



APPLICATION ACCEPTED: October 5, 2015
PLANNING COMMISSION: October 19, 2016
BOARD OF SUPERVISORS: TBD

County of Fairfax, Virginia

October 5, 2016

STAFF REPORT

SE 2015-DR-027

DRANESVILLE DISTRICT



APPLICANT: Mahlon A. Burnette, III and Mary H. Burnette

ZONING: R-E

LOCATION: 631 Walker Road

PARCEL(S): 7-4 ((1)) 47

ACREAGE: 4.00 acres

DENSITY: .5 du/ac

PLAN MAP: Residential, .2-.5 du/ac

SE CATEGORY: Category 6 – Waiver of Minimum Lot Size Requirements

PROPOSAL: The applicant seeks a Special Exception under Sect. 9-610 of the Zoning Ordinance to waive the minimum lot width requirement.

STAFF RECOMMENDATIONS:

Staff recommends denial of SE 2015-DR-027. However, if it is the intent of the Board of Supervisors to approve SE 2015-DR-027, staff recommends that the approval be subject to the draft development conditions contained in Appendix 1.

Bob H. Katai

Department of Planning and Zoning
Zoning Evaluation Division
12055 Government Center Parkway, Suite 801
Fairfax, Virginia 22035-5509
Phone 703-324-1290 FAX 703-324-3924
www.fairfaxcounty.gov/dpz/



It should be noted that it is not the intent of staff to recommend that the Board, in imposing any conditions, relieve the applicant/owner from compliance with the provisions of any applicable ordinances, regulations, or adopted standards.

It should be further noted that the content of this report reflects the analysis and recommendations of staff; it does not reflect the position of the Board of Supervisors.

The approval of this special exception does not interfere with, abrogate or annul any easement, covenants, or other agreements between parties, as they may apply to the property subject to this application.

For information, contact the Zoning Evaluation Division, Department of Planning and Zoning, 12055 Government Center Parkway, Suite 801, Fairfax, Virginia 22035-5505, (703) 324-1290.

O:\bkatai\Burnette\Staff Report and Conditions\00 – Consolidated Staff Report for SE 2015-DR-027



Americans with Disabilities Act (ADA): Reasonable accommodation is available upon 48 hours advance notice. For additional information on ADA call (703) 324-1334 or TTY 711 (Virginia Relay Center).

Special Exception

SE 2015-DR-027



Applicant: MAHLON A. BURNETTE, III AND MARY H. BURNETTE

Accepted: 10/05/2015
Proposed: WAIVER OF THE MINIMUM LOT WIDTH REQUIREMENT

Area: 4 AC OF LAND; DISTRICT - DRANESVILLE

Zoning Dist Sect: 09-0610

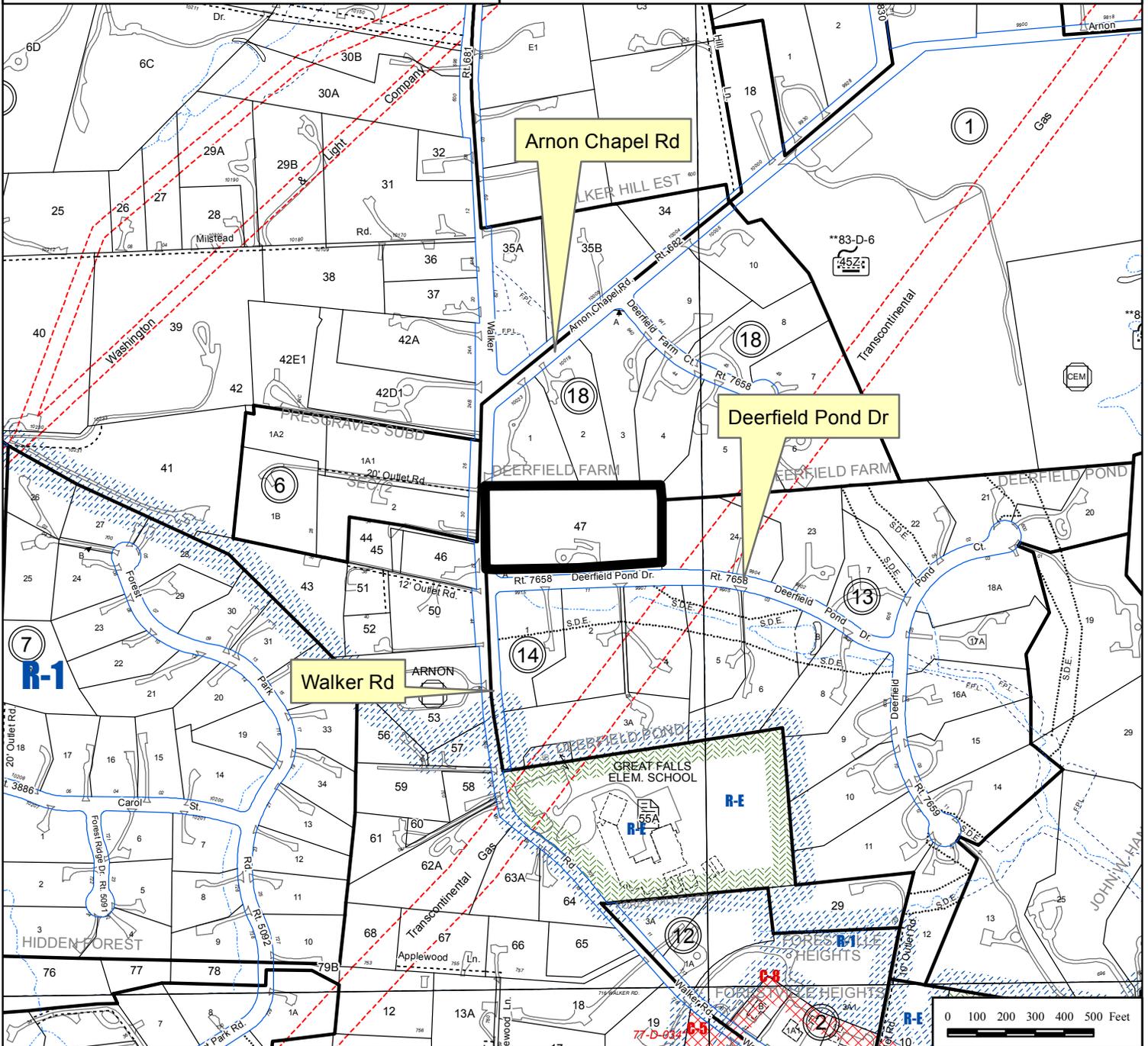
Located: 631 WALKER ROAD, GREAT FALLS, VA 22066

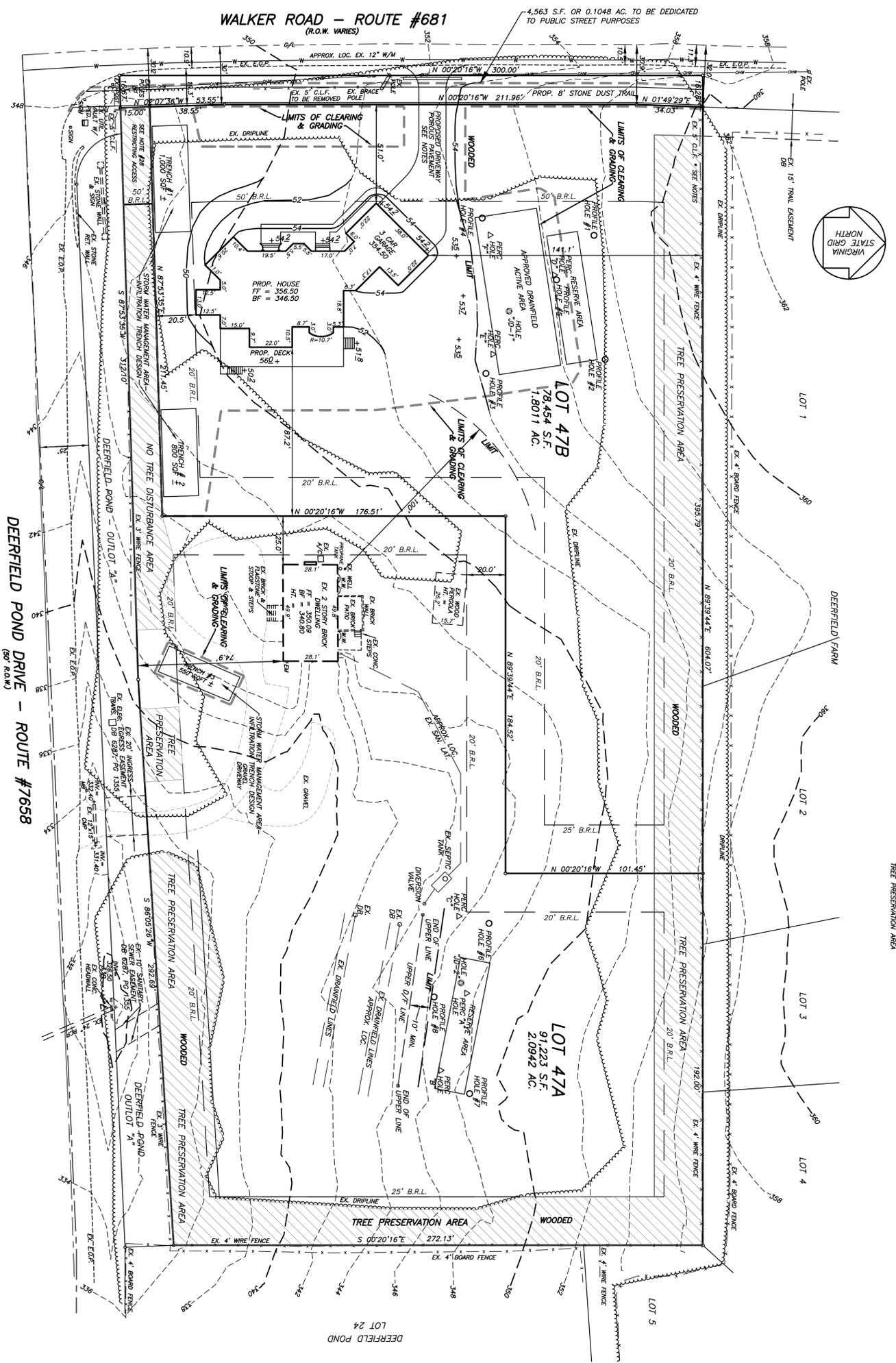
Zoning: R- E

Plan Area: 3,

Overlay Dist:

Map Ref Num: 007-4- /01/ /0047





HEALTH DEPARTMENT
 APPROVAL (12/15/2014)

DRAINFIELD DATA

- LOT 47A: 100% RESERVE**
 13 RATE @ 42" AFTER GRADE CUTS
 5 BEDROOMS MAXIMUM (TO INCLUDE
 ACTIVE AREA)
 6 LINES @ 80"
 RESERVE AREA
 7 LINES @ 80"
 17 LINES @ 80"
 3 LINES @ 67"
- LOT 47B**
 13 RATE @ 42" AFTER GRADE CUTS
 5 BEDROOMS MAXIMUM (TO INCLUDE
 ACTIVE AREA)
 6 LINES @ 80"
 RESERVE AREA
 7 LINES @ 80"
 17 LINES @ 80"
 3 LINES @ 67"

- LOT 47A: 100% RESERVE**
 13 RATE @ 42" AFTER GRADE CUTS
 5 BEDROOMS MAXIMUM (TO INCLUDE
 ACTIVE AREA)
 6 LINES @ 80"
 RESERVE AREA
 7 LINES @ 80"
 17 LINES @ 80"
 3 LINES @ 67"

- GENERAL NOTES:**
1. TAX MAP: 7-4-(11)-47
 2. PROPERTY ADDRESS: GREAT FALLS VA, 22066
 3. OWNER: MAHLON AND MARY BURNETTE, 631 WALKER ROAD, GREAT FALLS, VA 22066
 4. ZONE: R-E (NO OVERLAY DISTRICTS)
 5. DE: 20154 PG: 2150
 6. TOTAL SITE AREA: 117,429 SQ FT OR 4.000 AC.
 7. BUILDING HEIGHT MAX: 35 FEET
 8. PROPOSED LOT 47B WILL BE SERVED BY PUBLIC WATER AND PRIVATE SEWER.
 9. BOUNDARY AND TOPOGRAPHY IS A FIELD SURVEY BY RUNYON, DUDLEY, ASSOCIATES, INC. NO KNOWN GRAVE, OBJECT OR STRUCTURE MARKING A BURIAL SITE ON THIS SITE.
 10. ADEQUATE OUTFALL: SEE SHEET 3 FOR DETAIL.
 11. CHESPAKE BAY WATER QUALITY SEE SHEET 3 FOR DETAIL.
 12. THERE ARE NO UTILITY EASEMENTS HAVING A WIDTH OF TWENTY-FIVE (25) FEET OR MORE UNDERGROUND UTILITY EASEMENTS ON THIS SITE.
 13. THIS SITE DOES NOT HAVE ANY DELINEATED FLOOD FLOOD PLAIN.
 14. THIS SITE DOES NOT HAVE ANY RESERVE FLOOD FLOOD PLAIN.
 15. THIS SITE DOES NOT HAVE ANY ENVIRONMENTAL QUALITY CORRIDOR AS DENIED BY THE ADOPTED COMPREHENSIVE PLAN.
 16. THE DEVELOPMENT OF THE PROPOSAL WILL PROCEED FOLLOWING APPROVAL AND WILL BE EXPECTED TO BE RECORDED WITHIN ONE YEAR SPECIAL EXCEPTION APPROVAL.
 17. APPLICABLE ORDINANCES, REGULATIONS AND ADOPTED STANDARDS PER COMPREHENSIVE PLAN, A 6' SIDEWALK CONSTRUCTION WITHIN WALKER ROAD MINIMUM YARD REQUIREMENTS.
 18. FRONT YARD: 50 FEET
 19. SIDE YARD: 20 FEET
 20. REAR YARD: 20 FEET
 21. F.E. COMMUNITY NO.: 515825
 22. H & I PANEL NO.: 0145 E
 23. FLOOD ZONE: X
 24. EFFECTIVE: 9-17-2010
 25. NO KNOWN HAZARDOUS OR TOXIC SUBSTANCES ARE GENERATED, STORED, TREATED, AND/OR DISPOSED OF ON SITE.
 26. THE PROPOSED DEVELOPMENT CONFORMS TO THE PROVISIONS OF ALL APPLICABLE ORDINANCES, REGULATIONS AND ADOPTED STANDARDS OTHER THAN AS REQUESTED.
 27. PARKING SPACES: MINIMUM 2 SPACES EACH SINGLE FAMILY LOT
 28. PROPOSED: 44 SPACES
 29. TOTAL: 44 SPACES
 30. DRAINAGE SHED: DIRECTIONAL RUN
 31. EXISTING 5 FOOT FENCE IN FRONT YARD TO BE REMOVED.
 32. LOT 47A WILL BE RESTRICTED FROM HAVING DIRECT ACCESS TO WALKER ROAD, ROUTE #681.

AREA TABULATIONS:

TOTAL AREA OF PARCEL 47:	174,239 S.F. OR 4.0000 AC.
PROPOSED LOT 47A:	91,223 S.F. OR 2.0942 AC.
PROPOSED LOT 47B:	78,454 S.F. OR 1.8011 AC.
NO. OF PROPOSED LOTS:	2
DENSITY: 0.50 DU/AC	
AVERAGE LOT SIZE: 84,839 S.F.	

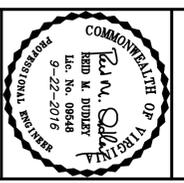
SHAPE FACTORS:
 (PERIMETER² / AREA = SHAPE FACTOR)
 LOT 47A: (3,031,669 / 91,223 = 33.23 < 35 = OK)
 LOT 47B: (1,834,000 / 78,454 = 23.38 < 35 = OK)

RUNYON, DUDLEY, ASSOCIATES, INC.
 ENGINEERING - SURVEYING - PLANNING
 10650 MAIN STREET - SUITE 301
 FAIRFAX, VIRGINIA 22030
 PHONE: 703-591-4606 FAX: 703-591-3982

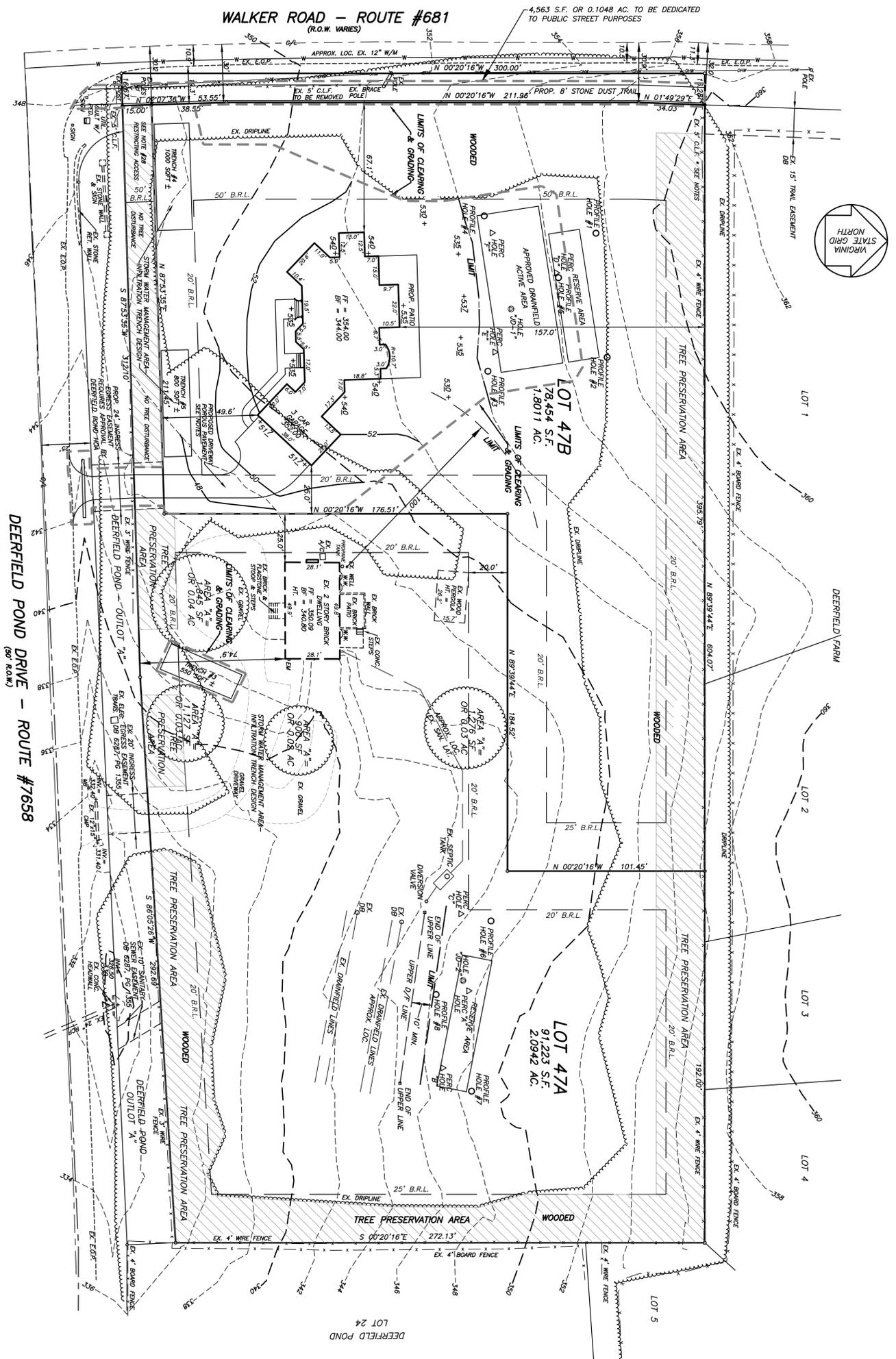
REVISIONS

6-10-2016:	HOUSE FOOTPRINT
9-12-2016:	SHOW CLEARING LIMITS & REVISE TRENCH #3; SHOW SAVE TREES LOT 47A

SPECIAL EXCEPTION PLAT
ALTERNATE "A"
BURNETTE SUBDIVISION
 DRANESVILLE DISTRICT #1 FAIRFAX COUNTY, VIRGINIA



DATE: 6-15-2016
 SCALE: 1" = 30'
 DRAFTED BY: RMD/SKF
 FILE #: F-2436
 CO. #:
SHEET 1 OF 6



HEALTH DEPARTMENT
 APPROVAL (12/15/2014)

DRAINFIELD DATA
 LOT 47A: 100% RESERVE
 13 RATE @ 42" AFTER GRADE CUTS
 5 BEDROOMS MAXIMUM (TO INCLUDE
 ACTIVE AREA)
 LOT 47B: 100% RESERVE
 13 RATE @ 42" AFTER GRADE CUTS
 5 BEDROOMS MAXIMUM (TO INCLUDE
 ACTIVE AREA)
 1 KITCHEN AND 1 LAUNDRY
 4 BEDROOMS MAXIMUM (TO INCLUDE
 1 KITCHEN AND 1 LAUNDRY)
 TL-3 TREATMENT
 LOADING RATE: 2.5 GAL/FT²/DAY
 3 LINES @ 67"

LOT 47B
 13 RATE @ 42" AFTER GRADE CUTS
 5 BEDROOMS MAXIMUM (TO INCLUDE
 ACTIVE AREA)
 1 KITCHEN AND 1 LAUNDRY
 4 BEDROOMS MAXIMUM (TO INCLUDE
 1 KITCHEN AND 1 LAUNDRY)
 TL-3 TREATMENT
 LOADING RATE: 2.5 GAL/FT²/DAY
 3 LINES @ 67"

- GENERAL NOTES:**
- TAX MAP: 7-4-(11)-47
 - PROPERTY ADDRESS: 631 WALKER ROAD GREAT FALLS, VA, 22066
 - OWNER: MAHLON AND MARY BURNETTE 631 WALKER ROAD GREAT FALLS, VA 22066 DB: 20154 PG: 2150
 - ZONE: R-E AND OVERLAY DISTRICT(S)
 - USE: RESIDENTIAL - SINGLE FAMILY
 - LOT: 47A, 47B, 47C, 47D, 47E, 47F, 47G, 47H, 47I, 47J, 47K, 47L, 47M, 47N, 47O, 47P, 47Q, 47R, 47S, 47T, 47U, 47V, 47W, 47X, 47Y, 47Z
 - PROPOSED LOT 47B WILL BE SERVED BY PUBLIC WATER AND PRIVATE SEWER BOUNDARY AND TOPOGRAPHIC IS A FIELD SURVEY BY RUNYON, DUDLEY, ASSOCIATE, INC.
 - NO KNOWN GRAVE, OBJECT OR STRUCTURE MARKING A BURIAL SITE ON THIS SITE.
 - ADVERTISE OUTFALL: SEE SHEET 3 FOR DETAIL.
 - CHESSPEAKE BAY WATER QUALITY SEE SHEET 3 FOR DETAIL.
 - THERE ARE NO UTILITY ESSENTIALS HAVING A WIDTH OF TWENTY-FIVE (25) FEET OR MORE WITHIN THE PROPOSED LOT 47B.
 - THIS SITE DOES NOT HAVE ANY RESOURCE PROTECTION AREA (RPA).
 - THIS SITE DOES NOT HAVE ANY ENVIRONMENTAL QUALITY CORRIDOR AS DENIED BY THE ADOPTED COMPREHENSIVE PLAN.
 - THE DEVELOPMENT OF THE PROPOSAL WILL PROCEED FOLLOWING APPROVAL AND WILL BE EXPECTED TO BE RECORDED WITHIN ONE YEAR SPECIAL EXCEPTION APPROVAL. APPLICABLE ORDINANCES, REGULATIONS AND ADOPTED STANDARDS PER COMPREHENSIVE TRAIL PLAN, A 6' SIDEWALK CONSTRUCTION WITHIN WALKER ROAD DEDICATION WILL BE CONSTRUCTED AS A PUBLIC IMPROVEMENT.
 - MINIMUM YARD REQUIREMENTS:
 FRONT YARD: 20 FEET
 REAR YARD: 25 FEET
 - F.E.M.A./F.I.R.M. DATA:
 H & I PANEL NO.: 0145 E
 FLOOD ZONE: X
 EFFECTIVE: 9-17-2010
 - NO KNOWN HAZARDOUS OR TOXIC SUBSTANCES ARE GENERATED, STORED, TREATED, AND/OR DISPOSED OF ON SITE.
 - THE PROPOSED DEVELOPMENT AND ADOPTED STANDARDS OTHER THAN AS REQUESTED. ORDINANCES, REGULATIONS AND ADOPTED STANDARDS OTHER THAN AS REQUESTED.
 - PARKING SPACES:
 PROPOSED: MINIMUM 2 SPACES EACH SINGLE FAMILY LOT
 TOTAL: 44 SPACES
 - DRAINAGE SHED: DRIFTBLT RUN
 - EXISTING 5 FOOT FENCE IN FRONT YARD TO BE REMOVED.
 - LOT 47A WILL BE RESTRICTED FROM HAVING DIRECT ACCESS TO WALKER ROAD, ROUTE #681.

