVE SEVEN FEET, PURSUANT TO

September 21, 2016

PCA 84-P-114-04/SEA 84-P-129-04 – ARDEN COURTS
– FAIR OAKS OF FAIRFAX VA, LLC

PARAGRAPH 3H OF SECTION 10-104 OF THE ZONING ORDINANCE TO PERMIT AN EIGHT FOOT FENCE – HIGH FENCE, AS SHOWN ON THE GDP/SEA PLAT.

Commissioner Hart: Second.

Vice Chairman de la Fe: Seconded by Mr. Hart. Any discussion? Hearing and seeing none, all those in favor please signify by saying aye.

Commissioners: Aye.

Vice Chairman de la Fe: Opposed? The motion carries.

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(The motions carried by a vote of 8-0. Commissioner Keys-Gamarra was not present for the vote. Commissioners Hedetniemi, Lawrence and Sargeant were absent from the meeting.)

TMW



County of Fairfax, Virginia

June 23, 2016

RECEIVED
Department of Planning & Zoning

JUN 27 2016

Zoning Evaluation Division

**2016 Planning
Commission**

Peter F. Murphy
Chairman
Springfield District

Frank de la Fe
Vice Chairman
Hunter Mill District

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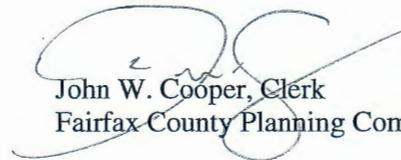
Mark M. Viani, Esquire
Bean, Kinney & Korman, P.C.
2300 Wilson Blvd., 7th floor
Arlington, Virginia 22201

**Re: SEA 84-P-129-04/PCA 84-P-114-04 – Arden Courts –
Fair Oaks of Fairfax, VA, LLC
Springfield District**

Dear Mr. Viani:

At its June 16, 2016 meeting, the Planning Commission voted 10-0 (Commissioners Hedetniemi and Lawrence were absent from the meeting) to **DEFER THE PUBLIC HEARING** of the above-referenced applications to a date certain of September 21, 2016. A copy of the verbatim transcript is attached.

Sincerely,


John W. Cooper, Clerk
Fairfax County Planning Commission

Attachments (a/s)

cc: Pat Herrity, Supervisor, Springfield District
Peter Murphy, Planning Commissioner, Springfield District
Catherine A. Chianese, Assistant County Executive, Clerk to the Board of Supervisors, County Executive Office
Carmen Bishop, Staff Coordinator, ZED, DPZ
Robert Harrison, ZED, DPZ
June 16, 2016 date file

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Planning Commission Meeting
June 16, 2016
Verbatim Excerpt

SEA 84-P-129-04/PCA 84-P-114-04 – ARDEN COURTS – FAIR OAKS OF FAIRFAX, VA LLC

During Commission Matters

Chairman Murphy: So, I will begin by saying last night I announced that we were scheduled to have a public hearing this evening on Arden Courts, Fair Oaks of – Fair Oaks of Fairfax, Virginia, LLC. The applicant has asked for a deferral so they can reexamine and come - submit a new plan regarding the parking around the senior citizens home. So I WOULD MOVE THAT THE PLANNING COMMISSION DEFER THE PUBLIC HEARING ON SEA 84-P-129-04 AND PCA 84-P-114-04, TO A DATE CERTAIN OF SEPTEMBER 21ST.

Commissioner de la Fe: Second.

Chairman Murphy: Seconded by Mr. de la Fe. Is there a discussion? All those in favor of the motion, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

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

TMW