AREA TABULATIONS:
 TOTAL AREA OF PARCEL 47: 174,239 S.F. OR 4.0000 AC.
 PROPOSED LOT 47A: 91,223 S.F. OR 2.0942 AC.
 PROPOSED LOT 47B: 78,454 S.F. OR 1.8011 AC.
 PROPOSED DEDICATION: 4,563 S.F. OR 0.1048 AC.
 NO. OF PROPOSED LOTS: 2
 ZONE: R-E
 DENSITY: 0.50 DU/AC
 AVERAGE LOT SIZE: 84,839 S.F.

SHAPE FACTORS:
 (PERIMETER² / AREA = SHAPE FACTOR)
 LOT 47A: (3,031,669 / 91,223 = 33.23 < 35 = OK)
 LOT 47B: (1,834,000 / 78,454 = 23.38 < 35 = OK)

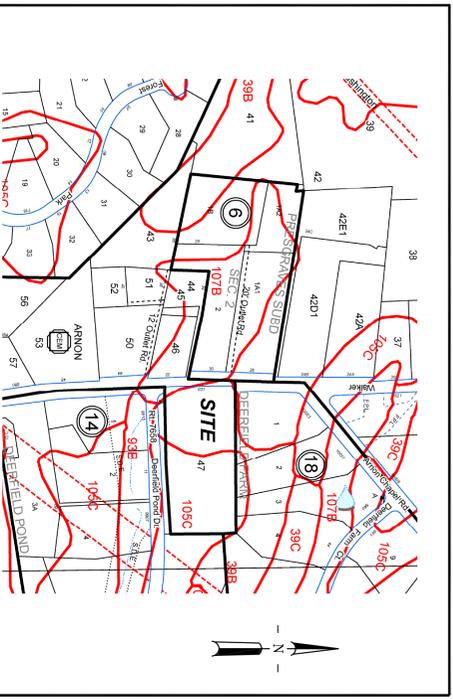
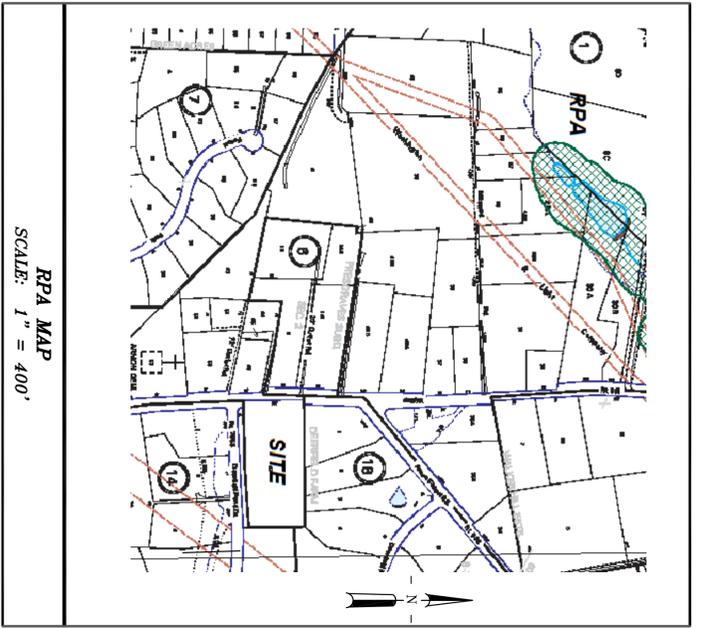
SPECIAL EXCEPTION PLAT
ALTERNATE "B"
BURNETTE SUBDIVISION
 DRANESVILLE DISTRICT #1 FAIRFAX COUNTY, VIRGINIA



DATE: 6-15-2016
 SCALE: 1" = 30'
 DRAWN BY: RMD/SWF
 FILE #: F-2436
 CO. #:

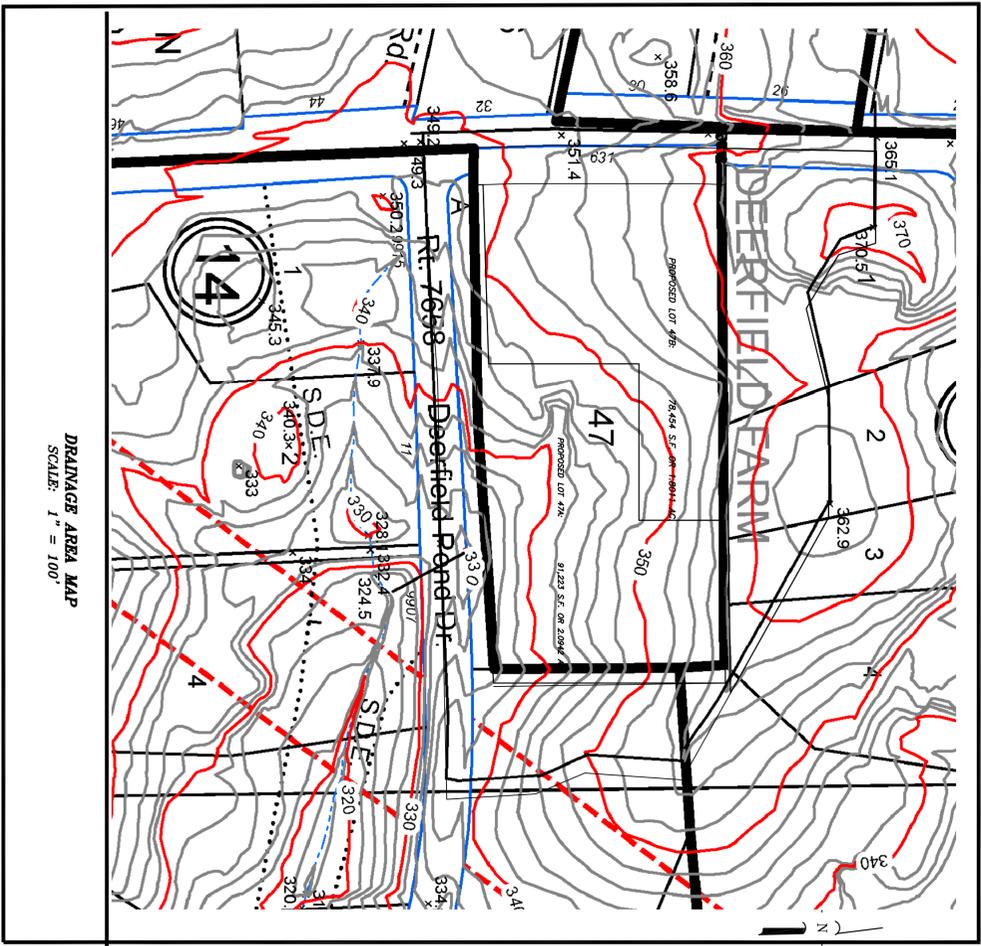
REVISIONS
 6-10-2016: HOUSE FOOTPRINT & LOCATION
 9-12-2016: ADD CLEARING LIMITS & REVISE
 TRENCH #3; SHOW SAVE TREES LOT 47A

RUNYON, DUDLEY, ASSOCIATES, INC.
 ENGINEERING - SURVEYING - PLANNING
 10650 MAIN STREET - SUITE 301
 FAIRFAX, VIRGINIA 22030
 PHONE: 703-591-4606 FAX: 703-591-3982



SOILS DATA	
NO.	DESCRIPTION
1	CLAYEY SILT CLAY
2	CLAYEY SILT CLAY
3	CLAYEY SILT CLAY
4	CLAYEY SILT CLAY
5	CLAYEY SILT CLAY
6	CLAYEY SILT CLAY
7	CLAYEY SILT CLAY
8	CLAYEY SILT CLAY
9	CLAYEY SILT CLAY
10	CLAYEY SILT CLAY
11	CLAYEY SILT CLAY
12	CLAYEY SILT CLAY
13	CLAYEY SILT CLAY
14	CLAYEY SILT CLAY
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98	CLAYEY SILT CLAY
99	CLAYEY SILT CLAY
100	CLAYEY SILT CLAY

SOILS MAP
SCALE: 1" = 500'



DRAINAGE AREA MAP
SCALE: 1" = 100'

SPECIAL EXCEPTION Application - W/4/10/14 A. Burnette
MINIMUM STORMWATER INFORMATION FOR REZONING, SPECIAL EXCEPTION,
SPECIAL PERMIT AND DEVELOPMENT PLAN APPLICATIONS

The following information is required to be shown or provided in all zoning applications, or a waiver request, of the submission requirement, with justification shall be attached. Note: Waivers will be acted upon separately. Failure to adequately address the required submission information may result in a delay in processing this application.

This information is required under the following Zoning Ordinance Sections

- Special Permits (Sect. 9-011 2, 2.1)
- Cluster Subdivision (Sect. 9-015 1G & 1H)
- Development Plans PRC District (Sect. 16-302 3 & 4)
- FDP P Districts (Sect. 16-502 1A (6) & (7))
- Special Exceptions (Sect. 9-011 2.1 & 2.1)
- Commercial Reutilization Districts (Sect. 9-022 2A (1) & (4))
- rac Plan (Sect. 16-303 1E & 1 O)
- Amendments (Sect. 16-202 10F & 10I)

- 1. Plans at a minimum scale of 1"=50' (Unless it is depicted on one sheet with a minimum scale of 1"=100').
- 2. A graphic depicting the stormwater management facility(ies) and limits of clearing and grading accommodate the stormwater management facility(ies), storm drainage pipe systems and quiet protection pond spillways access roads site outfalls, energy dissipation devices and stream stabilization measures as shown on Sheet(s) 1 & 2
- 3. Provide

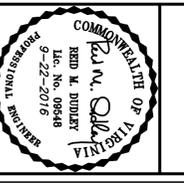
Facility Name	On-site area served (acres)	Off-site area served (acres)	Drainage area (acres)	Footprint area (sf)	Storage volume (cf)	If pond, dam height (ft)
TRENCH #1	1.80	NONE	1.2 ±	1,800 ±	12,00 ±	NA
TRENCH #2	2.02	NONE	0.5 ±	5,60 ±	3,66 ±	NA
TRENCH #3	1.80	NONE	1.2 ±	1,800 ±	1,200 ±	NA
Totals	3.82	NONE	1.7 ±	2,350 ±	15,66 ±	NA

- 4. On-site drainage channels, outfalls and pipe systems are shown on Sheet(s) 1 & 2. Pond inlet and outlet pipe systems are shown on Sheet(s) 4 & 4A
- 5. Maintenance access (road) to stormwater management facility(ies) are shown on Sheet(s) NA
- 6. Landscaping and tree preservation in and near the stormwater management facility is shown on Sheet(s) 1 & 2
- 7. Stormwater management and BMP narratives including Virginia Runoff Reduction Spreadsheet and descriptions of how, detention and best management practices requirements will be met are provided on Sheet(s) 5
- 8. A description of existing conditions of each numbered site outfall extended downstream from the site to a point which is at least 100' from the site area or which has a drainage area of at least one square mile (640 acres) is provided on Sheet(s) 5
- 9. If the outfall is proposed to be improved on-site it should be specifically noted. A detailed description and analysis of how the channel protection requirements and flood protection requirements of each numbered outfall will be satisfied per Stormwater Management Ordinance and Public Facilities Manual are provided on Sheet(s) 5
- 10. Existing topography with maximum contour intervals of two (2) feet and a note as to whether it is an air survey or field run is provided on Sheet(s) 1 & 2
- 11. A submission waiver is required for NA
- 12. Stormwater management is not required because NA

Revised: 8/4/2015

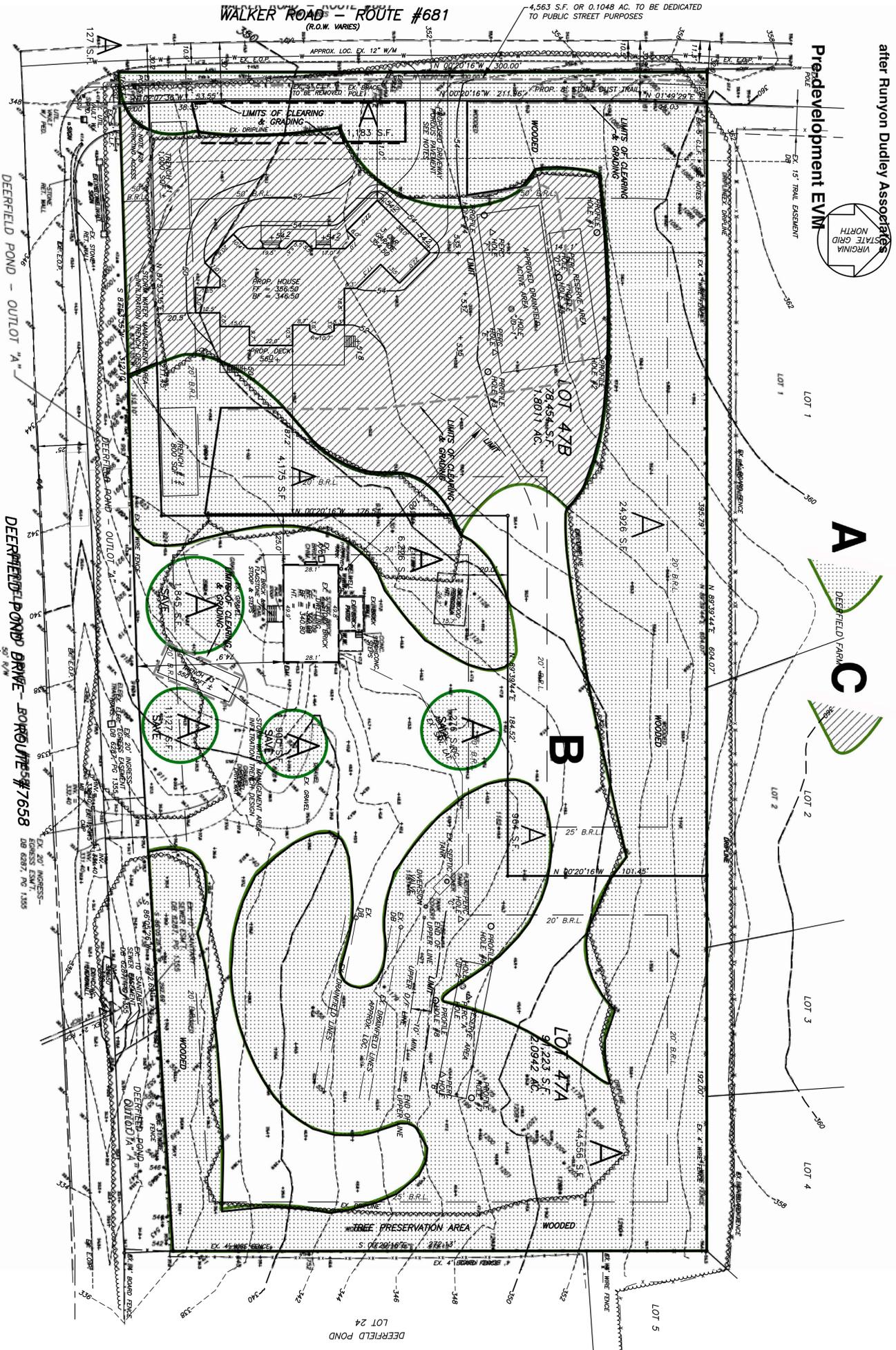
RUNYON, DUDLEY, ASSOCIATES, INC.
ENGINEERING - SURVEYING - PLANNING
10650 MAIN STREET - SUITE 301
FAIRFAX, VIRGINIA 22030
PHONE: 703-591-4606 FAX: 703-591-3982

RPA MAP, DRAINAGE AREA, SOILS MAPS
BURNETTE SUBDIVISION
DRANESVILLE DISTRICT #1A FAIRFAX COUNTY, VIRGINIA



DATE: 6-15-2016
SCALE: AS NOTED
DRAFTED BY: RMD/SKF
FILE #: F-2436 GP
CD #: 1680-INT-002-1
SHEET 4 OF 6

after Runyon Dudley Associates
Predevelopment EVM



BURNETTE SUBDIVISION

	LOT 47A	LOT 47B
A	Pre-development area of existing tree canopy (from Existing Vegetation Map) = 56,057 S.F.	37,487 S.F.
B	Percentage of gross site area covered by existing tree canopy = 56,057 S.F./91,223 S.F. = 61.45%	37,487 S.F./78,454 S.F. = 47.78%
C	Percentage of 10-year tree canopy requirement that should be met through tree preservation = 56,057 S.F./72,387 S.F. = 77.44%	23,536 S.F./30X = 783.87%
D	Percentage of the 10-year tree canopy requirement that will be met through tree preservation = 56,057 S.F./72,387 S.F. = 77.44%	23,536 S.F./30X = 783.87%
E	Proposed percentage of canopy requirement that will be met through tree preservation = 56,057 S.F./72,387 S.F. = 77.44%	23,536 S.F./30X = 783.87%
F	Has the Tree Preservation Target minimum been met? YES	YES

Step	Tasks	Reference
A.1	Place the Tree Preservation Target calculations and calculations	see § 12-4506.2 for list of required elements and worksheet

	LOT 47A	LOT 47B
B.1	Identify gross site area = 91,223 S.F.	78,454 S.F.
B.2	Subtract area of exemptions = N/A	N/A
B.3	Adjusted gross site area (B1 - B2) = 91,223 S.F.	78,454 S.F.
B.4	Identify site's zoning and/or use = R-F	R-F
B.5	Percentage of 10-year tree canopy required = 30X	30X
B.6	Area of 10-year tree canopy required (B4 x B5) = 27,376 S.F.	23,536 S.F.
B.7	Modification of 10-year Tree Canopy Requirements = NO	NO
B.8	If B8 is yes, then list plan sheet where modification requests is located = N/A	N/A

	LOT 47A	LOT 47B
C.1	Tree Preservation Target Area = 16,817 S.F.	11,240 S.F.
C.2	Tree Preservation Target Area = 56,057 S.F.	31,968 S.F.
C.3	Total area of existing standards of § 12-4506 = 72,874 S.F.	38,935 S.F.
C.4	Total area of existing standards of § 12-4506 = 72,874 S.F.	38,935 S.F.
C.5	Total area of existing standards of § 12-4506 = 72,874 S.F.	38,935 S.F.
C.6	Total area of existing standards of § 12-4506 = 72,874 S.F.	38,935 S.F.
C.7	Total area of existing standards of § 12-4506 = 72,874 S.F.	38,935 S.F.
C.8	Total area of existing standards of § 12-4506 = 72,874 S.F.	38,935 S.F.
C.9	Total area of existing standards of § 12-4506 = 72,874 S.F.	38,935 S.F.
C.10	Total of C3, C7, and C9 = 70,071 S.F.	38,935 S.F.

	LOT 47A	LOT 47B
D.1	Area of canopy to be met through tree planting = N/A	N/A
D.2	Area of canopy planned for air quality benefits = N/A	N/A
D.3	Area of canopy planned for air quality benefits = N/A	N/A
D.4	Area of canopy planned for energy conservation = N/A	N/A
D.5	Area of canopy planned for water quality benefits = N/A	N/A
D.6	Area of canopy planned for wildlife benefits = N/A	N/A
D.7	Area of canopy planned for wildlife benefits = N/A	N/A
D.8	Area of canopy planned for wildlife benefits = N/A	N/A
D.9	Area of canopy planned for wildlife benefits = N/A	N/A
D.10	Area of canopy provided by native trees = N/A	N/A
D.11	Area of canopy provided by native trees = N/A	N/A
D.12	Area of canopy provided by improved cultivars and varieties = N/A	N/A
D.13	Area of canopy provided through tree sealings = N/A	N/A
D.14	Area of canopy provided through native shrubs = N/A	N/A
D.15	Area of canopy provided through native shrubs = N/A	N/A
D.16	Percentage of D14 represented by D15 = N/A	N/A
D.17	Total of canopy area provided through tree planting = N/A	N/A
D.18	Is an off-site planting area requested? = N/A	N/A
D.19	Canopy area requested to be provided through off-site banking or tree fund = N/A	N/A
D.20	Canopy area requested to be provided through off-site banking or tree fund = N/A	N/A
D.21	Amount to be deposited into the Tree Preservation and Planting Fund = N/A	N/A

	LOT 47A	LOT 47B
E.1	Total of canopy area provided through tree preservation = 70,071 S.F.	38,935 S.F.
E.2	Total of canopy area provided through tree preservation = 70,071 S.F.	38,935 S.F.
E.3	Total of canopy area provided through off-site mechanism (D19) = 0 S.F.	0 S.F.
E.4	Total of 10-year Tree Canopy Provided = 68,996 S.F.	38,935 S.F.

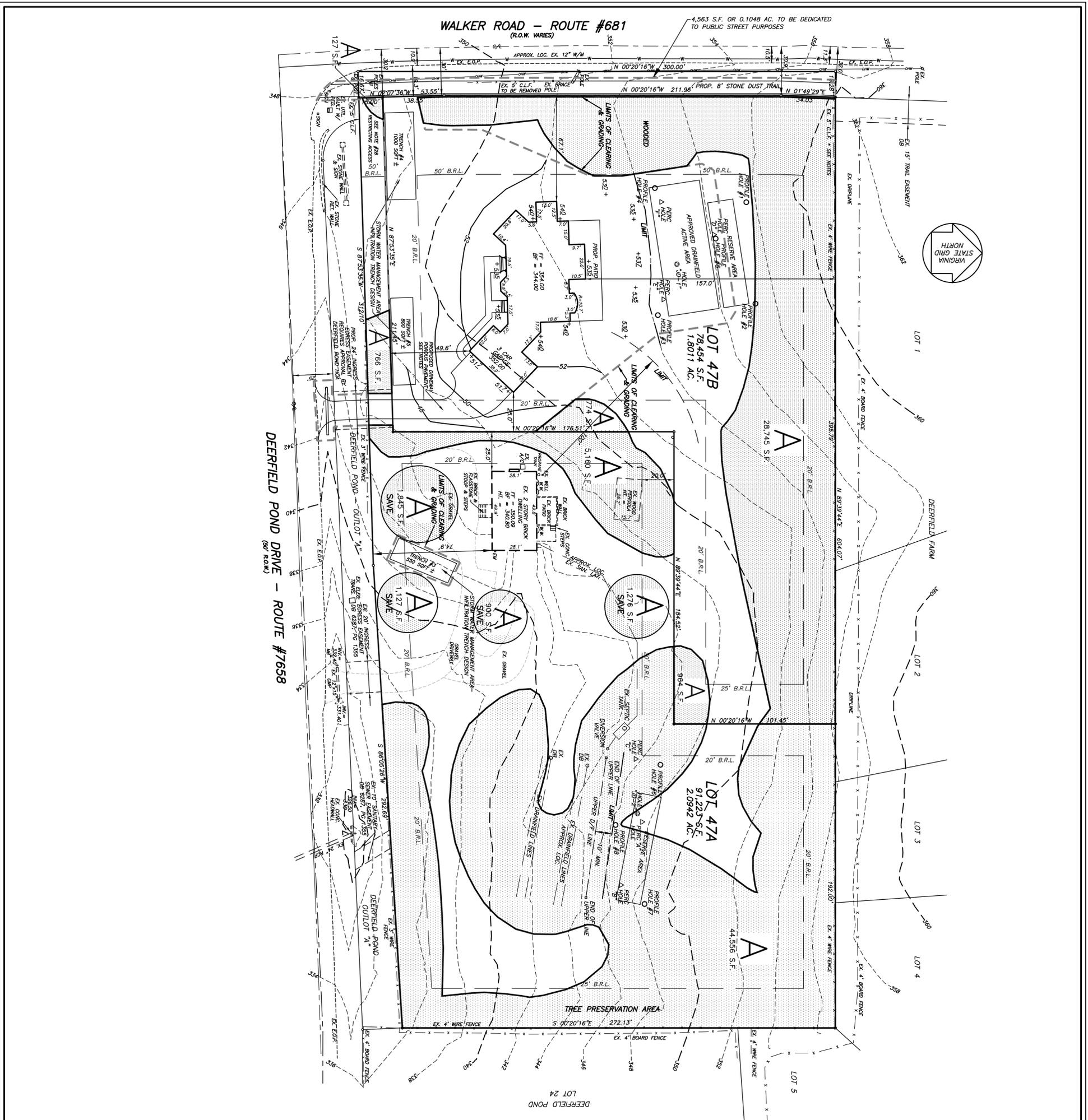
REVISIONS

DATE: 9-12-2016
SCALE: 1" = 30'
DRAWN BY: RMD/SKF
FILE #: F-2436
SHEET 5A OF 6

COMMONWEALTH OF VIRGINIA
REGISTERED PROFESSIONAL ENGINEER
RAND M. DUDLEY
Lic. No. 09648
9-22-2019

TREE CALCULATIONS
ALTERNATE "B"
BURNETTE SUBDIVISION
DRANESVILLE DISTRICT #1 FAIRFAX COUNTY, VIRGINIA

RUNYON, DUDLEY, ASSOCIATES, INC.
ENGINEERING - SURVEYING - PLANNING
10650 MAIN STREET - SUITE 301
FAIRFAX, VIRGINIA 22030
PHONE: 703-591-4606 FAX: 703-591-3982



BURNETTE SUBDIVISION

Table 12.3 Tree Preservation Target Calculations and Statement

	LOT 47A	LOT 47B
A	Pre-development area of existing tree canopy (from Existing Vegetation Map) = 56,057 S.F.	37,467 S.F.
B	Percentage of gross site area covered by existing tree canopy = 66.03%	37,467 S.F. / 78,454 S.F. = 47.76%
C	Percentage of 10-year tree canopy required for site (see Table 12.1) = 27.32%	23,328 S.F.
D	Percentage of the 10-year tree canopy requirement that should be met through tree preservation = 16,817 S.F. / 27,328 S.F. = 61.54%	11,240 S.F. / 23,328 S.F. = 48.18%
E	Proposed percentage of canopy requirement that will be met through tree preservation = 45,793 S.F. / 27,328 S.F. = 167.62%	30,483 S.F. / 23,328 S.F. = 130.68%
F	Has the Tree Preservation Target minimum been met? No <input type="checkbox"/> Yes <input checked="" type="checkbox"/>	Yes <input checked="" type="checkbox"/>
G	If No for line F, then a request to deviate from the Tree Preservation Target shall be provided on the plan that states one or more of the justifications listed in § 12-0508.3 along with a narrative that provides a site-specific explanation of why the Tree Preservation Target cannot be met. Provide sheet number where deviation request is stated. O requires a narrative; it shall be prepared in accordance with § 12-0508.4	
H	If any O requires a narrative, it shall be prepared in accordance with § 12-0508.4. Please place this information prior to the 10-year Tree Canopy Calculations as per instructions in Table 12.10.	

12-0000 TREE CONSERVATION

Table 12.10 10-Year Tree Canopy Calculation Worksheet

Subp	Tree Preservation Target and Statement	Lot 47A	Lot 47B
A.1	Phase the Tree Preservation Target calculations and statement into preceding the 10-year tree canopy calculations		
B.1	Identify gross site area = 91,223 S.F.	91,223 S.F.	78,454 S.F.
B.2	Subtract area dedicated to drives, road frontages, and	N/A	N/A
B.3	Subtract area of easements = 12,051 S.F.	12,051 S.F.	12,051 S.F.
B.4	Adjusted gross site area (B1 - B2) = 79,172 S.F.	79,172 S.F.	78,454 S.F.
B.5	Identify site's zoning and/or use = R-F	R-F	R-F
B.6	Percentage of 10-year tree canopy required = 30%	30%	30%
B.7	Area of 10-year tree canopy required (B4 x B5) = 23,752 S.F.	23,752 S.F.	23,328 S.F.
B.8	Area of 10-year tree canopy provided (B7 - B8) = 23,752 S.F.	23,752 S.F.	23,328 S.F.
B.9	If B8 is less than B7 then remainder request is needed	No	No
C.1	Tree Preservation Target Area = 16,817 S.F.	16,817 S.F.	11,240 S.F.
C.2	Total tree canopy provided through tree preservation = 45,793 S.F.	45,793 S.F.	30,483 S.F.
C.3	Total tree canopy provided through native shrubs = 69,698 S.F.	69,698 S.F.	38,104 S.F.
C.4	Total tree canopy provided by unique or valuable forest or woodland communities = N/A	N/A	N/A
C.5	Total tree canopy provided by "Heritage," Memorial, "Specimen," or "Street" trees = N/A	N/A	N/A
C.6	Total of canopy area provided by "Heritage," Memorial, "Specimen," or "Street" trees = N/A	N/A	N/A
C.7	Area of 10-year tree canopy provided through tree preservation = 45,793 S.F.	45,793 S.F.	30,483 S.F.
C.8	Area of 10-year tree canopy provided through native shrubs = 69,698 S.F.	69,698 S.F.	38,104 S.F.
C.9	Area of 10-year tree canopy provided by unique or valuable forest or woodland communities = N/A	N/A	N/A
C.10	Total of C3, C5, C7 and C9 = 69,698 S.F.	69,698 S.F.	38,104 S.F.

Subp	Tree Preservation Target and Statement	Lot 47A	Lot 47B
D.1	Area of canopy to be met through tree planting = N/A	N/A	N/A
D.2	Area of canopy provided for all quality benefits = N/A	N/A	N/A
D.3	Area of canopy provided for energy conservation = N/A	N/A	N/A
D.4	Area of canopy provided for water quality benefits = N/A	N/A	N/A
D.5	Area of canopy provided for wildlife benefits = N/A	N/A	N/A
D.6	Area of canopy provided for native trees = N/A	N/A	N/A
D.7	Area of canopy provided by improved cultivars and varieties = N/A	N/A	N/A
D.8	Area of canopy provided through tree seedlings = N/A	N/A	N/A
D.9	Area of canopy provided through native shrubs = N/A	N/A	N/A
D.10	Percentage of D1-F represented by D15 = N/A	N/A	N/A
D.11	Total of canopy area provided through tree planting = N/A	N/A	N/A
D.12	Is an off-site planting relief requested? = No	No	No
D.13	Canopy area requested to be provided through off-site = N/A	N/A	N/A
D.14	Amount to be deposited into the Tree Preservation and Planting Fund = N/A	N/A	N/A
E.1	Total of 10-year Tree Canopy Provided = 69,698 S.F.	69,698 S.F.	38,104 S.F.
E.2	Total of canopy area provided through tree preservation = 0 S.F.	0 S.F.	0 S.F.
E.3	Total of canopy area provided through off-site = 69,698 S.F.	69,698 S.F.	38,104 S.F.
E.4	Total of 10-year Tree Canopy Provided = (E1+E2+E3) = 69,698 S.F.	69,698 S.F.	38,104 S.F.

REVISIONS

No.	Description	Date

Runyon, Dudley, Associates, Inc.
 ENGINEERING - SURVEYING - PLANNING
 10650 MAIN STREET - SUITE 301
 FAIRFAX, VIRGINIA 22030
 PHONE: 703-591-4606 FAX: 703-591-3982

Tree Calculations
ALTERNATE "B"
BURNETTE SUBDIVISION
 DRANESVILLE DISTRICT #1 FAIRFAX COUNTY, VIRGINIA

DATE: 9-12-2016
 SCALE: 1" = 30'
 DRAFTED BY: RMD/SVF
 FILE #: F-2436
 CO. #:
SHEET 5B OF 6

DESCRIPTION OF THE APPLICATION

The applicants, Mahlon A. Burnette, III, and Mary H. Burnette, seek approval of a Category 6 Special Exception (SE) to waive the minimum lot width requirement to subdivide a 4.00-acre, R-E zoned parcel into two lots, with resultant lot widths of 15 feet (Lot 47A) and 285 feet (Lot 47B). The Zoning Ordinance requires that the lot width of an interior (non-corner) R-E zoned lot be a minimum of 200 feet. The applicants' request represents a reduction of 185 feet for proposed Lot 47A. The property, located at 631 Walker Road in Great Falls, is developed with a single family detached dwelling that would remain on proposed Lot 47A. The overall density of the proposed subdivision would be 0.5 units per acre (or one dwelling per two acres).

A reduced copy of the SE Plat is included at the front of this report. The applicants' affidavit and the Statement of Justification are contained in Appendices 2 and 3, respectively.

LOCATION AND CHARACTER

The application site is located on the east side of Walker Road, north of Deerfield Pond Drive and south of Arnon Chapel Road in Great Falls. The subject property is

surrounded by residential subdivisions on all four sides: Deerfield Farms to the north; Deerfield Pond to the east and south; and Presgraves and a unnamed subdivision to the west. The Great Falls Elementary School is located approximately 800 feet south, along Walker Road. The Village of Great Falls is located approximately a third of a mile further south, at the intersection of Walker Road and Georgetown Pike.

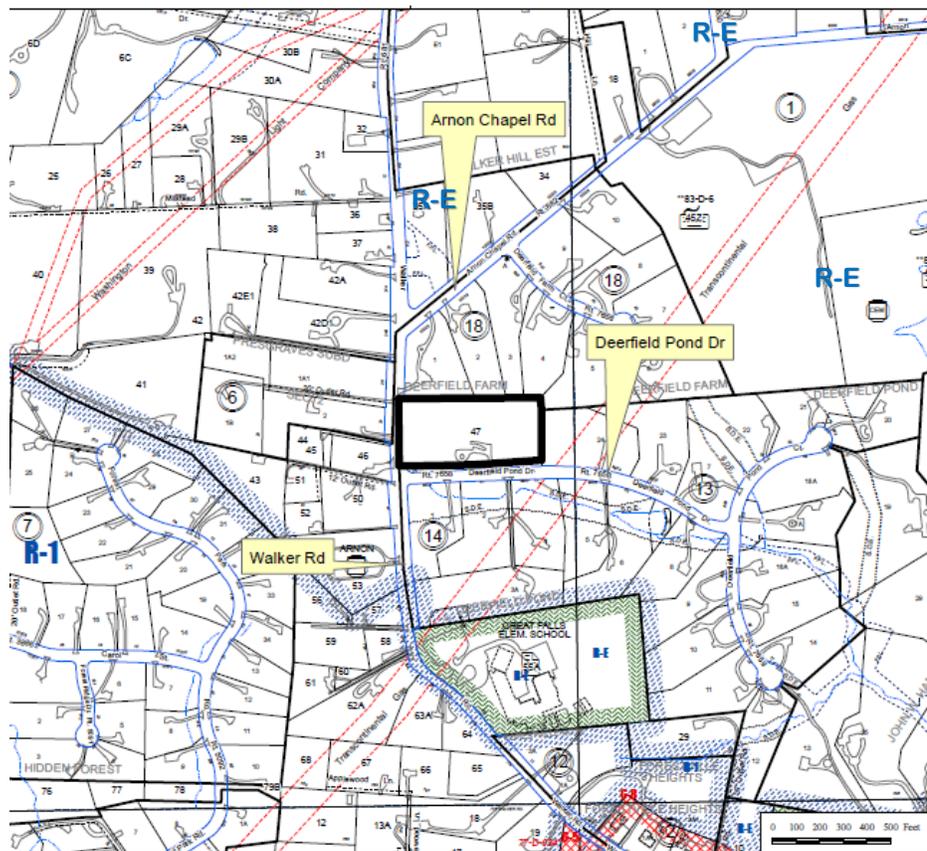


Figure 1: Location and Zoning

SURROUNDING AREA DESCRIPTION			
Direction	Use	Zoning	Plan Map
North	Single Family Detached Residential (Deerfield Farms Subdivision)	R-E	Residential, .2-.5 du/ac (1 dwelling unit per 5 to 2 acres)
East	Single Family Detached Residential (Deerfield Pond Subdivision)	R-E	Residential, .2-.5 du/ac
South	Single Family Detached Residential (Deerfield Pond Subdivision)	R-E	Residential, .2-.5 du/ac
West	Single Family Detached Residential (Presgraves Subdivision & Unnamed Subdivision)	R-E	Residential, .2-.5 du/ac

As shown in the below figure, the subject property is separated from Deerfield Pond Drive, a public street, by an outlot for the adjoining Deerfield Pond Subdivision that was developed to the east and south. This strip of land (known as Outlot A) is approximately 30 feet wide and runs along the entire length of the subject property’s southern boundary. The outlot is developed with the Deerfield Pond Subdivision’s entrance sign and contains grass and a row of trees. The outlot is owned and maintained by the Deerfield Pond Subdivision Homeowners Association. The application site’s existing dwelling is accessed via a 20-foot wide ingress-egress easement over Outlot A to Deerfield Pond Road. However, for Zoning Ordinance purposes, the subject property’s frontage remains along Walker Road.



Figure 2: Aerial of Subject Property

The existing dwelling is surrounded by a perimeter ring of mature trees. Within this perimeter ring, the eastern two-thirds of the site is covered with hedgerows and scattered stands of mature trees, while the western third is covered with scrub forest vegetation, oppucying former open fieldlands. The subject property slopes to the south with an average gradient of seven percent and does not contain any resource protection areas or environmental quality corridors.

Background

The site's existing dwelling was originally built in 1889 as the Arnon Methodist Episcopal Church. The church was converted into a two-story, brick-veneered house in 1944. According to the application's Statement of Justification, the inside of the house maintains some of the church's original historical characteristics such as the original oak beams used to construct the church and a portion of the original railings and doors.

Prior to the creation of the Deerfield Pond Subdivision in 1986, a gravel road from Walker Road provided access to the existing dwelling. With the development of the subdivision, the gravel road and its easement were incorporated into Outlot A of the Deerfield Pond Subdivision, and access to the dwelling was provided from Deerfield Pond Road. The subdivision plat contained a note stating that Outlot A was to be conveyed to the property owners of Parcel 47 (the subject site of this application). However, the conveyance did not occur with the recordation of the subdivision plat; rather, Outlot A was coveyed to the Deerfield Pond Homeowners Association. Therefore, the subject property does not front on Deerfield Pond Road and that roadway cannot be utilized to satisfy minimum lot width requirements of the Zoning Ordinance, which are based on frontage along a public street.

Comprehensive Plan Provisions

Plan Area:	Area III
Planning District:	Upper Potomac Planning District
Planning Sector:	UP2 – Springvale Community Planning Sector
Plan Map:	Residential, .2 - .5 du/ac (1 dwelling unit per 5 to 2 acres)

The Plan does not contain any specific recommendations for the subject property. However, it notes that infill development should be of compatible use, type and intensity per Fairfax County Policy Plan Land Use Objectives 8 and 14. The Plan map further recommends that the subject property be developed with residential properties at a density of .2 to .5 dwelling units per acre.

Objective 8: Fairfax County should encourage a land use pattern that protects, enhances and/or maintains stability in established residential neighborhoods.

Policy a. Protect and enhance existing neighborhoods by ensuring that infill development is of compatible use, and density/intensity, and that adverse impacts on public facility and transportation systems, the environment and the surrounding community will not occur.

Policy b. Discourage commercial development within residential communities unless the commercial uses are of a local serving nature and the intensity and scale is compatible with surrounding residential uses.

Policy c. Discourage the consolidation of residential neighborhoods for redevelopment that is incompatible with the Comprehensive Plan.

Policy d. Implement programs to improve older residential areas of the county to enhance the quality of life in these areas.

Policy e. Encourage land owners within residential conservation and revitalization areas to contribute to the funding of these efforts.

Objective 14: Fairfax County should seek to achieve a harmonious and attractive development pattern which minimizes undesirable visual, auditory, environmental and other impacts created by potentially incompatible uses.

Policy a. Locate land uses in accordance with the adopted guidelines contained in the Land Use Appendix.

Policy b. Encourage infill development in established areas that is compatible with existing and/or planned land use and that is at a compatible scale with the surrounding area and that can be supported by adequate public facilities and transportation systems.

Policy c. Achieve compatible transitions between adjoining land uses through the control of height and the use of appropriate buffering and screening.

Policy d. Employ a density transfer mechanism to assist in establishing distinct and compatible edges between areas of higher and areas of lower intensity development, to create open space within areas of higher intensity, and to help increase use of public transportation at Transit Station Areas.

Policy e. Stabilize residential neighborhoods adjacent to commercial areas through the establishment of transitional land uses, vegetated buffers and/or architectural screens, and the control of vehicular access.

Policy f. Utilize urban design principles to increase compatibility among adjoining uses.

Policy g. Consider the cumulative effect of institutional uses in an area prior to allowing the location of additional institutional uses.

Policy h. Utilize landscaping and open space along rights-of-way to minimize the impacts of incompatible land uses separated by roadways.

Policy i. Minimize the potential adverse impacts of the development of frontage parcels on major arterials through the control of land use, circulation and access.

Policy j. Use cluster development as one means to enhance environmental preservation when the smaller lot sizes permitted would complement surrounding development.

Policy k: Provide incentive for the preservation of EQCs by allowing a transfer of some density potential on the EQC area to less sensitive portions of a site. The development allowed by the increase in effective density on the non-EQC portion of the site should be compatible with surrounding area's existing and/or planned land use. It is expressly intended that in instances of severely impacted sites (i.e. sites with a very high proportion of EQC), density/intensity even at the low end of a range may not be achievable.

Policy l: Regulate the amount of noise and light produced by nonresidential land uses to minimize impacts on nearby residential properties.

DESCRIPTION OF THE SPECIAL EXCEPTION (SE) PLAT

(Copy included at the front of the report)

Title of SE Plat: Special Exception Plat - Burnette Subdivision
Prepared By: Runyon, Dudley, Associates, Inc.
Dated: June 15, 2016, as updated through September 12, 2016

The SE Plat consists of six sheets:

1. SE Plat Alternate "A" with General Notes and Tabulations
2. SE Plat Alternate "B" with General Notes and Tabulations
3. Stormwater Management Narrative and Calculations
4. RPA Map, Soils Map, Drainage Area Map
- 5A. Tree Calculations for Alternate A
- 5B. Tree Calculations for Alternate B
6. Existing Vegetation Map

The proposed layout seeks approval of two lots: Lot 47A (2.09 acres) and Lot 47B (1.80 acres). The SE Plat contains two alternative layouts for the future subdivision should the lot width waiver be granted. Under both layouts, proposed Lot 47A would have a 15-foot lot width, as measured along its Walker Road frontage, the existing dwelling on Lot 47A would be retained, a new dwelling would be constructed on Lot 47B, and public water and on-site septic would be provided for Lot 47B.

Under Alternate A, the proposed dwelling on Lot 47B would obtain access from a driveway off of Walker Road as shown below.

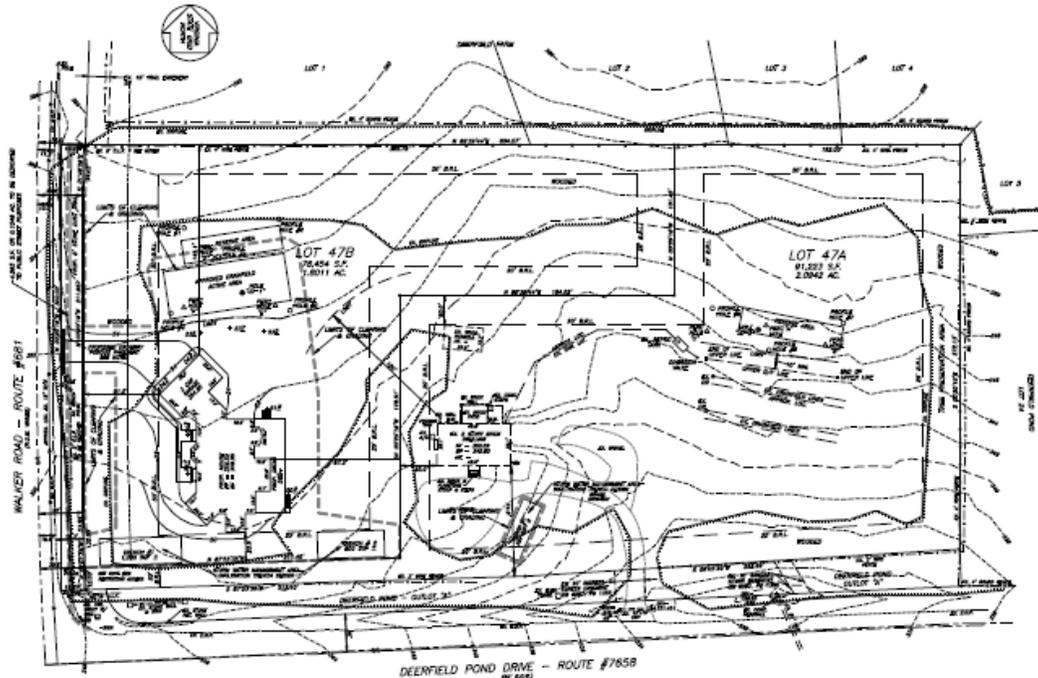


Figure 3: Alternate A

Under Alternate B, the proposed dwelling on Lot 47B would obtain access from a driveway off of Walker Road as shown below. This option would occur only if the applicants were able to secure an easement over Outlot A from the Deerfield Pond Homeowners Association.

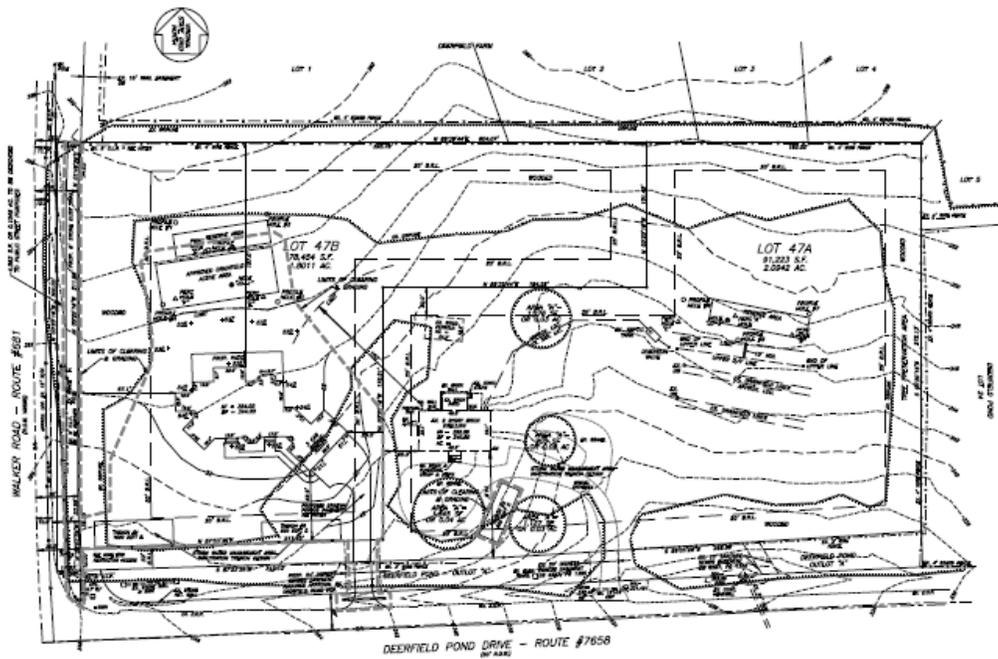


Figure 4: Alternate B

Both layouts propose the dedication of 4,563 square feet along the subject property's Walker Road frontage for public street purposes. The intent of this dedication is to facilitate the future extension of the existing stone dust trail to the north of the property to the existing concrete sidewalk on the south side of Deerfield Pond Road.

The Health Department has preliminarily approved the location of the septic drainfield site for Lot 47B and a new approved reserve septic drainfield site for Lot 47A, both of which are shown on the SE Plat. The applicant proposes three trenches on the lowest portions of the subject property to infiltrate stormwater from existing and proposed development. Additionally, the applicant proposes that the driveway for the future dwelling on Lot 47B would be composed of porous material. Sheet 3 of the SE Plat contains the stormwater narrative and the calculations demonstrating that the development will meet the County's stormwater requirements. Sheet 4 contains topographic and soil information to substantiate the basis for the stormwater calculations, especially related to the rate of infiltration of the proposed trenches.

Sheet 5A shows the calculations related to the County's tree preservation and 10-year tree canopy requirements. (This sheet is erroneously labeled as Alternate B. It actually shows the calculations as they pertain to Alternate A.) Sheet 5B shows the site's existing vegetation and those areas proposed for tree preservation.

STAFF ANALYSIS

Land Use Analysis

The proposed development must meet the Residential Development Criteria contained within Appendix 9 of the Policy Plan of the Comprehensive Plan.

Residential Development Criteria (Appendix 10)

Fairfax County expects new residential development to enhance the community by fitting into the fabric of the neighborhood, respecting the environment, addressing transportation impacts, addressing impacts on public facilities, being responsive to historic heritage, contributing to the provision of affordable housing, and being responsive to the unique, site specific considerations of the property. Accordingly, all zoning requests for new residential development are evaluated based on the following eight criteria:

1. Site Design

The Site Design criterion requires that the development proposal address consolidation goals in the plan, further the integration of adjacent parcels, and not preclude adjacent parcels from developing in accordance with the Plan. In addition, the proposed development should provide useable, accessible and well-integrated open space, appropriate landscaping and other amenities.

The subject property contains four acres. Subsequent to proposed dedication of land for widening of the Walker Road right-of-way, the remaining 3.89 acres will be subdivided into two lots, consisting of 2.09 and 1.80 acres. The overall density of the four-acre site will be 0.5 units per acre (one dwelling per two acres) which is consistent with the Comprehensive Plan.

The site is surrounded by residential communities of similar character in all directions (zoned R-E with single-family detached dwellings). Therefore, staff finds that the proposed development of two single-family detached houses on four acres would be compatible with the surrounding area. This criterion has been met.

2. Neighborhood Context

The Neighborhood Context Development Criterion requires the development proposal to fit into the fabric of the community as evidenced by an evaluation of the bulk/mass/orientation of proposed dwelling units, lot sizes, architectural elevations/materials, and changes to existing topography and vegetation in comparison to surrounding uses.

The proposed lot sizes are compatible with the surrounding neighborhood context. While the existing dwelling on Lot 47A is smaller than the surrounding residences, the septic system for Lot 47B is being designed to accommodate a dwelling with up to five bedrooms, a three-car garage, and a footprint comparable to nearby residences. Although drawings showing the architectural elevations/materials of the proposed dwelling have not been submitted, Addendum 2 of the Statement of Justification states that the proposed dwelling on Lot 47A shall be a minimum size of 3,500 square feet (not including the garage) and have a maximum of two and one-half stories. No changes to existing topography and vegetation are being proposed along the subject property's perimeters. This criterion has been satisfied.

3. Environment

This Criterion requires that developments respect the natural environment by conserving natural environmental resources, account for soil and topographic conditions and protect current and future residents from the impacts of noise and light. Developments should minimize off-site impacts from stormwater runoff and adverse water quality impacts.

The subject property does not contain any Resource Protection Areas (RPAs) or Environmental Quality Corridors (EQCs). Therefore, this criterion shall be limited to the discussion of green building and stormwater analysis. Tree preservation is discussed under the next criterion.

Environmental (Green Building) Analysis (Appendix 4)

Objective 13 of the Comprehensive Plan (2013 Edition, Policy Plan, Environment, as amended through July 1, 2014 on page 19), states:

Design and construct buildings and associated landscapes to use energy and water resources efficiently and to minimize short- and long-term negative impacts on the environment and building occupants.

Specific recommendations identify utilization of practices including optimization of energy performance of structures/energy-efficient design; use of energy efficient appliances, heating/cooling systems, lighting and/or other products; application of best practices for water conservation, such as water efficient landscaping and innovative wastewater technologies that can serve to reduce the use of potable water and/or reduce stormwater runoff volumes; and natural lighting for occupants. To implement these recommendations, an applicant may commit to attain green building certification through any of the third-party systems normally accepted by Fairfax County. However, in this instance, the applicant has not agreed to any green building practices.

Stormwater Management Analysis (Appendix 5)

The original submission included a request for a waiver of stormwater detention requirements. Given that the standards for lot width waivers state that such waivers must demonstrate that the proposal will maintain or improve stormwater quality, staff noted that deviation from stormwater detention requirements was inappropriate. The proposal has been reworked to propose infiltration trenches in the lowest (southern) portion of the property. Additionally, the SE Plat notes that porous pavement will be utilized for the driveway for the proposed dwelling on Lot 47B as an additional stormwater management measure. As depicted on the SE Plat, the proposal would meet the County's standard water quantity and quality control requirements, subject to conditions regarding the design, sizing, and maintenance of the proposed infiltration trenches.

Although the proposed stormwater management system will meet County standards, without a commitment to green building practices, this criterion has not been satisfied.

4. Tree Preservation and Tree Cover Requirements

This Criterion states that all developments should be designed to take advantage of existing tree cover and developed appropriately to disturb as little existing tree cover as possible, including the extension of utility improvements to the site.

Urban Forest Management Analysis (Appendix 6)

Earlier submittals of the SE Plat failed to provide data related to tree preservation targets and 10 year tree canopy requirements. Furthermore, the limits of clearing and grading were not shown. This information has since been provided on the SE Plat. While it has been shown that the proposed layout would meet the County's preservation and tree canopy requirements, staff does not believe that satisfaction of these requirements alone justifies the proposed lot width waiver request. Specifically, Par. 2 of Sect. 9-610 states that the minimum lot width may only be waived when the applicant demonstrates that the waiver results in a development that preserves existing vegetation, topography, historic resources and/or other environmental features. Staff encouraged the applicant to consider additional commitments, such as more and/or larger preservation areas or reforestation as a way to justify the requested waiver. At this point, no additional tree save or reforestation has been proposed.

This criterion has not been satisfied.

5. Transportation

Criterion 5 requires that development provide safe and adequate access to the surrounding road network, and that transit and pedestrian travel and interconnection of streets should be encouraged. In addition, alternative street designs may be appropriate where conditions merit.

Transportation Analysis (Appendix 7)

Both Walker Road and Deerfield Pond Road are maintained by the Virginia Department of Transportation (VDOT). VDOT has determined that access to proposed Lot 47B from either street is acceptable. Fairfax County Department of Transportation (FCDOT) encourages the applicant to pursue access from Deerfield Pond Road. However, such access will require the applicant to secure an easement over Outlot A.

The Countywide Trails Plan recommends a stone dust trail along this portion of Walker Road. This trail extension would provide a missing link to the existing trail system along Walker Road. As previously noted, the SE Plat shows dedication of property along the Walker Road frontage and notes the construction of the trail extension. Should this application be approved, staff recommends a development condition requiring the dedication of 4,563 square feet of property along the Walker Road frontage, approximately 30 feet east of the existing centerline for public street purposes and the construction of a stone dust trail meeting the applicable standards provided in the adopted Countywide Trails Plan. With the implementation of this development condition, this criterion can be satisfied.

6. Public Facilities

Criterion 6 states that residential developments should offset their impacts upon public facility systems (i.e. schools, parks, libraries, police, fire and rescue, stormwater management and other publicly owned community facilities). Impacts may be offset by the dedication of land, construction of public facilities, contribution of in-kind goods, services or cash earmarked for those uses, and/or monetary contributions to be used toward funding capital improvement projects.

As stated earlier, the applicant has proposed stormwater measures that, subject to DPWES approval, will meet PFM requirements. Specific public facilities issues are discussed below under the individual agency analysis.

Fairfax County Public Schools (FCPS) Analysis (Appendix 8)

Based on Fairfax County Public Schools (FCPS) multipliers for calculating future enrollment for new residential development, the proposed single family detached dwelling would generate a net of one new student. Based on this calculation, the applicant should contribute \$11,749 to offset the impact of the new student. (This amount would be subject to any escalations due to the increase in the ratio of students per unit or the amount of contribution per student.) However, in this instance, the applicant has not agreed to the school contribution.

Water Service and Sewage Disposal Analysis (Appendix 9)

The applicant's Statement of Justification states that water service to proposed Lot 47B will be provided from the Fairfax County Water Authority line in Walker Road. Lot 47A will continue to be served by its existing well.

Sewer service will be provided by individual on-site septic systems. As noted in the Health Department analysis (Appendix 9), a new reserve drainfield area has been approved for the existing system serving the dwelling located on Lot 47A. For Lot 47B, a new, on-site sewage disposal system site has been pre-approved for a dwelling containing a maximum of five bedrooms.

As the applicant has not agreed to the school contribution, the public facilities criterion has not been satisfied.

7. Affordable Housing

This Criterion states that ensuring an adequate supply of housing for low and moderate income families, those with special accessibility requirements, and those with other special needs is a goal of Fairfax County. This Criterion may be satisfied by the construction of units, dedication of land, or by a contribution to the Housing Trust Fund.

As the applicant's proposal falls below the 50-unit minimum, the Affordable Dwelling Unit ordinance is not applicable.

8. Heritage Resources

This Criterion requires that developments address potential impacts on historical and/or archaeological resources through research, protection, preservation, or recordation.

Although the site's existing structure was constructed in 1889, it has been highly modified and does not merit a recommendation for its preservation.

ZONING ORDINANCE PROVISIONS (Appendix 11)

Standard	Bulk Standards		
	Required R-E	Lot 47A	Lot 47B
Min. Lot Area	75,000 sf	91,223 sf	78,454 sf
Min. Lot Width Interior	200 feet	15 feet	285 feet
Max. Building Height	35 feet	35 feet	35 feet
Front Yard	50 feet min	50 feet min	50 feet min
Rear Yard	25 feet min	25 feet min	25 feet min
Side Yard	20 feet min	20 feet min	20 feet min
Density	.5 du/1 ac	.5 du/1 ac	.5 du/1 ac
Parking	2 spaces/lot	2 spaces/lot	2 spaces/lot

No transitional screening or barriers are required, as the surrounding properties are developed with single family detached dwellings.

Special Exception Requirements

General Special Exception Standards (Sect. 9-006)

General Standard 1 states that *the proposed use at the specified location shall be in harmony with the adopted Comprehensive Plan.*

The Comprehensive Plan states that infill development should be of compatible use, type and intensity. The Plan Land Use Map recommends that the subject property be developed with residential properties at a density of .2 to .5 dwelling unit to an acre (one dwelling per two to five acres). In staff's evaluation, the proposed use is in harmony with the recommendations of the Comprehensive Plan.

General Standard 2 states that *the proposed use shall be in harmony with the general purpose and intent of the applicable zoning district regulations.*

As the property is zoned R-E, the proposal for two single-family detached dwellings at a density of 0.5 du/ac remains consistent with the purpose and intent of the R-E District, which calls for low density single-family detached dwellings.

General Standard 3 requires that the proposed use *shall be such that it will be harmonious with and will not adversely affect the use or development of neighboring properties in accordance with the applicable zoning district regulations and the adopted comprehensive plan. The location, size and height of buildings, structures, walls and fences, and the nature and extent of screening, buffering and landscaping shall be such that the use will not hinder or discourage the appropriate development and use of adjacent or nearby land and/or buildings or impair the value thereof.*

The proposed subdivision will result in lots that are similar in size to nearby residential developments. There are no transitional screening or barrier requirements for the application site. The applicant has proposed parameters regarding the square footage and maximum stories of the future dwelling on Lot 47B. Based on these parameters, the future dwelling will be compatible in size and height with the surrounding community. The retention of perimeter vegetation provides buffering between the existing dwelling on Lot 47A and surrounding development.

General Standard 4 states that *the proposed use shall be such that pedestrian and vehicular traffic associated with such use will not be hazardous or conflict with the existing and anticipated traffic in the neighborhood.*

Either Walker Road or Deerfield Pond Drive are suitable to access proposed new Lot 47B. The dedication of right-of-way along the subject property's Walker Road frontage and the construction of a stone dust trail extension will reduce an existing pedestrian hazard in the community. Should this application be approved, staff is recommending a development condition regarding the dedication and trail construction. With implementation of this development condition, staff believes this standard can be met.

General Standard 5 requires *that landscaping and screening be provided in accordance with the provisions of Article 13.*

The Zoning Ordinance does not require screening and barriers between single-family detached dwellings. Sect. 13-401 requires that the applicant provide tree conservation in accordance with Chapter 122 of the Municipal Code and the Public Facilities Manual (PFM). To demonstrate compliance with these provisions, preliminary 10-year tree canopy calculations have been provided to show that the 30 percent, 10-year tree canopy and tree preservation requirements have been met. Additionally, the proposed limits of clearing and grading has been identified on the SE Plat. Should this application be approved, staff is recommending a development condition regarding the delineation of the tree save areas on the subdivision map.

General Standard 6 requires that *open space be provided in an amount equivalent to that specified for the zoning district in which the proposed use is located.*

This standard is not applicable, as there is no requirement for open space in the R-E District for conventional subdivisions.

General Standard 7 requires that *adequate utility, drainage, parking, loading and other necessary facilities to serve the proposed use shall be provided. Parking and loading requirements are proposed to be in accordance with the provisions of Article 11.*

As noted on the SE Plat, the existing dwelling on Lot 47A is served by on-site well and private septic system and the proposed dwelling on Lot 47B will be served by public water and private septic system. The Health Department has provided preliminary review of the proposed private septic location on Lot 47B. The SE Plat also shows the proposed stormwater management and BMP facilities as well as parking areas. This standard is satisfied.

General Standard 8 requires that *signs be regulated by the provisions of Article 12; however, the Board may impose more strict requirements for a given use than those set forth in this Ordinance.*

This standard is not applicable as there are no signs proposed with this application.

Provisions for Waiving Minimum Lot Size Requirements (Sect. 9-610)

The Board may approve, either in conjunction with the approval of a rezoning or as a special exception, the waiving of the minimum lot width requirement for an R District, but only in accordance with the following:

Paragraph 1 states that *such lot has not been reduced in width or area since the effective date of this Ordinance to a width or area less than required by this Ordinance.*

The subject property has not been reduced in width or area since the effective date of the Zoning Ordinance; therefore, this standard has been satisfied.

Paragraph 2 states that *the applicants shall demonstrate that the waiver results in a development that preserves existing vegetation, topography, historic resources and/or other environmental features; provides for reduced impervious surface; maintains or improves stormwater management systems; and/or similar demonstrable impact.*

With regard to the preservation of existing vegetation, the applicants have identified 25-foot wide tree preservation areas along the site's north, east, and a portion of the south boundaries. Additionally, a 15-foot wide "No Tree Disturbance Area" has been identified along a portion of the property's southern boundary. The goal of the tree preservation areas is to preclude disturbance within the areas as well as the adjoining critical root areas. The "No Tree Disturbance Area" would preclude disturbance with that area, but permit adjoining clearing and grading. Staff has reviewed the existing vegetation and the designated tree save areas and found that the proposal meets the County's requirements for provision of 10-year tree canopy and tree preservation. Staff notes

that while these tree preservation areas will maintain existing vegetation, these areas are within required zoning setbacks and would most likely not be developed even without a lot width waiver.

The site's existing dwelling contains several interior features of the former Arnon Methodist Episcopal Church, which was constructed in 1889. However, the structure's exterior has been greatly modified. The requested SE for the lot width waiver provides no preservation or restoration provisions for the structure.

Staff has reviewed the proposed stormwater facilities and preliminarily determined that the stormwater management plan meets the County's standard water quantity and quality control requirements. Base on staff's review, the proposal meets applicable County provisions. However, in staff's opinion, the proposed waiver-facilitated layout does not provide for reduced impervious surfaces or improved stormwater management beyond that which would be anticipated for a typical two-lot subdivision.

The applicants have not demonstrated that granting the waiver would result in beneficial impacts beyond permitting the creation of a lot; therefore, this standard has not been met.

Paragraph 3 states that *it shall be demonstrated that development of the subject lot will not have any deleterious effect on the existing or planned development of adjacent properties or on area roadways.*

Subdividing the four-acre, R-E-zoned parcel into two lots would result in a development density that is similar to surrounding properties. Both transportation agencies have stated that access to a new lot can be accommodate from either Walker Road or Deerfield Pond Drive and the dedication of right-of-way for the Walker Road trail extension would increase pedestrian safety. The provided parameters of the proposed dwelling on Lot 47B and the perimeter tree preservation areas will ensure that future development will not have any deleterious effect on the surrounding properties. Therefore, staff believes that this decision criterion has been satisfied.

Paragraph 4 states that *such waiver shall be approved only if the remaining provisions of this Ordinance can be satisfied.*

As noted, the application can satisfy applicable Zoning Ordinance provisions other than the R-E District minimum lot width requirement.

CONCLUSION AND RECOMMENDATIONS

Conclusion

As previously discussed, this application is a request for a Category 6 Special Exception to permit a waiver of minimum lot width requirement in order to subdivide a 4.00-acre parcel that is zoned R-E into two lots. The two proposed lots would have widths of 15

feet and 285 feet, respectively. In staff's opinion, the applicants have failed to demonstrate that the waiver will result in a development that preserves existing vegetation, reduces impervious surfaces, or improves stormwater management above levels that would be achieved by a typical two-lot subdivision. Additionally, the applicants have not agreed to green building commitments and school contributions associated with the future dwelling on Lot 47B to address environmental and public facility impacts. Therefore, staff cannot support the requested application.

Staff Recommendations

Staff recommends denial of SE 2015-DR-027. However, if it is the intent of the Board of Supervisors to approve SE 2015-DR-027, staff recommends that the approval be subject to the draft development conditions contained in Appendix 1.

It should be noted that it is not the intent of staff to recommend that the Board, in imposing any conditions, relieve the applicant/owner from compliance with the provisions of any applicable ordinances, regulations, or adopted standards.

It should be further noted that the content of this report reflects the analysis and recommendations of staff; it does not reflect the position of the Board of Supervisors.

The approval of this special exception does not interfere with, abrogate or annul any easement, covenants, or other agreements between parties, as they may apply to the property subject to this application.

APPENDICES

1. Proposed Development Conditions
2. Affidavit
3. Statement of Justification
4. Environmental Analysis
5. Stormwater Management Analysis
6. Urban Forest Management Analysis
7. Transportation (FCDOT and VDOT) Analysis
8. Fairfax County School Analysis
9. Health Department Analysis
10. Residential Development Criteria
11. Zoning Ordinance Provisions
12. Glossary

PROPOSED DEVELOPMENT CONDITIONS**SE 2015-DR-027****October 5, 2016**

If it is the intent of the Board of Supervisors to approve SE 2015-DR-027, located at 631 Walker Road [Tax Map 7-4 ((1)) 47], to permit a waiver of the minimum lot width requirement to allow proposed Lot 47A to have a minimum lot width of 15 feet, pursuant to Sect. 9-610 of the Fairfax County Zoning Ordinance, staff recommends that the Board condition the approval by requiring conformance with the following development conditions.

1. This Special Exception is granted for and runs with the land indicated in this application and is not transferable to other land.
2. This Special Exception 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. Any plan submitted pursuant to this Special Exception shall be in substantial conformance with the approved Special Exception Plat (SE Plat) entitled "Special Exception Plat Burnette Subdivision" prepared by Runyon, Dudley, Associates, Inc., dated September 12, 2016 (Sheets 1 - 6).
4. As shown on the SE Plat, the right-of way dedication along the subject property's Walker Road frontage, shall be offered on the project's subdivision plan. The trail extension shall be constructed in accordance with the standards contained in the County's adopted Countywide Trails Plan. The extension of the Walker Road stone dust trail shall be completed prior to the issuance of the Residential Use Permit (RUP) for the proposed dwelling on Lot 47B.
5. The tree preservation areas shown on the SE Plat shall be included on any subsequent subdivision map.
6. The infiltration facilities shall be sized based on field run infiltration tests that are consistent with Department of Environmental Quality Best Management Practices clearing house standard specifications No. 8. Detail design and sizing computations may be made during final subdivision/infill lot grading plan submissions.
7. The infiltration trenches shall be privately maintained and a private maintenance agreement shall be executed prior to the approval of the subdivision plans.

8. During development of the subject site, the telephone number of the site superintendent that shall be present on-site during construction shall be provided to the Dranesville District Supervisor's Office.
9. While construction is in progress, construction related vehicle traffic shall not commence prior to 7:00 am. Outdoor construction activity shall be limited to between the hours of 7:00 a.m. and 7:00 p.m., Monday through Friday and 9:00 a.m. and 5:00 p.m. on Saturdays. No outdoor construction activities shall be permitted on Sundays or on federal holidays. The site superintendent shall notify all employees and subcontractors of these hours of operation and shall ensure that the hours of operation are respected by all employees and subcontractors. Construction hours shall be posted on-site in both English and Spanish. The Applicant shall provide updated construction schedules to the adjacent HOAs and the Dranesville Supervisors Office. This development condition applies to the original construction only and not to future additions and renovations by homeowners.
10. The following landscaping procedures shall be followed to assure adequate tree preservation.
 - A. Tree Preservation: A Tree Preservation plan shall be submitted for review and approval as part of the first and all subsequent subdivision plan submissions. The preservation plan shall be prepared by a professional with experience in the preparation of tree preservation plans, such as a Certified Arborist or Registered Consulting Arborist, and shall be subject to the review and approval of the Urban Forest Management Division, DPWES. The tree preservation plan shall consist of a tree survey that includes the location, species, size, crown spread and condition rating percentage of all trees 12 inches in diameter and greater located within the first 25 feet of the undisturbed area from the limits of clearing and grading and the first 10 feet from the limits of clearing in the disturbed area shown on the SE Plan for the entire site.

The tree preservation plan shall provide for the preservation of those areas shown for tree preservation, those areas outside of the limits of clearing and grading shown on the SE Plan and those additional areas in which trees can be preserved as a result of final engineering. The condition analysis ratings shall be prepared using methods outlined in the latest edition of the Guide for Plant Appraisal published by the International Society of Arboriculture. Specific tree preservation activities that will maximize the survivability of any tree identified to be preserved, such as: crown pruning, root pruning, mulching, fertilization, and others as necessary, shall be included in the plan.

- C. Tree Preservation Walk-Through: The Applicant shall retain the services of a certified arborist or Registered Consulting Arborist, and shall have the limits of clearing and grading marked with a continuous line of flagging prior to the walk-

through meeting. During the tree-preservation walk-through meeting, the Applicant's Certified Arborist or Registered Consulting Arborist shall walk the limits of clearing and grading with an UFMD, DPWES, representative to determine where adjustments to the clearing limits can be made, if any, to increase the area of tree preservation and/or to increase the survivability of trees at the edge of the limits of clearing and grading, and such adjustment shall be implemented. Trees that are identified as dead or dying may be removed as part of the clearing operation. Any tree that is so designated shall be removed using a chain saw and such removal shall be accomplished in a manner that avoids damage to surrounding trees and associated understory vegetation. If a stump must be removed, this shall be done using a stump-grinding machine in a manner causing as little disturbance as possible to adjacent trees and associated understory vegetation and soil conditions.

- D. Limits of Clearing and Grading: The limits of clearing and grading shall be strictly adhered to as shown on the SE Plan, subject to allowances specified in these development conditions and for the installation of utilities and/or trails as determined necessary by the Director of DPWES, as described herein. If it is determined necessary to install utilities and/or trails in areas protected by the limits of clearing and grading as shown on the SE Plan, they shall be located in the least disruptive manner necessary as determined by the UFMD, DPWES. A replanting plan shall be developed and implemented, subject to approval by the UFMD, DPWES, for any areas protected by the limits of clearing and grading that must be disturbed for such trails or utilities.
- E. Tree Preservation Fencing: All trees shown to be preserved on the tree preservation plan shall be protected by tree protection fence. Tree protection fencing in the form of four (4) foot high, fourteen (14) gauge welded wire attached to six (6) foot steel posts driven eighteen (18) inches into the ground and placed no further than ten (10) feet apart or, super silt fence to the extent that required trenching for super silt fence does not sever or wound compression roots which can lead to structural failure and/or uprooting of trees shall be erected at the limits of clearing and grading as shown on the demolition, and phase I & II erosion and sediment control sheets, as may be modified by the "Root Pruning" condition below.

All tree protection fencing shall be installed after the tree preservation walk-through meeting but prior to any clearing and grading activities, including the demolition of any existing structures. The installation of all tree protection fencing shall be performed under the direct supervision of a certified arborist, and accomplished in a manner that does not harm existing vegetation that is to be preserved. Three (3) days prior to the commencement of any clearing, grading or demolition activities, but subsequent to the installation of the tree protection devices, the UFMD, DPWES, shall be notified and given the opportunity to inspect the site to ensure that all tree protection devices have been correctly

installed. If it is determined that the fencing has not been installed correctly, no grading or construction activities shall occur until the fencing is installed correctly, as determined by the UFMD, DPWES.

- F. Root Pruning: The Applicant shall root prune, as needed to comply with the tree preservation requirements of these development conditions. All treatments shall be clearly identified, labeled, and detailed on the erosion and sediment control sheets of the submitted plan. The details for these treatments shall be reviewed and approved by the UFMD, DPWES, accomplished in a manner that protects affected and adjacent vegetation to be preserved, and may include, but not be limited to the following:
- Root pruning shall be done with a trencher or vibratory plow to a depth of 18 inches.
 - Root pruning shall take place prior to any clearing and grading, or demolition of structures.
 - Root pruning shall be conducted with the supervision of a certified arborist.
 - An UFMD, DPWES, representative shall be informed when all root pruning and tree protection fence installation is complete.
- G. Site Monitoring: During any clearing or tree/vegetation/structure removal on the Applicant Property, a representative of the Applicant shall be present to monitor the process and ensure that the activities are conducted as per specific development conditions and as approved by the UFMD. The Applicant shall retain the services of a Certified Arborist or Registered Consulting Arborist to monitor all construction and demolition work adjacent to any vegetation to be preserved, tree preservation efforts and landscape installation, in order to ensure conformance with all tree preservation and landscaping development conditions, and UFMD approvals. The monitoring schedule shall be described and detailed in the Landscaping and Tree Preservation Plan, and reviewed and approved by the UFMD, DPWES.

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. The applicant shall be responsible for obtaining the required Residential Use Permit through established procedures, and this Special Exception shall not be valid until this has been accomplished.

Pursuant to Sect. 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 evidenced by recordation of the subdivision plat. The Board of Supervisors may grant additional time to establish the use or to commence construction if a written request for additional time is filed with the Zoning Administrator prior to the date of expiration of the

special exception. The request must specify the amount of additional time requested, the basis for the amount of time requested and an explanation of why additional time is required.



County of Fairfax, Virginia

MEMORANDUM

Office of the County Attorney
 Suite 549, 12000 Government Center Parkway
 Fairfax, Virginia 22035-0064
 Phone: (703) 324-2421; Fax: (703) 324-2665
www.fairfaxcounty.gov

DATE: August 19, 2016

TO: Bob Katai, Staff Coordinator
 Zoning Evaluation Division
 Department of Planning and Zoning

FROM: Jo Ellen Groves, Paralegal *JEG*
 Office of the County Attorney

SUBJECT: Affidavit Application No.: SE 2015-DR-027
 Applicant: Mahlon A. Burnette and Mary H. Burnette
 PC Hearing Date: 9/21/16
 BOS Hearing Date: Not yet scheduled

REF.: 132030

Attached is an affidavit which has been approved by the Office of the County Attorney for the referenced case. Please include this affidavit dated 8/18/16, which bears my initials and is numbered 132030, when you prepare the staff report.

Thank you for your cooperation.

Attachment

cc: (w/attach) Domenic Scavuzzo, Planning Technician I (Sent via e-mail)
 Zoning Evaluation Division
 Department of Planning and Zoning

SPECIAL EXCEPTION AFFIDAVIT

DATE: August 18 2016
(enter date affidavit is notarized)

132030

I, Jane Kelsey, Jane Kelsey & Associates, Inc., do hereby state that I am an
(enter name of applicant or authorized agent)

(check one) applicant
 applicant's authorized agent listed in Par. 1(a) below

in Application No.(s): SE 2015-DR-027
(enter County-assigned application number(s), e.g. SE 88-V-001)

and that, to the best of my knowledge and belief, the following information is true:

1(a). The following constitutes a listing of the names and addresses of all **APPLICANTS, TITLE OWNERS, CONTRACT PURCHASERS, and LESSEES** of the land described in the application,* and, if any of the foregoing is a **TRUSTEE**,** each **BENEFICIARY** of such trust, and all **ATTORNEYS and REAL ESTATE BROKERS**, and all **AGENTS** who have acted on behalf of any of the foregoing with respect to the application:

(NOTE: All relationships to the application listed above in **BOLD** print are to be disclosed. Multiple relationships may be listed together, e.g., **Attorney/Agent, Contract Purchaser/Lessee, Applicant/Title Owner**, etc. For a multiparcel application, list the Tax Map Number(s) of the parcel(s) for each owner(s) in the Relationship column.)

NAME (enter first name, middle initial, and last name)	ADDRESS (enter number, street, city, state, and zip code)	RELATIONSHIP(S) (enter applicable relationships listed in BOLD above)
Mahlon A. Burnette III Mary H. Burnette	631 Walker Road Great Falls, VA 22066	Co-Applicant, Co-Title Owner Co-Applicant, Co-Title Owner
Jane Kelsey & Associates, Inc. Jane Kelsey Bruce E. Kelsey Susan C. Langdon	4041 Autumn Court Fairfax, VA 22030	Agent to Title Owners/Applicants Agent for Title Owners/Applicants Agent for Title Owners/Applicants Agent for Co-Title Owners/Applicants
The Law Office of William B. Lawson, P.C. William Barnes Lawson, Jr.	6045 Wilson Blvd, Suite 100 Arlington, VA 22205	Agent for Title Owners/Applicants
Runyon Dudley Associates, Inc. Reid M. Dudley	10650 Main Street, Ste 301 Fairfax, VA 22030	Agent for Title Owners/Applicants

(check if applicable) There are more relationships to be listed and Par. 1(a) is continued on a "Special Exception Attachment to Par. 1(a)" form.

* In the case of a condominium, the title owner, contract purchaser, or lessee of 10% or more of the units in the condominium.
** List as follows: Name of trustee, Trustee for (name of trust, if applicable), for the benefit of: (state name of each beneficiary).

SPECIAL EXCEPTION AFFIDAVIT

DATE: August 18, 2016
(enter date affidavit is notarized)

132030

for Application No. (s): SE 2015-DR-027
(enter County-assigned application number(s))

1(b). The following constitutes a listing*** of the SHAREHOLDERS of all corporations disclosed in this affidavit who own 10% or more of any class of stock issued by said corporation, and where such corporation has 10 or less shareholders, a listing of all of the shareholders:

(NOTE: Include SOLE PROPRIETORSHIPS, LIMITED LIABILITY COMPANIES, and REAL ESTATE INVESTMENT TRUSTS herein.)

CORPORATION INFORMATION

NAME & ADDRESS OF CORPORATION: (enter complete name and number, street, city, state, and zip code)

Jane Kelsey & Associates, Inc.
4041 Autumn Court
Fairfax, VA 22030

DESCRIPTION OF CORPORATION: (check one statement)

- [X] There are 10 or less shareholders, and all of the shareholders are listed below.
[] There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
[] There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF SHAREHOLDERS: (enter first name, middle initial and last name)

Jane Kelsey

(check if applicable) [X] There is more corporation information and Par. 1(b) is continued on a "Special Exception Affidavit Attachment 1(b)" form.

*** All listings which include partnerships, corporations, or trusts, to include the names of beneficiaries, must be broken down successively until: (a) only individual persons are listed or (b) the listing for a corporation having more than 10 shareholders has no shareholder owning 10% or more of any class of stock. In the case of an APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land that is a partnership, corporation, or trust, such successive breakdown must include a listing and further breakdown of all of its partners, of its shareholders as required above, and of beneficiaries of any trusts. Such successive breakdown must also include breakdowns of any partnership, corporation, or trust owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land. Limited liability companies and real estate investment trusts and their equivalents are treated as corporations, with members being deemed the equivalent of shareholders; managing members shall also be listed. Use footnote numbers to designate partnerships or corporations, which have further listings on an attachment page, and reference the same footnote numbers on the attachment page.

Special Exception Attachment to Par. 1(b)

DATE: August 18 2016
(enter date/affidavit is notarized)

132030

for Application No. (s): SE 2015-DR-027
(enter County-assigned application number (s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)

The Law Office of William B. Lawson, P.C.
6045 Wilson Blvd., Suite 100
Arlington, VA 22205

DESCRIPTION OF CORPORATION: (check one statement)

- There are 10 or less shareholders, and all of the shareholders are listed below.
- There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)

William Barnes Lawson, Jr.

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)

Runyon Dudley Associates, Inc.
10650 Main Street, Ste 301
Fairfax, Virginia 22030

DESCRIPTION OF CORPORATION: (check one statement)

- There are 10 or less shareholders, and all of the shareholders are listed below.
- There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)

Reid M. Dudley

(check if applicable) There is more corporation information and Par. 1(b) is continued further on a "Special Exception Attachment to Par. 1(b)" form.

SPECIAL EXCEPTION AFFIDAVIT

DATE: August 18, 2016
(enter date affidavit is notarized)

132030

for Application No. (s): SE 2015-DR-027
(enter County-assigned application number(s))

1(c). The following constitutes a listing*** of all of the PARTNERS, both GENERAL and LIMITED, in any partnership disclosed in this affidavit:

PARTNERSHIP INFORMATION

PARTNERSHIP NAME & ADDRESS: (enter complete name, and number, street, city, state, and zip code)

(check if applicable) [X] The above-listed partnership has no limited partners.

NAMES AND TITLE OF THE PARTNERS (enter first name, middle initial, last name, and title, e.g. General Partner, Limited Partner, or General and Limited Partner)

(check if applicable) [] There is more partnership information and Par. 1(c) is continued on a "Special Exception Affidavit Attachment to Par. 1(c)" form.

*** All listings which include partnerships, corporations, or trusts, to include the names of beneficiaries, must be broken down successively until: (a) only individual persons are listed or (b) the listing for a corporation having more than 10 shareholders has no shareholder owning 10% or more of any class of stock. In the case of an APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land that is a partnership, corporation, or trust, such successive breakdown must include a listing and further breakdown of all of its partners, of its shareholders as required above, and of beneficiaries of any trusts. Such successive breakdown must also include breakdowns of any partnership, corporation, or trust owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land. Limited liability companies and real estate investment trusts and their equivalents are treated as corporations, with members being deemed the equivalent of shareholders; managing members shall also be listed. Use footnote numbers to designate partnerships or corporations, which have further listings on an attachment page, and reference the same footnote numbers on the attachment page.

SPECIAL EXCEPTION AFFIDAVIT

DATE: August 18, 2014
(enter date affidavit is notarized)

132030

for Application No. (s): SE 2015-DR-027
(enter County-assigned application number(s))

1(d). One of the following boxes **must** be checked:

In addition to the names listed in Paragraphs 1(a), 1(b), and 1(c) above, the following is a listing of any and all other individuals who own in the aggregate (directly and as a shareholder, partner, and beneficiary of a trust) 10% or more of the **APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE*** of the land:

Other than the names listed in Paragraphs 1(a), 1(b), and 1(c) above, no individual owns in the aggregate (directly and as a shareholder, partner, and beneficiary of a trust) 10% or more of the **APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE*** of the land.

2. That no member of the Fairfax County Board of Supervisors, Planning Commission, or any member of his or her immediate household owns or has any financial interest in the subject land either individually, by ownership of stock in a corporation owning such land, or through an interest in a partnership owning such land.

EXCEPT AS FOLLOWS: (NOTE: If answer is none, enter "NONE" on the line below.)

NONE

(check if applicable) There are more interests to be listed and Par. 2 is continued on a "Special Exception Attachment to Par. 2" form.

SPECIAL EXCEPTION AFFIDAVIT

DATE: August 18, 2016
(enter date affidavit is notarized)

132030

3. That within the twelve-month period prior to the public hearing of this application, no member of the Fairfax County Board of Supervisors, Planning Commission, or any member of his or her immediate household, either directly or by way of partnership in which any of them is a partner, employee, agent, or attorney, or through a partner of any of them, or through a corporation in which any of them is an officer, director, employee, agent, or attorney or holds 10% or more of the outstanding bonds or shares of stock of a particular class, has, or has had any business or financial relationship, other than any ordinary depositor or customer relationship with or by a retail establishment, public utility, or bank, including any gift or donation having a value of more than \$100, singularly or in the aggregate, with any of those listed in Par. 1 above.

EXCEPT AS FOLLOWS: (NOTE: If answer is none, enter "NONE" on line below.)

NONE

NOTE: Business or financial relationships of the type described in this paragraph that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings. See Par. 4 below.)

(check if applicable) [] There are more disclosures to be listed and Par. 3 is continued on a "Special Exception Attachment to Par. 3" form.

4. That the information contained in this affidavit is complete, that all partnerships, corporations, and trusts owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land have been listed and broken down, and that prior to each and every public hearing on this matter, I will reexamine this affidavit and provide any changed or supplemental information, including business or financial relationships of the type described in Paragraph 3 above, that arise on or after the date of this application.

WITNESS the following signature:

(check one) [] Applicant [x] Applicant's Authorized Agent
Jane Kelsey
Jane Kelsey, Jane Kelsey & Associates, Inc.
(type or print first name, middle initial, last name, and & title of signee)

Subscribed and sworn to before me this 18th day of August, 2016, in the State/Comm. of Virginia, County/City of Fairfax.

Amy L. Bain
Notary Public

My commission expires: 4-30-2020



SPECIAL EXCEPTION MODIFICATION TO LOT WIDTH REQUIREMENT**Tax Map Ref 7-4 ((1)) 47, Forestville Subdivision - 631 Walker Rd., Great Falls.****JUSTIFICATION - SE 2015-DR-027**

This application is seeking a Special Exception under Section 9-613 of the Zoning Ordinance to waive the minimum lot width requirement. Section 9-613 states that a waiver of the minimum lot width requirement may be approved only if it will further the intent of the Ordinance, and the intent and implementation of the Comprehensive Plan and other adopted policies.

The property is located at 631 Walker Road in Great Falls, Virginia. The applicants are desirous of subdividing their 4 acre property into two lots both of which would comply with the acreage requirements of the R-E zoning district regulations. The subdivisions surrounding this property (Deerfield Pond and Deerfield Farm) are zoned R-2 with two acre average lot size.

BACKGROUND -

Property and Structure History: In 1985, Mary and Mahlon Burnette purchased their home at 631 Walker Road, the corner of Walker Road and Deerfield Pond Drive, in Great Falls, Virginia. The house sits on 4 acres and the original structure was built in 1889 as the Arnon Methodist Episcopal Church. The Great Falls Historical Society produced a video about the Burnette home/church which is featured on the society's web site oral histories. The history of this house is featured on a recent video produced by the Great Falls Historical Society. The Society believes this home/church is an important part of Great Falls history. It can be viewed at <https://vimeo.com/58389320>.

The church was converted into a two-story brick-veneered house in 1944 when it ceased serving as a community church. It maintains some of the church's original historical characteristics on the inside; for example, the original oak beams used to construct the church remain intact, the Burnettes's dining room is the original church altar; the banister railing to the second floor is the original altar rail; the doors leading into Mr. Burnette's office are the original church doors. Should the Burnette's be required to leave their home due to illness or death those doors will be donated to the Great Falls Historical Society if their house is ever slated for demolition.

History of Burnettes in Great Falls: When the Burnettes purchased the property they planned to sell two acres of the property to fund their retirement years. That time has come; Mr. Burnette is 70 and Mrs. Burnette is 68. They desire to stay in their home throughout their senior years, and subdividing and selling part of their property will give them the financial means to do so. Subdividing the land in two acre lots is consistent with the surrounding subdivision.

The Burnettes' raised their two sons in this house. Throughout the years, the Burnettes' have been gracious in letting the Great Falls Community utilize the land which they now desire to sell. Mr. Burnette coached numerous Great Falls Youth Sports teams (t-ball, baseball, soccer and lacrosse) and the lot was maintained as a grass field so that teams

could use it for practices when county practice fields were not available. The Burnettes have also let the Great Falls Trail Blazers run their annual race course along the side of the property along Walker Road. When the Deerfield Pond Development was constructed, the Burnettes provided for an easement on their lot for a utility pole to be constructed to service the Deerfield Pond Subdivision homes. This was done in the public interest.

Subdivision History: Prior to the creation of the Deerfield Pond Subdivision in 1986, an easement (gravel road) was created from Walker Road allowing access to the Burnette property from a driveway that comes onto the property from what is now Deerfield Pond Drive. This easement is in the Burnette chain of title and was created in 1951 by the then owners of the property that later became Deerfield Pond Subdivision. Subsequently, the developer of the Deerfield Pond Subdivision created a grass "spite strip" (Outlot A) along the entire length of the Burnette property (600 feet) along what is now Deerfield Pond Drive, approximately where the gravel road easement use to be. Outlot A is 30 feet wide. The subdivision plat for Deerfield Pond required Outlot A to be conveyed to the adjacent property owners, the Burnettes. A copy of a portion of that approved subdivision plat is at **Attachment 1**.

The developer did not comply with that requirement and instead conveyed Outlot A to the Deerfield Pond Homeowners Association. Because the developer did not follow the proper procedure, the County did not realize this requirement was not complied with. Consequently, the Burnettes cannot use any Deerfield Pond Road frontage to meet the lot width requirement for the lot on which their existing home stands. Since 30 years have passed since this erroneous conveyance occurred, the only way a subdivision can now be accomplished is with a modification to the lot width requirement through a Special Exception by the Fairfax County Board of Supervisors.

Justification for How This Application Meets the General Standards for Special Exception Uses

Standard 1. The proposed use of one lot into two lots is in harmony with the adopted Comprehensive Plan; and

Standard 2. The proposed use (modification of lot width) is in harmony with the general purpose and intent of the applicable zoning district regulations.

Once subdivided, the lot on which the existing home stands would be 2.2 acres. The new lot on the corner of Walker Road and Deerfield Pond Drive would be 1.8 acres and made available for the construction of a new single family detached dwelling to be accessed from a driveway off Walker Road. These lot sizes are in compliance with the R-E zoning district requirements which is the predominate zoning in Great Falls.

Standard 3. This proposed use will be harmonious with and will not adversely affect the use or development of neighboring properties.

The existing property has 300 feet of frontage on Walker Road which more than meets the R-E zoning district for a new lot along Walker Road. There is also proper street

frontage on Deerfield Pond Drive for the lot where the Burnettes home is located. The Burnette's access will continue to be the same as it is now, via an easement over the Outlot created when the Deerfield Pond Subdivision was developed. The lot width modification is needed to comply with the lot width requirements of a lot on a public street, Walker Road. Physical access will not be changed to the lot where the Burnette's house is located.

Since the Burnette's purchased their house and land prior to the development of Deerfield Pond Subdivision, they are not members of the Deerfield Pond Subdivision Homeowners Association however they have assured the homeowners in Deerfield Pond that this subdivision will in no way impact the Outlot that the Association now owns or Deerfield Pond Drive unless the HOA wants the house/property to become part of their HOA. If so, then the house would most probably face and have access to Deerfield Pond.

Standard 3 - 2nd part: The location, size, and height of buildings and nature and extent of screening and buffering and landscaping will not hinder or discourage the appropriate development and use of adjacent or nearby land and/or buildings or impair the value thereof.

There is a stand of cedar trees that run along the south boundary of the new lot which provide a visual barrier to the new lot from Deerfield Pond Drive as well as provide privacy for a new home which would be built on the lot if that house fronts Walker Road. As stated below, should the Deerfield Pond HOA prefer the house face Deerfield Pond Drive some of those cedar trees would need to be removed to accommodate a driveway entrance onto the lot.

Standard 4. The proposed use will be such that pedestrian and vehicular traffic associated with such use will not be hazardous or conflict with the existing and anticipated traffic in the neighborhood.

The new lot will be accessed from a driveway off Walker Road which meets the County and State requirements for distance from the corner of Walker Road and Deerfield Pond Drive. As stated, access to the Burnette's home will not be changed.

A sidewalk/trail will connect with the existing sidewalk on Walker Road, making it possible for pedestrians to walk along Walker Road all the way from Arnon Chapel Road to Great Falls Elementary School and on to the Great Falls Village center without having to walk in the street. This will alleviate a serious concern for public safety because children and other pedestrians now have to walk on Walker Road to reach the school or the central shopping and business area in Great Falls. Without a subdivision of the Burnette property, no trail will be constructed. Walker Road is a heavily-traveled main road in Great Falls There is currently a stone dust trail on the northwest side of Burnette property that could be extended along Walker Road. The addition of this trail/sidewalk will be a welcomed amenity for Great Falls residents who are desirous of making Great Falls a more walker-friendly community.

In a June 24, 2014 letter to the Burnettes from Mary Cassidy-Anger, President of the Great Falls Trail Blazers, she states, "Your property is a vital connection to our community trail system. Continuing the sidewalk/trail that now exists along the east side

of Walker Road would greatly enhance the community's desire to make Great Falls more walkable. We continue to hope that you will provide an easement for such a sidewalk/trail" thus the provision of this sidewalk/trail is in the **public interest which is one of the purposes of the Zoning Ordinance**. A copy of this letter is at Attachment 2.

Standard 5. The Board may require landscaping and screening in accordance with the provisions of Article 13.

Since the use remains residential, no transitional or barrier is required. However, as stated above, the proposed development retains the existing trees along its boundary with Outlot A, which is adjacent to Deerfield Pond Drive. There are existing scrub trees along Walker Road, but those will need to be removed in order to facilitate the proposed trail. Regardless of which way a new house faces, landscaping would then be provided which is compatible with the homes in the Deerfield Pond subdivision.

Standard 6. No "open space" is required for residential lots. However, there is plenty of open space remaining on each lot.

Standard 7. Adequate utility, drainage, parking, loading and other necessary facilities to serve the proposed use will be provided as applicable.

The Burnettes have also received approval from the Fairfax County Health Department for a septic system on the new lot to accommodate a 5 bedroom home as well as a reserve field for both lots, **another public benefit since currently the Burnette's system was not required to have a reserve field therefore meeting the "in public interest" goal of the Zoning Ordinance.**

No groundwater resources will be needed for the new home since the property can tie into the County water line that runs down Walker Road, parallel to the new lot, another element in the **public interest because conserving limited ground water resources is a goal of the community.**

The building site for the new lot consists exclusively of grass and scrub brush so quality trees would not be destroyed for the building of a new house, another feature which will **benefit the community.** The lot the Burnette's will retain is certified by the National Wildlife Federation as a Backyard Wildlife Habitat and nothing will be done to any existing natural vegetation that would jeopardize this certification.

The survey of the property indicates that the grading of the new lot provides for adequate stormwater management. In addition, in public interest the applicant is providing stormwater management in excess of the requirement by proposing innovative measures such as addition infiltration trenches on the new lot to better meet **public interest.** **The approximate locations are shown, but the finite design will be the subject of subdivision review by DPWES.**

Standard 8. There will no signs on either of the proposed lots.

Standards for Uses under the Provision of 9-913, Waiver of Lot Width...

As noted above, the proposed use (waiver of lot width requirement) requires that the proposal meet the Zoning Ordinance requirements and the goals of the Comprehensive Plan. As shown above, this proposed subdivision not only meets the Zoning Ordinance requirements but also provides greater public interest than would otherwise be required under a by-right subdivision: dedication, sidewalk/trail, reserve septic field for the Burnette's home, infiltration measures which will address run off from both lots.

KEY POINTS AND FEATURES IN THE PUBLIC INTEREST

- Allowing this subdivision will not set a precedent for other pipestem lots because this is not a pipestem lot in the true sense of the word. Access to the existing Burnette home is via Deerfield Pond Drive. Access to the new lot is via Walker Road. The circumstances which necessitate this Special Exception are highly unusual and not likely to be replicated.
- The Burnettes did not create this hardship. Had Deerfield Pond Drive been constructed up to the Burnette's lot line as is typically required by VDOT, there would be sufficient lot width for both lots. The developer left a narrow strip of land between the public right of way and the Burnette's lot line (Outlot A) thus preventing a standard subdivision of the property.
- This subdivision will not change the density of the R-E zoning district. This property consists of four (4) acres. The portion of the lot to be dedicated along Walker Road can be used in the density calculations.
- The dedication of this land will permit a trail/sidewalk to be constructed along Walker Road per the Great Falls Trail Plan and the Fairfax County Comprehensive Plan.
- Permitting this subdivision will allow the Burnette's home to remain intact preserving the historical significance of this building which was the old Arnon Methodist Church. Original church doors will be donated to the Great Falls Historical Society should the Burnette's house ever be slated for demolition. (See Background)
- To address concerns from some Deerfield Pond homeowners about the compatibility of a house that might be built on the new lot with the rest of the homes in Deerfield Pond, the mature stand of cedar and other trees that border the south side of the Burnette property will remain to create a visual barrier from Deerfield Pond Drive. This would also provide privacy for any house that is built on the new lot.
- Should the Deerfield Pond Homeowners Association desire to have the new lot annexed into the HOA, the Burnettes are willing to make HOA membership a condition on the sale of the new lot. This would allow the HOA to have control over the kind of house that is built and the lot landscaping so they could be assured it is compatible with other homes in the sub-division. If the new lot is annexed into the HOA. This would require the HOA to provide an easement over

Outlot A to accommodate the driveway. The plat shows an alternate location and configuration of the house and driveway in order to meet that condition should it be the desire of the HOA.

- The Deerfield Pond HOA has also expressed an interest in having the lot the Burnette's will retain join the HOA when the Burnettes or their heirs sell the property. The Burnettes are reluctant to make that commitment now because they want to see how HOA membership might impact the sale of the newly created lot. Knowing this could influence whether or not HOA membership would be advisable when they or their heirs sell the property they are retaining.

Additionally, future buyers of the Burnette's existing house and lot might want to retain the house since it has historical significance as the old Arnon Methodist Church and some of the church's architectural features have been retained on the interior of the house. The house is 2400 square feet and would not meet the covenant requirements of the HOA which dictate a minimum of 3500 square feet.

The Burnettes feel this is a decision better left to the buyers of the property. Living in a historical landmark has great appeal to many people as it did to the Burnettes when they bought the house in 1985. Because of this they do not feel it is appropriate at this time to put this restriction on the sale of their home, which HOA membership would do.

- No groundwater resources will be needed for a house built on the new lot since public water is proposed.
- Fairfax County Health Dept. has approved a septic system on the new lot to accommodate a 5 bedroom house as well as a reserve field for both lots.
- Stormwater management will exceed that which is required by the Fairfax County Code.

Attachments (2)

----August 25, 2015, submitted by Mahlon and Mary Burnette, revised May 20, 2016 and June 16, 2016.

ADDENDUM TO JUSTIFICATION REVISED JUNE 16, 2016

September 14, 2016

In addition to the Revised Justification submitted June 16, 2016, the Revised Special Exception Plat submitted and stamped June 23rd, 2016, and the Applicants offer of Development Conditions which we believe will further our justification for a Modification to the Required Lot Width, we offer additional justification to request those conditions be added.

The Applicants are environmentally sensitive to their own habitat as well as the plant and animal habitat. The Burnette's property has been certified as a Backyard Wildlife Habitat by the National Wildlife Federation. Their property is well treed and it is not their practice to cut down trees unless they are diseased or in a dangerous condition. That is why they are agreeing to a Tree Save Area running along the 600 feet on the North, 300 feet on the East, and most of the 600 foot southern lot line. It is important not to disturb the part of the southern lot line that is the paper pipestem for Lot 47A because that preservation will protect the trees on Outlot A owned by the Deerfield Pond Homeowners Association. We believe that is in the public interest. It may not be possible to have a full 25 foot width of preserved area because of the infiltration trenches on Lot 47B which is designed to provide more and better storm water management: better water quality in the run-off and less run-off than would otherwise be flowing to the pipe near the southeast corner of the lot. The digging of the infiltration trenches could damage the roots of the trees growing on the paper pipestem. The purpose of this condition is to provide as much tree save area as reasonable. The only disturbance on the lot the Burnettes will retain will be for the necessary infiltration trench. The engineer has situated that trench outside the drip line of the trees so they should not be damaged. We would like the flexibility to shift the location of all the infiltration trenches as the Dept. of Public Works & Environmental Management (DPWES) and/or the Urban Forester may deem necessary.

The purpose for our recommended condition No. 3 is to meet the Residential Development criteria. Even though this is not a rezoning, we offer the restrictions in this condition to show that any house that will be constructed will be in harmony with the existing neighborhood in terms of size, height, architecture and materials.

Even though the tree save areas have been fully described above, we are providing a revisions to the SE plat dated June 15, 2016 submitted to the County on June 23, 2016 to show limits of clearing and grading, tree calculations, and noting the tree save areas. The clearing and grading line will be approximately where the tree line is show on that plat.

Attachment: Complete package of Justification dated June 16, 2016, this Addendum to the Revised Justification submitted September 14, 2016 and a Revised Special Exception plat.

Addendum No. 2 RE: SE 2015-DR-027. The applicants, Mahlon and Mary Burnette, agree to the following conditions be imposed as part of the approval of the Special Exception.

In addition to Staff's recommended conditions,

While the applicants are environmental minded environmentalists even for their own home, their own yard having been certified as a Backyard Wildlife Habitat area by the National Wildlife Federation, in order to insure that these trees will be preserved for the future, they agree:

1. The Tree Save Areas shall remain undisturbed except for dead or dying trees along a 25 foot wide area running the length of the northern and eastern lot lines that they may choose to remove unless they are an integral part of their National Wildlife Federation's approved wildlife habitat. On the Burnettes remainder lot, 47A, the four (4) trees shown on the Special Exception plat shall be preserved if possible using the standard methods of preservation set forth in the Public Facilities Manual and the Subdivision Ordinance. In addition the trees to the east of the Burnette's current driveway shall be preserved in the same method. To guarantee that future owners are aware of this Development Condition, these conditions shall be recorded among the land records of Fairfax County. Proof of recordation shall be submitted to Zoning Administration prior to the issuance of a Residential Use Permit. (RUP) for the home on Lot 47B. The infiltration trenches may be shifted if necessary in order to protect the trees in closest proximity to them. However these trenches at their proposed locations have been designed to provide the best stormwater runoff measures.

2. Should it be decided that the house on the proposed lot 47B fronts and has its entrance to Walker Road, a 20 to 25 foot wide strip of land known as a paper pipestem of the Burnette's remainder property shall be left undisturbed. The purpose of leaving this strip undisturbed is to protect the trees on Outlot A, owed by the Deerfield Pond HOA. Because of the close proximity to the proposed infiltration trenches it may not be possible to save the trees within that area of the paper pipestem, but every effort will be made to do so. Along the pipestem's Walker Road frontage, a portion of that area may be used if necessary to install the trail. This should not preclude the infiltration trenches to be located in the best possible location.

3. The proposed house on Lot 47B shall be a minimum size of 3500 Square Feet without the garage and have a maximum of two and one-half (2 ½) stories as defined in the Zoning Ordinance in order to allow the 2nd floor and to allow a "bonus" room over the garage or a loft, depending on the design the property owner chooses. The specifications and the design and materials used shall be compatible with other homes in the surrounding area.

Addendum No. 3, October 4, 2016 - Burnette SE 2015-DR-017

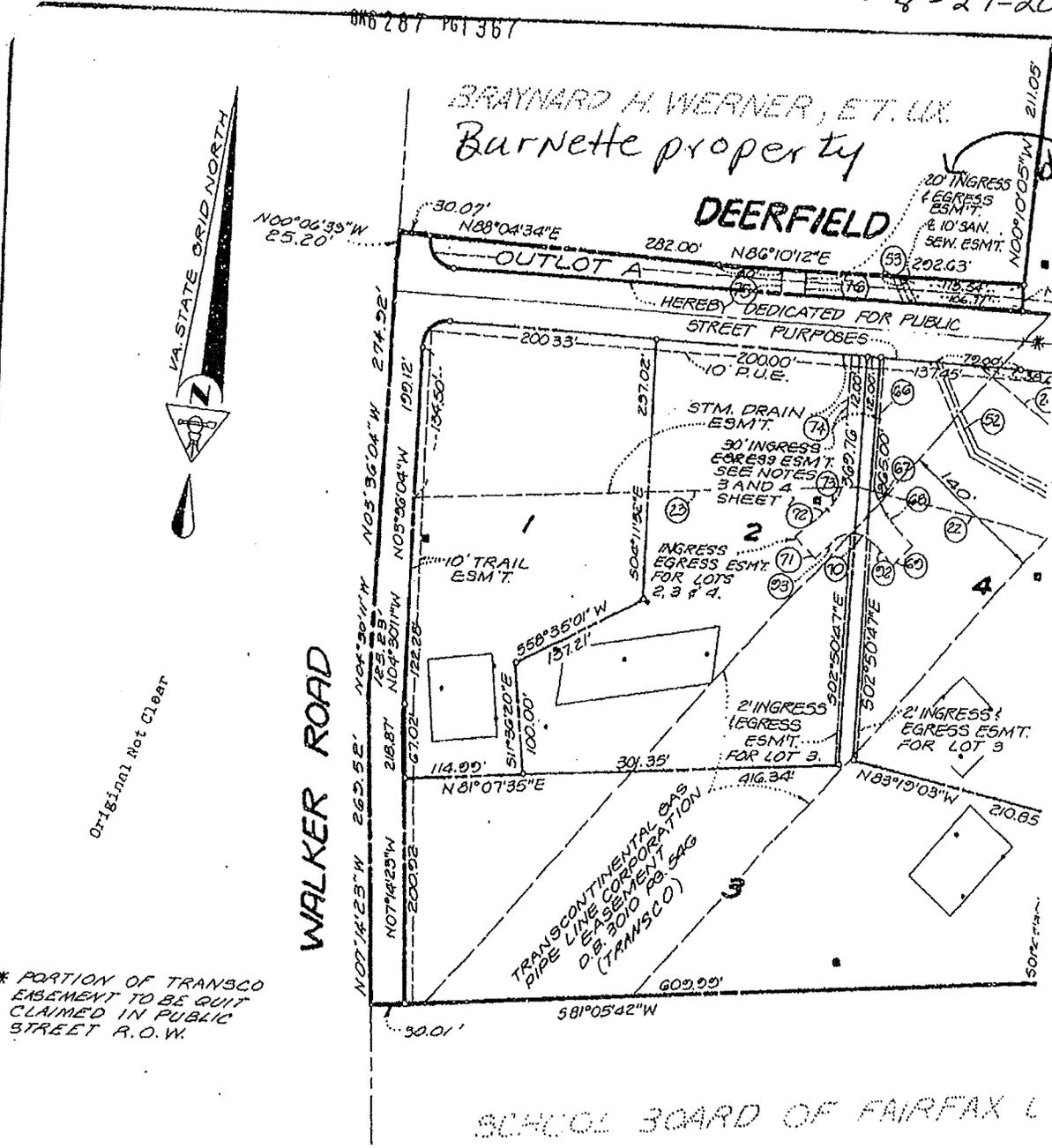
To further justify the applicant's willingness to provide dedication for a trail in accordance with the Comprehensive Plan recommendations, I am providing a suggested condition the applicants agree with as follows:

This stone dust trail will be constructed prior to the issuance of a Residential Use Permit (RUP). The type trail will be determined by the Trail Blazers working with the County during Subdivision Plan review and prior to its approval.

The wording of this condition may be modified provided the meaning is the same.

Jane Kelsey, Agent for the Application

Original Subm
8-27-2015



* PORTION OF TRANSCO EASEMENT TO BE QUIT CLAIMED IN PUBLIC STREET R.O.W.

EASEMENT LINE DATA

NO.	BEARING	LINE DISTANCE	LINE TYPE	LOT
1	S 60-45-21 E	156.19	FLOOD PLAIN	16
2	S 92-58-13 E	168.16	FLOOD PLAIN	16/17
3	S 10-01-29 E	48.60	FLOOD PLAIN	17
4	S 81-27-12 E	1.43	FLOOD PLAIN	17
5	E 92-45-51 E	37.60	FLOOD PLAIN	17
6	N 73-41-54 E	5.60	FLOOD PLAIN	17
7	S 81-57-53 E	81.73	FLOOD PLAIN	17
8	N 72-21-51 E	104.22	FLOOD PLAIN	16/17
9	S 73-03-15 E	243.00	FLOOD PLAIN	16/17
10	S 54-42-32 E	55.34	FLOOD PLAIN	16
11	S 62-38-38 E	181.65	FLOOD PLAIN	16/15
12	S 71-38-07 E	215.92	STORM DRAIN	115/16
13	N 79-48-09 E	178.30	STORM DRAIN	9
14	S 34-52-03 E	242.00	STORM DRAIN	7
15	S 15-58-12 E	116.25	STORM DRAIN	7/22
16	S 33-07-01 E	44.24	STORM DRAIN	22
17	S 47-35-59 E	374.73	STORM DRAIN	22
18	S 70-04-34 E	105.87	STORM DRAIN	22
19	S 60-28-04 W	10.00	STORM DRAIN	21
20	S 38-51-13 W	54.58	STORM DRAIN	21
21	N 84-47-09 W	61.81	STORM DRAIN	21/20
22	S 34-16-10 E	65.42	STORM DRAIN	20/21
23	N 86-10-12 E	282.00	STORM DRAIN	17/16
24	N 88-04-34 E	30.07	STORM DRAIN	17/16
25	N 86-10-12 E	282.00	STORM DRAIN	17/16
26	N 86-10-12 E	282.00	STORM DRAIN	17/16
27	N 86-10-12 E	282.00	STORM DRAIN	17/16
28	N 86-10-12 E	282.00	STORM DRAIN	17/16
29	N 86-10-12 E	282.00	STORM DRAIN	17/16
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66	N 86-10-12 E	282.00	STORM DRAIN	17/16
67	N 86-10-12 E	282.00	STORM DRAIN	17/16
68	N 86-10-12 E	282.00	STORM DRAIN	17/16
69	N 86-10-12 E	282.00	STORM DRAIN	17/16
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93	N 86-10-12 E	282.00	STORM DRAIN	17/16
94	N 86-10-12 E	282.00	STORM DRAIN	17/16
95	N 86-10-12 E	282.00	STORM DRAIN	17/16
96	N 86-10-12 E	282.00	STORM DRAIN	17/16
97	N 86-10-12 E	282.00	STORM DRAIN	17/16
98	N 86-10-12 E	282.00	STORM DRAIN	17/16
99	N 86-10-12 E	282.00	STORM DRAIN	17/16
100	N 86-10-12 E	282.00	STORM DRAIN	17/16

Original Subm 8-27-2015



VICINITY MAP
SCALE: 1" = 2000'

NOTES:

- 1) THE PROPERTY DELINEATED ON THIS PLAT IS LOCATED ON ASSESSMENT MAP 8-3 ((1)) 20, 24, 25, 26, 27, 28 & 30 AND 7-4 ((1)) 49 & 54 AND IS ZONED R-E.
- 2) NO TITLE REPORT FURNISHED.
- 3) EASEMENT IS FOR INGRESS-EGRESS CONSTRUCTION & MAINTENANCE OF UTILITIES & COUNTY & OTHER EMERGENCY VEHICLES.
- 4) DRIVEWAY TO BE PRIVATELY OWNED & MAINTAINED BY LOT OWNERS. PURCHASERS OF COMMON DRIVEWAY LOTS AUTOMATICALLY ASSUME AN OBLIGATION TO MAINTAIN THE COMMON DRIVEWAY. THIS OBLIGATION IS A CONDITION OF THEIR OWNERSHIP OF THE PROPERTY & WHICH RUNS WITH THE LAND.
- 5) NO USE SHALL BE MADE OF, NOR SHALL ANY IMPROVEMENTS BE MADE IN THE FLOOD PLAIN EASEMENT WITHOUT SPECIFIC AUTHORIZATION FROM FAIRFAX COUNTY PARK AUTHORITY AND FAIRFAX COUNTY DIVISION OF DESIGN REVIEW.
- 6) OUTLOT "A" TO BE CONVEYED TO ADJACENT PROPERTY OWNER.
- 7) OUTLOT "B" TO BE CONVEYED TO HOMEOWNER'S ASSOCIATION.

← Note

RECEIVED
PLAT
11-25-86

FINAL PLAT

APPROVED FOR APPROVAL
FAIRFAX COUNTY
DESIGN REVIEW BRANCH CHIEF

[Signature]
AS AGENT

APPROVED
FOR
BOARD OF SUPERVISORS
FAIRFAX COUNTY, VIRGINIA

[Signature]
Division Engineer, Plans Section

RECORD VOID IF PLAT IS NOT
RECORDED FOR RECORD WITHIN
30 DAYS AFTER DATE OF RECORDING

RECORDED

FAIRFAX COUNTY, VIRGINIA

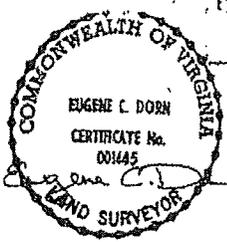
11-25-86
Date

[Signature]
Recorder

APPROVED
COUNTY OF FAIRFAX
DIVISION OF DESIGN REVIEW
PLANNING SECTION

[Signature]
Date: 7-2-88

RECORD PLAT
OF
DEERFIELD POND



DRANESVILLE DISTRICT
FAIRFAX COUNTY, VIRGINIA
SCALE: 1"=100' DATE: MAY 31, 1985

William H. Gordon Associates, Inc.
Engineers • Planners • Surveyors
11495 Commerce Park Drive - Suite 300
Reston Virginia 22091
703-860-3800

SHEET 1 OF 3

4807-RP-C9-1

506.0201

856194 1879



June 24, 2014

Ms. Mary Burnette
631 Walker Road
Great Falls, VA 22066

Dear Ms. Burnette,

We want to thank you for agreeing to allow Great Falls Trail Blazers to route the 4th of July 5K Community Run/Walk along the western edge of your property on Walker Road. The 5K run is the kick-off to a day of celebrations in Great Falls, and we anticipate over 100 participants in this year's event.

Your property is a vital connection to our community trail system. We continue to hope that at some time in the future you will provide an easement along the Walker Road side of your property for a permanent trail/path/sidewalk which would accommodate pedestrians wishing to access Great Falls Elementary School and the Great Falls Village. Continuing the sidewalk/trail that now exists along Walker Road on the south side of Deerfield Pond Drive would greatly enhance the community's desire to make Great Falls more walkable and is consistent with the county's comprehensive plan.

We appreciate your consideration of this matter and sincerely thank you for offering us permission to use your property to make this 4th of July race the best event ever.

Sincerely,

A handwritten signature in black ink, appearing to read "Mary Cassidy-Anger", written over a horizontal line.

Mary Cassidy-Anger
President



County of Fairfax, Virginia

MEMORANDUM

DATE: August 9, 2016

TO: Barbara C. Berlin, Director
Zoning Evaluation Division, DPZ

FROM: Denise M. James, Chief *DMJ*
Environment and Development Review Branch, DPZ

SUBJECT: ENVIRONMENTAL ASSESSMENT for: SE 2015-DR-027
Burnette

This memorandum, prepared by John R. Bell, includes citations from Comprehensive Plan that provide guidance for the evaluation of the subject Special Exception (SE), application and plat dated June 16, 2016. The extent to which the application conforms to the applicable guidance contained in the Comprehensive Plan is noted. Possible solutions to remedy identified issues are suggested. Other solutions may be acceptable, provided that they achieve the desired degree of mitigation and are in conformance with Plan policies.

Note: The applicable Comprehensive Plan citations may be found at the end of this report.

ENVIRONMENTAL ANALYSIS

This section characterizes the environmental concerns raised by an evaluation of this site and the proposed land use. Particular emphasis is given to opportunities provided by this application to conserve the County's remaining natural amenities. Analysis for this application addresses the overall general development plan and proffered commitments for the subject property.

Green Building

The applicant has not offered any commitments to attain green building certification through any of the third-party systems normally accepted by Fairfax County. A development condition for National Green Building Standard (NGBS) using the ENERGY STAR for Homes path or Earthcraft certification should be provided. Either of these options would satisfy the guidance of the Comprehensive Plan.

Department of Planning and Zoning
Planning Division
12055 Government Center Parkway, Suite 730
Fairfax, Virginia 22035-5509
Phone 703-324-1380
Fax 703-653-9447
www.fairfaxcounty.gov/dpz/



Stormwater Management

The plans depict probable locations for two infiltration trenches on proposed Lot 47B. The application materials indicate that adequate outfall has been met as the proposed development will not increase runoff. Any final determination regarding the adequacy of the proposed facilities will be made by the Department of Public Works and Environmental Services (DPWES).

COMPREHENSIVE PLAN CITATIONS:

The Comprehensive Plan is the basis for the evaluation of this application. The assessment of the proposal for conformity with the environmental recommendations of the Comprehensive Plan is guided by the following.

Environment

In the Fairfax County Comprehensive Plan, 2013 Edition, Policy Plan, Environment, as amended through July 1, 2014, on page 19 -21, the Plan states:

“Objective 13: Design and construct buildings and associated landscapes to use energy water resources efficiently and to minimize short- and long-term negative impacts on the environment and building occupants.

Policy a. In consideration of other Policy Plan objectives, encourage the application of energy conservation, water conservation and other green building practices in the design and construction of new development and redevelopment projects. These practices may include, but are not limited to:

- Environmentally-sensitive siting and construction of development;
- Application of low impact development practices, including minimization of impervious cover (See Policy k under Objective 2 of this section of the *Policy Plan*);
- Optimization of energy performance of structures/energy-efficient design;
- Use of renewable energy resources;
- Use of energy efficient appliances, heating/cooling systems, lighting and/or other products;
- Application of best practices for water conservation, such as water efficient landscaping and innovative wastewater

technologies, that can serve to reduce the use of potable water and/or reduce stormwater runoff volumes;

- Reuse of existing building materials for redevelopment projects;
- Recycling/salvage of non-hazardous construction, demolition, and land clearing debris;
- Use of recycled and rapidly renewable building materials;
- Use of building materials and products that originate from nearby sources;
- Reduction of potential indoor air quality problems through measures such as increased ventilation, indoor air testing and use of low-emitting adhesives, sealants, paints/coatings, carpeting and other building materials;
- Reuse, preservation and conservation of existing buildings, including historic structures;
- Retrofitting of other green building practices within existing structures to be preserved, conserved and reused;
- Energy and water usage data collection and performance monitoring;
- Solid waste and recycling management practices; and
- Natural lighting for occupants.

Encourage commitments to implementation of green building practices through certification under established green building rating systems for individual buildings (e.g., the U.S. Green Building Council's Leadership in Energy and Environmental Design for New Construction [LEED-NC®] or the U.S. Green Building Council's Leadership in Energy and Environmental Design for Core and Shell [LEED-CS®] program or other equivalent programs with third party certification). An equivalent program is one that is independent, third-party verified, and has regional or national recognition or one that otherwise includes multiple green building concepts and overall levels of green building performance that are at least similar in scope to the applicable LEED rating system. Encourage commitments to the attainment of the ENERGY STAR® rating where available. Encourage certification of new homes through an established residential green building rating system that incorporates multiple green building concepts and has a level of energy performance that is comparable to or exceeds ENERGY STAR qualification for homes. Encourage the inclusion of professionals with green building accreditation on development teams. Encourage commitments to the provision of information to

owners of buildings with green building/energy efficiency measures that identify building/energy efficiency measures that identifies both the benefits of these measures and their associated maintenance needs. ...

- Policy c. Ensure that zoning proposals for residential development that are not otherwise addressed in Policy b above will incorporate green building practices sufficient to attain certification under an established residential green building rating system that incorporates multiple green building concepts and that includes an ENERGY STAR Qualified Homes designation or a comparable level of energy performance. Where such zoning proposals seek development at or above the mid-point of the Plan density range, ensure that county expectations regarding the incorporation of green building practices are exceeded in two or more of the following measurable categories: energy efficiency; water conservation; reusable and recycled building materials; pedestrian orientation and alternative transportation strategies; healthier indoor air quality; open space and habitat conservation and restoration; and greenhouse gas emission reduction As intensity or density increases, the expectations for achievement in the area of green building practices would commensurately increase....”

In the Fairfax County Comprehensive Plan, Policy Plan, 2013 Edition, Environment section as amended through July 1, 2014, on page 14 through 17, the Plan states:

Objective 3: Protect the Potomac Estuary and the Chesapeake Bay from the avoidable impacts of land use activities in Fairfax County. . . .”

In the Fairfax County Comprehensive Plan, 2013 Edition, Policy Plan, Environment, as amended through July 1, 2014, on pages 7-9, the Plan states:

“Objective 2: Prevent and reduce pollution of surface and groundwater resources. Protect and restore the ecological integrity of streams in Fairfax County.

- Policy a. Maintain a best management practices (BMP) program for Fairfax County and ensure that new development and redevelopment complies with the County’s best management practice (BMP) requirements. . . .

Development proposals should implement best management practices to reduce runoff pollution and other impacts. Preferred practices include: those which recharge groundwater when such recharge will not degrade groundwater quality; those which preserve as much undisturbed open

space as possible; and, those which contribute to ecological diversity by the creation of wetlands or other habitat enhancing BMPs, consistent with State guidelines and regulations.”

DMJ:JRB



County of Fairfax, Virginia

MEMORANDUM

DATE: August 9, 2016

TO: Bob Katai, Staff Coordinator
Zoning Evaluation Division
Department of Planning and Zoning

FROM: Yosif Ibrahim, Storm water Engineer
Site Development and Inspections Division
Department of Public Works and Environmental Services

SUBJECT: Special Exception Application SE 2015-DR-027, Burnette Subdivision, LDS Project #443-ZONA-001-1, Tax Map #007-4-01-0047, Dranesville District

We have reviewed the revised special exceptions plats dated June 17th, 2016 and it appears that the proposal of implementing on-site Low Impact Development Techniques (LID's) as depicted on sheet 1 or 2 of the subject plans, would meet the standard water quantity and quality control requirements subject to the following conditions:

- The proposed infiltration trenches, shall be designed to treat the runoff from each individual lot and shall be sized to capture the 1 inch runoff volume for quality control and provide peak flow and runoff volume reduction for the 2-year and 10-year storm event to at least below the pre-developed conditions;
- The infiltration facilities shall be sized based on field run infiltration tests that is consistent with the DEQ BMP clearing house standard specifications No. 8. Detail design and sizing computation could be made during final subdivision/infill lot grading plan submissions.
- The infiltration trenches shall be privately maintained and a private maintenance agreement shall be executed prior to final approval of the plans.

Please contact me at 703-324-1720 if you require additional information.

SR/

cc: Fred Rose, Chief, Watershed Planning & Assessment Branch, Storm water Planning Division, DPWES
Shahab Baig, Chief, North Branch, SDID, DPWES
Zoning Application File

Department of Public Works and Environmental Services
Land Development Services, Site Development and Inspections Division
12055 Government Center Parkway, Suite 535
Fairfax, Virginia 22035-5503
Phone 703-324-1720 • TTY 711 • FAX 703-324-8359





County of Fairfax, Virginia

MEMORANDUM

DATE: September 27, 2016

TO: Bobby Katai, Staff Coordinator
Zoning Evaluation Division, DPZ

FROM: Ian Fuze, Urban Forester II
Forest Conservation Branch, DPWES

SUBJECT: Forestville Lot 47-631 Walker Road.SE 2015-DR-027

The following comments are based on the review of the above mentioned special exception application stamped as, "Received, Department of Planning and Zoning, September 23, 2016."

It appears that all Urban Forest Management Division comments have been adequately addressed in this most recent submission.

If you have any questions or concerns please contact me at 703-324-1770.

IF/

UFMDID #: 204961

cc: DPZ File

Department of Public Works and Environmental Services
Urban Forest Management Division
12055 Government Center Parkway, Suite 518
Fairfax, Virginia 22035-5503
Phone 703-324-1770, TTY: 711, Fax: 703-653-9550
www.fairfaxcounty.gov/dpwes





County of Fairfax, Virginia

MEMORANDUM

DATE: August 8, 2016

TO: Barbara Berlin, Director
Zoning Evaluation Division, DPZ

FROM: Michael Davis, Acting Chief
Site Analysis Section, DOT 

FILE: SE 2015-DR-027

SUBJECT: SE 2015-DR-017 - Burnette Property, 631 Walker Road
Land Identification Maps: 7-4 ((1)) 47

This department has reviewed the Special Exception plat associated with this application, dated June 15, 2016, and the applicant's statement of justification for the Special Exception, dated August 25, 2015, and revised June 16, 2016. We have the following comments on the proposal.

For the record, we believe access to the property should be established from Deerfield Pond Drive. In their statement of justification, the applicant has defined constraints to site access from this roadway. These include an outlet (Outlet 'A') from the Deerfield Pond subdivision that was not transferred as anticipated to the subject property owners and constraints on creating a pipestem access for the new lot using the existing driveway entrance from Deerfield Pond Drive. The statement of justification implies that the applicant is unable to secure agreement from the Deerfield Pond Homeowners' Association for a driveway easement in Outlet 'A'.

In response to the assertions in the statement of justification, we ask staff and the applicant to verify that an easement is unable to be obtained for driveway access from Deerfield Pond Drive and that access to the new lot cannot be provided via the existing driveway. Also, reflective of the language in the statement of justification, if it is the intent to incorporate the new lot into the Deerfield Pond HOA, then that should be conditioned on providing driveway access to Deerfield Park Drive as this would integrate that lot into the larger community.

We support dedication and construction of a trail or sidewalk facility on the Walker Road frontage of the site regardless of the outcome of the site access discussion. The Countywide Trails Plan recommends a stone dust trail on this portion of Walker Road. The applicant is proposing a sidewalk. If a sidewalk is preferred, then a waiver of the stone dust trail requirement will be necessary. The design standard for the chosen pedestrian facility is expected to be met.

MAD

Cc: Bobby Katai, DPZ



DEPARTMENT OF TRANSPORTATION

4975 Alliance Drive
Fairfax, VA 22030

Charlie Kilpatrick
COMMISSIONER

July 6, 2016

To: Ms. Barbara Berlin
Director, Zoning Evaluation Division

From: Noreen H. Maloney
Virginia Department of Transportation – Land Development Section

Subject: **SE 2015-DR-027; Burnette Subdivision**

All submittals subsequent to the first submittal shall provide a response letter to the previous VDOT comments. Submittals without comment response letters are considered incomplete and will be returned without review.

This office has reviewed the subject application and offers the following comments.

- The proposed sidewalk along Walker Road should include a detectable warning surface and/or CG-12 ramp at the intersection of Deerfield Pond Drive.
- The driveway entrance along Walker Road and Deerfield Pond Drive should be detailed as PE-1 per the VDOT *Road and Bridge Standards*.
- Alternate “A” and Alternate “B” are acceptable designs, however accessing from Deerfield Pond Drive will require an easement from Deerfield Pond HOA.



FAIRFAX COUNTY
PUBLIC SCHOOLS

Department of Facilities and Transportation Services
Office of Facilities Planning Services
8115 Gatehouse Road, Suite 3300
Falls Church, Virginia 22042

December 4, 2015

TO: Barbara Berlin, AICP
Director, Zoning Evaluation Division
Fairfax County Department of Planning & Zoning

FROM: Aimee Holleb, Assistant Director *AH*
Office of Facilities Planning Services

SUBJECT: SE 2015-DR-027, Mahlon A. Burnette, III and Mary H. Burnette

ACREAGE: 4.0

TAX MAP: 7-4 ((1)) 47

PROPOSAL:

The Special Exception Application requests to waive the minimum lot width requirement. The proposal would permit the subdivision of the lot into two. The site currently has one existing single-family detached home. One new single-family detached home would be constructed.

ANALYSIS:

The schools serving this area are Great Falls Elementary, Cooper Middle, and Langley High schools. The chart below shows the existing school capacity, enrollment, and projected enrollment.

School	Capacity 2014 / 2019	Enrollment (9/30/14)	Projected Enrollment SY2015-16	Capacity Balance SY2015-16	Projected Enrollment SY2019-20	Capacity Balance SY2019-20
Great Falls ES	633 / 633	552	556	77	539	94
Cooper MS	1,080 / 1,080	727	723	357	702	378
Langley HS	1,970 / 2,100	1,996	1,960	10	1,889	211

*Capacities based on 2016-20 Capital Improvement Program (December 2014)
Projected Enrollments based on 2014-15 to 2019-20 6-Year Projections (April 2014)*

The school capacity chart above shows a snapshot in time for student enrollments and school capacity balances. Student enrollment projections are done on a six year timeframe, currently through school year 2019-20 and are updated annually. At this time, if development occurs within the next five years, all three schools are projected to have surplus capacity. Beyond the six year projection horizon, enrollment projections are not available.

Capital Improvement Program Projects

The 2016-20 Capital Improvement Program (CIP) includes, a renovation and capacity enhancement for Langley High School to be completed in school year 2017-18. Surplus capacity at Cooper Middle School could accommodate the opening of an AAP Center.

Development Impact

Based on the number of residential units proposed, the chart below shows the number of anticipated students by school level based on the current countywide student yield ratio.

Existing

School Level	Single-Family Detached Ratio	Existing # of Units	Proposed Student Yield
Elementary	.270	1	0
Middle	.085	1	0
High	.175	1	0
Total Student Count			0

2013 countywide student yield ratios (November 2014)

Proposed

School Level	Single-Family Detached Ratio	Proposed # of Units	Proposed Student Yield
Elementary	.270	2	1
Middle	.085	2	0
High	.175	2	0
Total Student Count			1

2013 countywide student yield ratios (November 2014)

RECOMMENDATIONS:

Proffer Contribution

A net of 1 new elementary student is anticipated. Based on the approved Residential Development Criteria, a proffer contribution of \$11,749 (1 x \$11,749) is recommended to offset the impact that new student growth will have on surrounding schools. It is recommended that the proffer contribution funds be directed as follows:

...to be utilized for capital improvements to Fairfax County public schools to address impacts on the school division resulting from [the applicant's development].

It is also recommended proffer payment occur at the time of the site plan or first building permit approval. A proffer contribution at the time of occupancy is not recommended since this does not allow the school system adequate time to use the proffer contribution to offset the impact of new students.

In addition, an "escalation" proffer is recommended. The suggested per student proffer contribution is updated on an annual basis to reflect current market conditions. As a result, an escalation proffer would allow for payment of the school proffer based on the current suggested per student proffer contribution in effect at the time of development. This would better offset the impact that new student yields will have on surrounding schools at the time of development. For your reference, below is an example of an escalation proffer that was included as part of an approved proffer contribution to FCPS.

Adjustment to Contribution Amounts. Following approval of this Application and prior to the Applicant's payment of the amount(s) set forth in this Proffer, if Fairfax County should modify the ratio of students per unit or the amount of contribution per student, the Applicant shall pay the modified contribution amount for that phase of development to reflect the then-current ratio and/or contribution.

Proffer Notification

It is also recommended that the proffer notification be provided to FCPS from the developer when development is likely to occur or when a site plan has been filed with the County. This will allow the school system adequate time to plan for anticipated student growth to ensure classroom availability.

AJH/sm

Attachment: Locator Map

cc: Jane Strauss, School Board Member, Dranesville District
Pat Hynes, Chairman, School Board Member, Hunter Mill District
Patty Reed, School Board Member, Providence District
Ryan McElveen, School Board Member, At-Large
Ilryong Moon, School Board Member, At-Large
Ted Velkoff, School Board Member, At-Large
Jeffrey Platenberg, Assistant Superintendent, Facilities and Transportation Services
Douglas Tyson, Assistant Superintendent, Region 1
Kevin Sneed, Special Projects Administrator, Capital Projects and Planning
Fred Amico, Principal, Langley High School
Arlene Randall, Principal, Cooper Middle School
Sharamaine Williams, Principal, Great Falls Elementary School



County of Fairfax, Virginia

RECEIVED
Department of Planning & Zoning

NOV 04 2015

Zoning Evaluation Division

DATE: November 3, 2015

TO: Bob Katai, Staff Coordinator
Zoning Evaluation Division
Department of Planning and Zoning

FROM: Kevin R. Wastler, EH Supervisor *KRW*
Technical Review and Information Resources Section
Fairfax County Health Department

SUBJECT: Special Exception Application Analysis

REFERENCE: Application No. SE 2015-DR-027 (Mahlon Burnette III and Mary H Burnette)

After reviewing the application, all of the requirements from the Health Department have been satisfied to modify the lot at 631 Walker Rd, Great Falls, VA 22066, actually creating two new lots. Both proposed lots 47A and 47B have an approved area to accommodate an entirely new onsite sewage disposal system and the house that remains has a new 100% reserve area approved. The owner needs to provide a copy of a Record Plat to the Health Department for the modification to be final.

Fairfax County Health Department
Division of Environmental Health
Technical Review and Information Resources
10777 Main Street, Suite 102, Fairfax, VA 22030
Phone: 703-246-2510 TTY: 711 Fax: 703-278-8156
www.fairfaxcounty.gov/hd



APPENDIX 9

RESIDENTIAL DEVELOPMENT CRITERIA

Fairfax County expects new residential development to enhance the community by: fitting into the fabric of the neighborhood, respecting the environment, addressing transportation impacts, addressing impacts on other public facilities, being responsive to our historic heritage, contributing to the provision of affordable housing and, being responsive to the unique site specific considerations of the property. To that end, the following criteria are to be used in evaluating zoning requests for new residential development. The resolution of issues identified during the evaluation of a specific development proposal is critical if the proposal is to receive favorable consideration.

Where the Plan recommends a possible increase in density above the existing zoning of the property, achievement of the requested density will be based, in substantial part, on whether development related issues are satisfactorily addressed as determined by application of these development criteria. Most, if not all, of the criteria will be applicable in every application; however, due to the differing nature of specific development proposals and their impacts, the development criteria need not be equally weighted. If there are extraordinary circumstances, a single criterion or several criteria may be overriding in evaluating the merits of a particular proposal. Use of these criteria as an evaluation tool is not intended to be limiting in regard to review of the application with respect to other guidance found in the Plan or other aspects that the applicant incorporates into the development proposal. Applicants are encouraged to submit the best possible development proposals. In applying the Residential Development Criteria to specific projects and in determining whether a criterion has been satisfied, factors such as the following may be considered:

- the size of the project
- site specific issues that affect the applicant's ability to address in a meaningful way relevant development issues
- whether the proposal is advancing the guidance found in the area plans or other planning and policy goals (e.g. revitalization).

When there has been an identified need or problem, credit toward satisfying the criteria will be awarded based upon whether proposed commitments by the applicant will significantly advance problem resolution. In all cases, the responsibility for demonstrating satisfaction of the criteria rests with the applicant.

1. Site Design:

All rezoning applications for residential development should be characterized by high quality site design. Rezoning proposals for residential development, regardless of the proposed density, will be evaluated based upon the following principles, although not all of the principles may be applicable for all developments.

- a) *Consolidation:* Developments should provide parcel consolidation in conformance with any site specific text and applicable policy recommendations of the Comprehensive Plan. Should the Plan text not specifically address consolidation, the nature and extent of any proposed parcel consolidation should further the integration of the development with adjacent parcels. In any event, the proposed consolidation should not preclude nearby properties from developing as recommended by the Plan.

- b) *Layout*: The layout should:
- provide logical, functional and appropriate relationships among the various parts (e. g. dwelling units, yards, streets, open space, stormwater management facilities, existing vegetation, noise mitigation measures, sidewalks and fences);
 - provide dwelling units that are oriented appropriately to adjacent streets and homes;
 - include usable yard areas within the individual lots that accommodate the future construction of decks, sunrooms, porches, and/or accessory structures in the layout of the lots, and that provide space for landscaping to thrive and for maintenance activities;
 - provide logical and appropriate relationships among the proposed lots including the relationships of yards, the orientation of the dwelling units, and the use of pipestem lots;
 - provide convenient access to transit facilities;
 - Identify all existing utilities and make every effort to identify all proposed utilities and stormwater management outfall areas; encourage utility collocation where feasible.
- c) *Open Space*: Developments should provide usable, accessible, and well-integrated open space. This principle is applicable to all projects where open space is required by the Zoning Ordinance and should be considered, where appropriate, in other circumstances.
- d) *Landscaping*: Developments should provide appropriate landscaping: for example, in parking lots, in open space areas, along streets, in and around stormwater management facilities, and on individual lots.
- e) *Amenities*: Developments should provide amenities such as benches, gazebos, recreational amenities, play areas for children, walls and fences, special paving treatments, street furniture, and lighting.

2. Neighborhood Context:

All rezoning applications for residential development, regardless of the proposed density, should be designed to fit into the community within which the development is to be located. Developments should fit into the fabric of their adjacent neighborhoods, as evidenced by an evaluation of:

- transitions to abutting and adjacent uses;
- lot sizes, particularly along the periphery;
- bulk/mass of the proposed dwelling units;
- setbacks (front, side and rear);
- orientation of the proposed dwelling units to adjacent streets and homes;
- architectural elevations and materials;
- pedestrian, bicycle and vehicular connections to off-site trails, roadways, transit facilities and land uses;
- existing topography and vegetative cover and proposed changes to them as a result of clearing and grading.

It is not expected that developments will be identical to their neighbors, but that the development fit into the fabric of the community. In evaluating this criterion, the individual circumstances of the property will be considered: such as, the nature of existing and planned development surrounding and/or adjacent to the property; whether the property provides a transition between different uses or densities; whether access to an infill development is through an existing neighborhood; or, whether the property is within an area that is planned for redevelopment.

3. Environment:

All rezoning applications for residential development should respect the environment. Rezoning proposals for residential development, regardless of the proposed density, should be consistent with the policies and objectives of the environmental element of the Policy Plan, and will also be evaluated on the following principles, where applicable.

- a) *Preservation:* Developments should conserve natural environmental resources by protecting, enhancing, and/or restoring the habitat value and pollution reduction potential of floodplains, stream valleys, EQCs, RPAs, woodlands, wetlands and other environmentally sensitive areas.
- b) *Slopes and Soils:* The design of developments should take existing topographic conditions and soil characteristics into consideration.
- c) *Water Quality:* Developments should minimize off-site impacts on water quality by commitments to state of the art best management practices for stormwater management and better site design and low impact development (LID) techniques.
- d) *Drainage:* The volume and velocity of stormwater runoff from new development should be managed in order to avoid impacts on downstream properties. Where drainage is a particular concern, the applicant should demonstrate that off-site drainage impacts will be mitigated and that stormwater management facilities are designed and sized appropriately. Adequate drainage outfall should be verified, and the location of drainage outfall (onsite or offsite) should be shown on development plans.
- e) *Noise:* Developments should protect future and current residents and others from the adverse impacts of transportation generated noise.
- f) *Lighting:* Developments should commit to exterior lighting fixtures that minimize neighborhood glare and impacts to the night sky.
- g) *Energy:* Developments should use site design techniques such as solar orientation and landscaping to achieve energy savings, and should be designed to encourage and facilitate walking and bicycling. Energy efficiency measures should be incorporated into building design and construction.

4. Tree Preservation and Tree Cover Requirements:

All rezoning applications for residential development, regardless of the proposed density, should be designed to take advantage of the existing quality tree cover. If quality tree cover exists on site as determined by the county, it is highly desirable that developments meet most or all of their tree cover requirement by preserving and, where feasible and appropriate, transplanting existing trees. Tree cover in excess of ordinance requirements is highly desirable. Proposed utilities, including stormwater management and outfall facilities and

sanitary sewer lines, should be located to avoid conflicts with tree preservation and planting areas. Air quality-sensitive tree preservation and planting efforts (see Objective 1, Policy c in the Environment section of this document) are also encouraged.

5. Transportation:

All rezoning applications for residential development should implement measures to address planned transportation improvements. Applicants should offset their impacts to the transportation network. Accepted techniques should be utilized for analysis of the development's impact on the network. Residential development considered under these criteria will range widely in density and, therefore, will result in differing impacts to the transportation network. Some criteria will have universal applicability while others will apply only under specific circumstances. Regardless of the proposed density, applications will be evaluated based upon the following principles, although not all of the principles may be applicable.

- a) *Transportation Improvements:* Residential development should provide safe and adequate access to the road network, maintain the ability of local streets to safely accommodate traffic, and offset the impact of additional traffic through commitments to the following:
 - Capacity enhancements to nearby arterial and collector streets;
 - Street design features that improve safety and mobility for non-motorized forms of transportation;
 - Signals and other traffic control measures;
 - Development phasing to coincide with identified transportation improvements;
 - Right-of-way dedication;
 - Construction of other improvements beyond ordinance requirements;
 - Monetary contributions for improvements in the vicinity of the development.
- b) *Transit/Transportation Management:* Mass transit usage and other transportation measures to reduce vehicular trips should be encouraged by:
 - Provision of bus shelters;
 - Implementation and/or participation in a shuttle bus service;
 - Participation in programs designed to reduce vehicular trips;
 - Incorporation of transit facilities within the development and integration of transit with adjacent areas;
 - Provision of trails and facilities that increase safety and mobility for non-motorized travel.
- c) *Interconnection of the Street Network:* Vehicular connections between neighborhoods should be provided, as follows:
 - Local streets within the development should be connected with adjacent local streets to improve neighborhood circulation;
 - When appropriate, existing stub streets should be connected to adjoining parcels. If street connections are dedicated but not constructed with development, they should be identified with signage that indicates the street is to be extended;
 - Streets should be designed and constructed to accommodate safe and convenient usage by buses and non-motorized forms of transportation;
 - Traffic calming measures should be implemented where needed to discourage cut-through traffic, increase safety and reduce vehicular speed;

- The number and length of long, single-ended roadways should be minimized;
 - Sufficient access for public safety vehicles should be ensured.
- d) *Streets*: Public streets are preferred. If private streets are proposed in single-family detached developments, the applicant shall demonstrate the benefits for such streets. Applicants should make appropriate design and construction commitments for all private streets so as to minimize maintenance costs which may accrue to future property owners. Furthermore, convenience and safety issues such as parking on private streets should be considered during the review process.
- e) *Non-motorized Facilities*: Non-motorized facilities, such as those listed below, should be provided:
- Connections to transit facilities;
 - Connections between adjoining neighborhoods;
 - Connections to existing non-motorized facilities;
 - Connections to off-site retail/commercial uses, public/community facilities, and natural and recreational areas;
 - An internal non-motorized facility network with pedestrian and natural amenities, particularly those included in the Comprehensive Plan;
 - Offsite non-motorized facilities, particularly those included in the Comprehensive Plan;
 - Driveways to residences should be of adequate length to accommodate passenger vehicles without blocking walkways;
 - Construction of non-motorized facilities on both sides of the street is preferred. If construction on a single side of the street is proposed, the applicant shall demonstrate the public benefit of a limited facility.
- f) *Alternative Street Designs*: Under specific design conditions for individual sites or where existing features such as trees, topography, etc. are important elements, modifications to the public street standards may be considered.

6. Public Facilities:

Residential development impacts public facility systems (i.e., schools, parks, libraries, police, fire and rescue, stormwater management and other publicly owned community facilities). These impacts will be identified and evaluated during the development review process. For schools, a methodology approved by the Board of Supervisors, after input and recommendation by the School Board, will be used as a guideline for determining the impact of additional students generated by the new development.

Given the variety of public facility needs throughout the county, on a case-by-case basis, public facility needs will be evaluated so that local concerns may be addressed.

All rezoning applications for residential development are expected to offset their public facility impact and to first address public facility needs in the vicinity of the proposed development. Impact offset may be accomplished through the dedication of land suitable for the construction of an identified public facility need, the construction of public facilities, the contribution of specified in-kind goods, services or cash earmarked for those uses, and/or monetary contributions to be used toward funding capital improvement projects. Selection of the appropriate offset mechanism should maximize the public benefit of the contribution.

Furthermore, phasing of development may be required to ensure mitigation of impacts.

7. Affordable Housing:

Ensuring an adequate supply of housing for low and moderate income families, those with special accessibility requirements, and those with other special needs is a goal of the county.

Part 8 of Article 2 of the Zoning Ordinance requires the provision of Affordable Dwelling Units (ADUs) in certain circumstances. Criterion #7 is applicable to all rezoning applications and/or portions thereof that are not required to provide any Affordable Dwelling Units, regardless of the planned density range for the site.

- a) *Dedication of Units or Land:* If the applicant elects to fulfill this criterion by providing affordable units that are not otherwise required by the ADU Ordinance: a maximum density of 20% above the upper limit of the Plan range could be achieved if 12.5% of the total number of single-family detached and attached units are provided pursuant to the Affordable Dwelling Unit Program; and, a maximum density of 10% or 20% above the upper limit of the Plan range could be achieved if 6.25% or 12.5%, respectively of the total number of multifamily units are provided to the Affordable Dwelling Unit Program. As an alternative, land, adequate and ready to be developed for an equal number of units may be provided to the Fairfax County Redevelopment and Housing Authority or to such other entity as may be approved by the Board.
- b) *Housing Trust Fund Contributions:* Satisfaction of this criterion may also be achieved by a contribution to the Housing Trust Fund or, as may be approved by the Board, a monetary and/or in-kind contribution to another entity whose mission is to provide affordable housing in Fairfax County, equal to 0.5% of the value of all of the units approved on the property except those that result in the provision of ADUs. This contribution shall be payable prior to the issuance of the first building permit. For for-sale projects, the percentage set forth above is based upon the aggregate sales price of all of the units subject to the contribution, as if all of those units were sold at the time of the issuance of the first building permit, and is estimated through comparable sales of similar type units. For rental projects, the amount of the contribution is based upon the total development cost of the portion of the project subject to the contribution for all elements necessary to bring the project to market, including land, financing, soft costs and construction. The sales price or development cost will be determined by the Department of Housing and Community Development, in consultation with the Applicant and the Department of Public Works and Environmental Services. If this criterion is fulfilled by a contribution as set forth in this paragraph, the density bonus permitted in a) above does not apply.

8. Heritage Resources:

Heritage resources are those sites or structures, including their landscape settings, that exemplify the cultural, architectural, economic, social, political, or historic heritage of the county or its communities. Some of these sites and structures have been 1) listed in, or determined eligible for listing in, the National Register of Historic Places or the Virginia Landmarks Register; 2) determined to be a contributing structure or site within a district so listed or eligible for listing; 3) located within and considered as a contributing structure within a Fairfax County Historic Overlay District; or 4) listed in, or having a reasonable potential as determined by the county, for meeting the criteria for listing in, the Fairfax County Inventory of Historic Sites.

In reviewing rezoning applications for properties on which known or potential heritage resources are located, some or all of the following shall apply:

- a) Protect heritage resources from deterioration or destruction until they can be documented, evaluated, and/or preserved;
- b) Conduct archaeological, architectural, and/or historical research to determine the presence, extent, and significance of heritage resources;
- c) Submit proposals for archaeological work to the county for review and approval and, unless otherwise agreed, conduct such work in accordance with state standards;
- d) Preserve and rehabilitate heritage resources for continued or adaptive use where feasible;
- e) Submit proposals to change the exterior appearance of, relocate, or demolish historic structures to the Fairfax County Architectural Review Board for review and approval;
- f) Document heritage resources to be demolished or relocated;
- g) Design new structures and site improvements, including clearing and grading, to enhance rather than harm heritage resources;
- h) Establish easements that will assure continued preservation of heritage resources with an appropriate entity such as the county's Open Space and Historic Preservation Easement Program; and
- i) Provide a Fairfax County Historical Marker or Virginia Historical Highway Marker on or near the site of a heritage resource, if recommended and approved by the Fairfax County History Commission.

ROLE OF DENSITY RANGES IN AREA PLANS

Density ranges for property planned for residential development, expressed generally in terms of dwelling units per acre, are recommended in the Area Plans and are shown on the Comprehensive Plan Map. Where the Plan text and map differ, the text governs. In defining the density range:

- the "base level" of the range is defined as the lowest density recommended in the Plan range, i.e., 5 dwelling units per acre in the 5-8 dwelling unit per acre range;
- the "high end" of the range is defined as the base level plus 60% of the density range in a particular Plan category, which in the residential density range of 5-8 dwelling units per acre would be considered as 6.8 dwelling units per acre and above; and,
- the upper limit is defined as the maximum density called for in any Plan range, which, in the 5-8 dwelling unit per acre range would be 8 dwelling units per acre.
- In instances where a range is not specified in the Plan, for example where the Plan calls for residential density up to 30 dwelling units per acre, the density cited in the Plan shall be construed to equate to the upper limit of the Plan range, and the base level shall be the upper limit of the next lower Plan range, in this instance, 20 dwelling units per acre.

PART E

3-E00 R-E RESIDENTIAL ESTATE DISTRICT

3-E01 Purpose and Intent

The R-E District is established to promote agricultural uses and low density residential uses; to allow other selected uses which are compatible with the open and rural character of the district; and otherwise to implement the stated purpose and intent of this Ordinance.

3-E02 Permitted Uses

1. Accessory uses and home occupations as permitted by Article 10.
2. Agriculture, as defined in Article 20.
3. Dwellings, single family detached.
4. Privately-owned dwellings for seasonal occupancy, not designed or used for permanent occupancy, such as summer homes and cottages, hunting and fishing lodges and cabins.
5. Public uses.

3-E03 Special Permit Uses

For specific Group uses, regulations and standards, refer to Article 8.

1. Group 2 - Interment Uses.
2. Group 3 - Institutional Uses.
3. Group 4 - Community Uses.
4. Group 5 - Commercial Recreation Uses, limited to:
 - A. Commercial swimming pools, tennis courts and similar courts
5. Group 6 - Outdoor Recreational Uses.
6. Group 7 - Older Structures.
7. Group 8 - Temporary Uses, limited to:
 - A. Carnival, circus, festival, fair, horse show, dog show, steeplechase, music festival, turkey shoot, sale of Christmas trees or other seasonal commodities and other similar activities
 - B. Construction material yards accessory to a construction project
 - C. Contractors' offices and equipment sheds to include trailers accessory and adjacent to an active construction project
 - D. Subdivision and apartment sales and rental offices
 - E. Temporary dwellings or mobile homes
 - F. Temporary farmers' markets
 - G. Temporary mobile and land based telecommunications testing facility
 - H. Temporary portable storage containers
8. Group 9 - Uses Requiring Special Regulation, limited to:
 - A. Barbershops or beauty parlors as a home occupation
 - B. Home professional offices
 - C. Sawmilling of timber
 - D. Veterinary hospitals
 - E. Accessory dwelling units

3-E04 Special Exception Uses

For specific Category uses, regulations and standards, refer to Article 9.

1. Category 1 - Light Public Utility Uses.
2. Category 2 - Heavy Public Utility Uses, limited to:
 - A. Electrical generating plants and facilities
 - B. Landfills
 - C. Water purification facilities
3. Category 3 - Quasi-Public Uses, limited to:
 - A. Alternate uses of public facilities
 - B. Child care centers and nursery schools
 - C. Churches, chapels, temples, synagogues and other such places of worship with a child care center, nursery school or private school of general or special education
 - D. Colleges, universities
 - E. Congregate living facilities
 - F. Cultural centers, museums and similar facilities
 - G. Dormitories, fraternity/sorority houses, rooming/boarding houses, or other residence halls
 - H. Independent living facilities
 - I. Medical care facilities
 - J. Private clubs and public benefit associations
 - K. Private schools of general education
 - L. Private schools of special education
 - M. Quasi-public parks, playgrounds, athletic fields and related facilities
4. Category 4 - Transportation Facilities.
5. Category 5 - Commercial and Industrial Uses of Special Impact, limited to:
 - A. Baseball hitting and archery ranges, outdoor
 - B. Bed and breakfasts
 - C. Commercial off-street parking in Metro Station areas as a temporary use
 - D. Establishments for scientific research and development
 - E. Funeral chapels
 - F. Golf courses, country clubs
 - G. Golf driving ranges
 - H. Kennels, animal shelters
 - I. Marinas, docks and boating facilities, commercial
 - J. Miniature golf courses ancillary to golf driving ranges
 - K. Offices
 - L. Plant nurseries
 - M. Veterinary hospitals, but only ancillary to kennels
6. Category 6 – Miscellaneous Provisions Requiring Board of Supervisors’ Approval:
Refer to Article 9, Special Exceptions, Part 6, Miscellaneous Provisions Requiring Board of Supervisors’ Approval, for provisions which may qualify or supplement these district regulations.

3-E05 Use Limitations

APPENDIX 8

1. No sale of goods or products shall be permitted, except as accessory and incidental to a permitted, special permit or special exception use.
2. All uses shall comply with the performance standards set forth in Article 14.
3. Cluster subdivisions may be permitted in accordance with the provisions of Sect. 9-615.

3-E06 Lot Size Requirements

1. Minimum district size for cluster subdivisions: 20 acres
2. Average lot area: No Requirement
3. Minimum lot area
 - A. Conventional subdivision lot: 75,000 sq. ft.
 - B. Cluster subdivision lot: 52,000 sq. ft.
4. Minimum lot width
 - A. Conventional subdivision lot:
 - (1) Interior lot - 200 feet
 - (2) Corner lot - 225 feet
 - B. Cluster subdivision lot:
 - (1) Interior lot - No Requirement
 - (2) Corner lot - 175 feet

3-E07 Bulk Regulations

1. Maximum building height
 - A. Single family dwellings: 35 feet
 - B. All other structures: 60 feet
2. Minimum yard requirements
 - A. Single family dwellings
 - (1) Conventional subdivision lot
 - (a) Front yard: 50 feet
 - (b) Side yard: 20 feet
 - (c) Rear yard: 25 feet
 - (2) Cluster subdivision lot
 - (a) Front yard: 30 feet
 - (b) Side yard: 15 feet, but a total minimum of 40 feet
 - (c) Rear yard: 25 feet
 - B. All other structures
 - (1) Front yard: Controlled by a 55° angle of bulk plane, but not less than 50 feet
 - (2) Side yard: Controlled by a 45° angle of bulk plane, but not less than 20 feet
 - (3) Rear yard: Controlled by a 45° angle of bulk plane, but not less than 25 feet
3. Maximum floor area ratio:
 - A. 0.15 for uses other than residential or public
 - B. 0.20 for public uses

3-E08 Maximum Density

1. Conventional subdivisions: One (1) dwelling unit per two (2) acres, or 0.5 dwelling unit per acre.

APPENDIX 8

2. Cluster subdivisions: 0.55 dwelling unit per acre for cluster subdivisions approved by special exception, and 0.50 dwelling unit per acre for cluster subdivisions that are the result of a proffered rezoning from a district that allows a permitted maximum density of less than one (1) dwelling unit per two (2) acres.

3-E09 Open Space

In subdivisions approved for cluster development, 30% of the gross area shall be open space.

3-E10 Additional Regulations

1. Refer to Article 2, General Regulations, for provisions which may qualify or supplement the regulations presented above, including the shape factor limitations contained in Sect. 2-401. The shape factor limitations may be modified by the Board in accordance with the provisions of Sect. 9-626.
2. Refer to Article 11 for off-street parking, loading and private street requirements.
3. Refer to Article 12 for regulations on signs.
4. Refer to Article 13 for landscaping and screening requirements.
5. Refer to Article 17 for uses and developments which are subject to site plan provisions.

GLOSSARY

This Glossary is provided to assist the public in understanding the staff evaluation and analysis of development proposals. It should not be construed as representing legal definitions. Refer to the Fairfax County Zoning Ordinance, Comprehensive Plan or Public Facilities Manual for additional information.

ABANDONMENT: Refers to road or street abandonment, an action taken by the Board of Supervisors, usually through the public hearing process, to abolish the public's right-of-passage over a road or road right-of way. Upon abandonment, the right-of-way automatically reverts to the underlying fee owners. If the fee to the owner is unknown, Virginia law presumes that fee to the roadbed rests with the adjacent property owners if there is no evidence to the contrary.

ACCESSORY DWELLING UNIT (OR APARTMENT): A secondary dwelling unit established in conjunction with and clearly subordinate to a single family detached dwelling unit. An accessory dwelling unit may be allowed if a special permit is granted by the Board of Zoning Appeals (BZA). Refer to Sect. 8-918 of the Zoning Ordinance.

AFFORDABLE DWELLING UNIT (ADU) DEVELOPMENT: Residential development to assist in the provision of affordable housing for persons of low and moderate income in accordance with the affordable dwelling unit program and in accordance with Zoning Ordinance regulations. Residential development which provides affordable dwelling units may result in a density bonus (see below) permitting the construction of additional housing units. See Part 8 of Article 2 of the Zoning Ordinance.

AGRICULTURAL AND FORESTAL DISTRICTS: A land use classification created under Chapter 114 or 115 of the Fairfax County Code for the purpose of qualifying landowners who wish to retain their property for agricultural or forestal use for use/value taxation pursuant to Chapter 58 of the Fairfax County Code.

BARRIER: A wall, fence, earthen berm, or plant materials which may be used to provide a physical separation between land uses. Refer to Article 13 of the Zoning Ordinance for specific barrier requirements.

BEST MANAGEMENT PRACTICES (BMPs): Stormwater management techniques or land use practices that are determined to be the most effective, practicable means of preventing and/or reducing the amount of pollution generated by nonpoint sources in order to improve water quality.

BUFFER: Graduated mix of land uses, building heights or intensities designed to mitigate potential conflicts between different types or intensities of land uses; may also provide for a transition between uses. A landscaped buffer may be an area of open, undeveloped land and may include a combination of fences, walls, berms, open space and/or landscape plantings. A buffer is not necessarily coincident with transitional screening.

CHESAPEAKE BAY PRESERVATION ORDINANCE: Regulations which the State has mandated must be adopted to protect the Chesapeake Bay and its tributaries. These regulations must be incorporated into the comprehensive plans, zoning ordinances and subdivision ordinances of the affected localities. Refer to Chesapeake Bay Preservation Act, Va. Code Section 10.1-2100 et seq and VR 173-02-01, Chesapeake Bay Preservation Area Designation and Management Regulations.

CLUSTER DEVELOPMENT: Residential development in which the lots are clustered on a portion of a site so that significant environmental/historical/cultural resources may be preserved or recreational amenities provided. While smaller lot sizes are permitted in a cluster subdivision to preserve open space, the overall density cannot exceed that permitted by the applicable zoning district. See Sect. 2-421 and Sect. 9-615 of the Zoning Ordinance.

COUNTY 2232 REVIEW PROCESS: A public hearing process pursuant to Sect. 15.2-2232 (Formerly Sect. 15.1-456) of the Virginia Code which is used to determine if a proposed public facility not shown on the adopted Comprehensive Plan is in substantial accord with the plan. Specifically, this process is used to determine if the general or approximate location, character and extent of a proposed facility is in substantial accord with the Plan.

dBA: The momentary magnitude of sound weighted to approximate the sensitivity of the human ear to certain frequencies; the dBA value describes a sound at a given instant, a maximum sound level or a steady state value. See also Ldn.

DENSITY: Number of dwelling units (du) divided by the gross acreage (ac) of a site being developed in residential use; or, the number of dwelling units per acre (du/ac) except in the PRC District when density refers to the number of persons per acre.

DENSITY BONUS: An increase in the density otherwise allowed in a given zoning district which may be granted under specific provisions of the Zoning Ordinance when a developer provides excess open space, recreation facilities, or affordable dwelling units (ADUs), etc.

DEVELOPMENT CONDITIONS: Terms or conditions imposed on a development by the Board of Supervisors (BOS) or the Board of Zoning Appeals (BZA) in connection with approval of a special exception, special permit or variance application or rezoning application in a "P" district. Conditions may be imposed to mitigate adverse impacts associated with a development as well as secure compliance with the Zoning Ordinance and/or conformance with the Comprehensive Plan. For example, development conditions may regulate hours of operation, number of employees, height of buildings, and intensity of development.

DEVELOPMENT PLAN: A graphic representation which depicts the nature and character of the development proposed for a specific land area: information such as topography, location and size of proposed structures, location of streets trails, utilities, and storm drainage are generally included on a development plan. A development plan is a submission requirement for rezoning to the PRC District. A **GENERALIZED DEVELOPMENT PLAN (GDP)** is a submission requirement for a rezoning application for all conventional zoning districts other than a P District. A development plan submitted in connection with a special exception (SE) or special permit (SP) is generally referred to as an SE or SP plat. A **CONCEPTUAL DEVELOPMENT PLAN (CDP)** is a submission requirement when filing a rezoning application for a P District other than the PRC District; a CDP characterizes in a general way the planned development of the site. A **FINAL DEVELOPMENT PLAN (FDP)** is a submission requirement following the approval of a conceptual development plan and rezoning application for a P District other than the PRC District; an FDP further details the planned development of the site. See Article 16 of the Zoning Ordinance.

EASEMENT: A right to or interest in property owned by another for a specific and limited purpose. Examples: access easement, utility easement, construction easement, etc. Easements may be for public or private purposes.

ENVIRONMENTAL QUALITY CORRIDORS (EQCs): An open space system designed to link and preserve natural resource areas, provide passive recreation and protect wildlife habitat. The system includes stream valleys, steep slopes and wetlands. For a complete definition of EQCs, refer to the Environmental section of the Policy Plan for Fairfax County contained in Vol. 1 of the Comprehensive Plan.

ERODIBLE SOILS: Soils that wash away easily, especially under conditions where stormwater runoff is inadequately controlled. Silt and sediment are washed into nearby streams, thereby degrading water quality.

FLOODPLAIN: Those land areas in and adjacent to streams and watercourses subject to periodic flooding; usually associated with environmental quality corridors. The 100 year floodplain drains 70 acres or more of land and has a one percent chance of flood occurrence in any given year.

FLOOR AREA RATIO (FAR): An expression of the amount of development intensity (typically, non-residential uses) on a specific parcel of land. FAR is determined by dividing the total square footage of gross floor area of buildings on a site by the total square footage of the site itself.

FUNCTIONAL CLASSIFICATION: A system for classifying roads in terms of the character of service that individual facilities are providing or are intended to provide, ranging from travel mobility to land access. Roadway system functional classification elements include Freeways or Expressways which are limited access highways, Other Principal (or Major) Arterials, Minor Arterials, Collector Streets, and Local Streets. Principal arterials are designed to accommodate travel; access to adjacent properties is discouraged. Minor arterials are designed to serve both through traffic and local trips. Collector roads and streets link local streets and properties with the arterial network. Local streets provide access to adjacent properties.

GEOTECHNICAL REVIEW: An engineering study of the geology and soils of a site which is submitted to determine the suitability of a site for development and recommends construction techniques designed to overcome development on problem soils, e.g., marine clay soils.

HYDROCARBON RUNOFF: Petroleum products, such as motor oil, gasoline or transmission fluid deposited by motor vehicles which are carried into the local storm sewer system with the stormwater runoff, and ultimately, into receiving streams; a major source of non-point source pollution. An oil-grit separator is a common hydrocarbon runoff reduction method.

IMPERVIOUS SURFACE: Any land area covered by buildings or paved with a hard surface such that water cannot seep through the surface into the ground.

INFILL: Development on vacant or underutilized sites within an area which is already mostly developed in an established development pattern or neighborhood.

INTENSITY: The magnitude of development usually measured in such terms as density, floor area ratio, building height, percentage of impervious surface, traffic generation, etc. Intensity is also based on a comparison of the development proposal against environmental constraints or other conditions which determine the carrying capacity of a specific land area to accommodate development without adverse impacts.

Ldn: Day night average sound level. It is the twenty-four hour average sound level expressed in A-weighted decibels; the measurement assigns a "penalty" to night time noise to account for night time sensitivity. Ldn represents the total noise environment which varies over time and correlates with the effects of noise on the public health, safety and welfare.

LEVEL OF SERVICE (LOS): An estimate of the effectiveness of a roadway to carry traffic, usually under anticipated peak traffic conditions. Level of Service efficiency is generally characterized by the letters A through F, with LOS-A describing free flow traffic conditions and LOS-F describing jammed or grid-lock conditions.

MARINE CLAY SOILS: Soils that occur in widespread areas of the County generally east of Interstate 95. Because of the abundance of shrink-swell clays in these soils, they tend to be highly unstable. Many areas of slope failure are evident on natural slopes. Construction on these soils may initiate or accelerate slope movement or slope failure. The shrink-swell soils can cause movement in structures, even in areas of flat topography, from dry to wet seasons resulting in cracked foundations, etc. Also known as slippage soils.

OPEN SPACE: That portion of a site which generally is not covered by buildings, streets, or parking areas. Open space is intended to provide light and air; open space may function as a buffer between land uses or for scenic, environmental, or recreational purposes.

OPEN SPACE EASEMENT: An easement usually granted to the Board of Supervisors which preserves a tract of land in open space for some public benefit in perpetuity or for a specified period of time. Open space easements may be accepted by the Board of Supervisors, upon request of the land owner, after evaluation under criteria established by the Board. See Open Space Land Act, Code of Virginia, Sections 10.1-1700, et seq.

P DISTRICT: A "P" district refers to land that is planned and/or developed as a Planned Development Housing (PDH) District, a Planned Development Commercial (PDC) District or a Planned Residential Community (PRC) District. The PDH, PDC and PRC Zoning Districts are established to encourage innovative and creative design for land development; to provide ample and efficient use of open space; to promote a balance in the mix of land uses, housing types, and intensity of development; and to allow maximum flexibility in order to achieve excellence in physical, social and economic planning and development of a site. Refer to Articles 6 and 16 of the Zoning Ordinance.

PROFFER: A written condition, which, when offered voluntarily by a property owner and accepted by the Board of Supervisors in a rezoning action, becomes a legally binding condition which is in addition to the zoning district regulations applicable to a specific property. Proffers are submitted and signed by an owner prior to the Board of Supervisors public hearing on a rezoning application and run with the land. Once accepted by the Board, proffers may be modified only by a proffered condition amendment (PCA) application or other zoning action of the Board and the hearing process required for a rezoning application applies. See Sect. 15.2-2303 (formerly 15.1-491) of the Code of Virginia.

PUBLIC FACILITIES MANUAL (PFM): A technical text approved by the Board of Supervisors containing guidelines and standards which govern the design and construction of site improvements incorporating applicable Federal, State and County Codes, specific standards of the Virginia Department of Transportation and the County's Department of Public Works and Environmental Services.

RESOURCE MANAGEMENT AREA (RMA): That component of the Chesapeake Bay Preservation Area comprised of lands that, if improperly used or developed, have a potential for causing significant water quality degradation or for diminishing the functional value of the Resource Protection Area. See Fairfax County Code, Ch. 118, Chesapeake Bay Preservation Ordinance.

RESOURCE PROTECTION AREA (RPA): That component of the Chesapeake Bay Preservation Area comprised of lands at or near the shoreline or water's edge that have an intrinsic water quality value due to the ecological and biological processes they perform or are sensitive to impacts which may result in significant degradation of the quality of state waters. In their natural condition, these lands provide for the removal, reduction or assimilation of sediments from runoff entering the Bay and its tributaries, and minimize the adverse effects of human activities on state waters and aquatic resources. New development is generally discouraged in an RPA. See Fairfax County Code, Ch. 118, Chesapeake Bay Preservation Ordinance.

SITE PLAN: A detailed engineering plan, to scale, depicting the development of a parcel of land and containing all information required by Article 17 of the Zoning Ordinance. Generally, submission of a site plan to DPWES for review and approval is required for all residential, commercial and industrial development except for development of single family detached dwellings. The site plan is required to assure that development complies with the Zoning Ordinance.

SPECIAL EXCEPTION (SE) / SPECIAL PERMIT (SP): Uses, which by their nature, can have an undue impact upon or can be incompatible with other land uses and therefore need a site specific review. After review, such uses may be allowed to locate within given designated zoning districts if appropriate and only under special controls, limitations, and regulations. A special exception is subject to public hearings by the Planning Commission and Board of Supervisors with approval by the Board of Supervisors; a special permit requires a public hearing and approval by the Board of Zoning Appeals. Unlike proffers which are voluntary, the Board of Supervisors or BZA may impose reasonable conditions to assure, for example, compatibility and safety. See Article 8, Special Permits and Article 9, Special Exceptions, of the Zoning Ordinance.

STORMWATER MANAGEMENT: Engineering practices that are incorporated into the design of a development in order to mitigate or abate adverse water quantity and water quality impacts resulting from development. Stormwater management systems are designed to slow down or retain runoff to re-create, as nearly as possible, the pre-development flow conditions.

SUBDIVISION PLAT: The engineering plan for a subdivision of land submitted to DPWES for review and approved pursuant to Chapter 101 of the County Code.

TRANSPORTATION DEMAND MANAGEMENT (TDM): Actions taken to reduce single occupant vehicle automobile trips or actions taken to manage or reduce overall transportation demand in a particular area.

TRANSPORTATION SYSTEM MANAGEMENT (TSM) PROGRAMS: This term is used to describe a full spectrum of actions that may be applied to improve the overall efficiency of the transportation network. TSM programs usually consist of low-cost alternatives to major capital expenditures, and may include parking management measures, ridesharing programs, flexible or staggered work hours, transit promotion or operational improvements to the existing roadway system. TSM includes Transportation Demand Management (TDM) measures as well as H.O.V. use and other strategies associated with the operation of the street and transit systems.

URBAN DESIGN: An aspect of urban or suburban planning that focuses on creating a desirable environment in which to live, work and play. A well-designed urban or suburban environment demonstrates the four generally accepted principles of design: clearly identifiable function for the area; easily understood order; distinctive identity; and visual appeal.

VACATION: Refers to vacation of street or road as an action taken by the Board of Supervisors in order to abolish the public's right-of-passage over a road or road right-of-way dedicated by a plat of subdivision. Upon vacation, title to the road right-of-way transfers by operation of law to the owner(s) of the adjacent properties within the subdivision from whence the road/road right-of-way originated.

VARIANCE: An application to the Board of Zoning Appeals which seeks relief from a specific zoning regulation such as lot width, building height, or minimum yard requirements, among others. A variance may only be granted by the Board of Zoning Appeals through the public hearing process and upon a finding by the BZA that the variance application meets the required Standards for a Variance set forth in Sect. 18-404 of the Zoning Ordinance.

WETLANDS: Land characterized by wetness for a portion of the growing season. Wetlands are generally delineated on the basis of physical characteristics such as soil properties indicative of wetness, the presence of vegetation with an affinity for water, and the presence or evidence of surface wetness or soil saturation. Wetland environments provide water quality improvement benefits and are ecologically valuable. Development activity in wetlands is subject to permitting processes administered by the U.S. Army Corps of Engineers

TIDAL WETLANDS: Vegetated and nonvegetated wetlands as defined in Chapter 116 Wetlands Ordinance of the Fairfax County Code: includes tidal shores and tidally influenced embayments, creeks, and tributaries to the Occoquan and Potomac Rivers. Development activity in tidal wetlands may require approval from the Fairfax County Wetlands Board.

Abbreviations Commonly Used in Staff Reports

A&F	Agricultural & Forestal District	PDH	Planned Development Housing
ADU	Affordable Dwelling Unit	PFM	Public Facilities Manual
ARB	Architectural Review Board	PRC	Planned Residential Community
BMP	Best Management Practices	RC	Residential-Conservation
BOS	Board of Supervisors	RE	Residential Estate
BZA	Board of Zoning Appeals	RMA	Resource Management Area
COG	Council of Governments	RPA	Resource Protection Area
CBC	Community Business Center	RUP	Residential Use Permit
CDP	Conceptual Development Plan	RZ	Rezoning
CRD	Commercial Revitalization District	SE	Special Exception
DOT	Department of Transportation	SEA	Special Exception Amendment
DP	Development Plan	SP	Special Permit
DPWES	Department of Public Works and Environmental Services	TDM	Transportation Demand Management
DPZ	Department of Planning and Zoning	TMA	Transportation Management Association
DU/AC	Dwelling Units Per Acre	TSA	Transit Station Area
EQC	Environmental Quality Corridor	TSM	Transportation System Management
FAR	Floor Area Ratio	UP & DD	Utilities Planning and Design Division, DPWES
FDP	Final Development Plan	VC	Variance
GDP	Generalized Development Plan	VDOT	Virginia Dept. of Transportation
GFA	Gross Floor Area	VPD	Vehicles Per Day
HC	Highway Corridor Overlay District	VPH	Vehicles per Hour
HCD	Housing and Community Development	WMATA	Washington Metropolitan Area Transit Authority
LOS	Level of Service	WS	Water Supply Protection Overlay District
Non-RUP	Non-Residential Use Permit	ZAD	Zoning Administration Division, DPZ
OSDS	Office of Site Development Services, DPWES	ZED	Zoning Evaluation Division, DPZ
PCA	Proffered Condition Amendment	ZPRB	Zoning Permit Review Branch
PD	Planning Division		
PDC	Planned Development Commercial		