



APPLICATION ACCEPTED: May 11, 2016
PLANNING COMMISSION: November 30, 2016 @ 8:15 p.m.
BOARD OF SUPERVISORS: TBD

County of Fairfax, Virginia

November 16, 2016

STAFF REPORT

SE 2016-DR-011

DRANESVILLE DISTRICT



APPLICANT: H&M of Virginia, LLC

ZONING: R-2

PARCEL: 40-1 ((1)) 12

LOCATION: 7072 Idylwood Rd., Falls Church, 22043

SITE AREA: 1.266 acres

PLAN MAP: Residential, 2 – 3 du/ac

PROPOSAL: To permit a modification of the minimum lot width requirement of 100 feet in the R-2 District to permit a minimum lot width of 40 feet for proposed Lot 2.

STAFF RECOMMENDATIONS:

Staff recommends approval of SE 2016-DR-011, subject to the proposed development conditions contained in Appendix 1.

It should be noted that it is not the intent of the staff to recommend that the Board, in adopting any conditions proffered by the owner, 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

Casey Gresham

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/



recommendation of staff; it does not reflect the position of the Board of Supervisors.

The approval of this application does not interfere with, abrogate or annul any easements, 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.



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

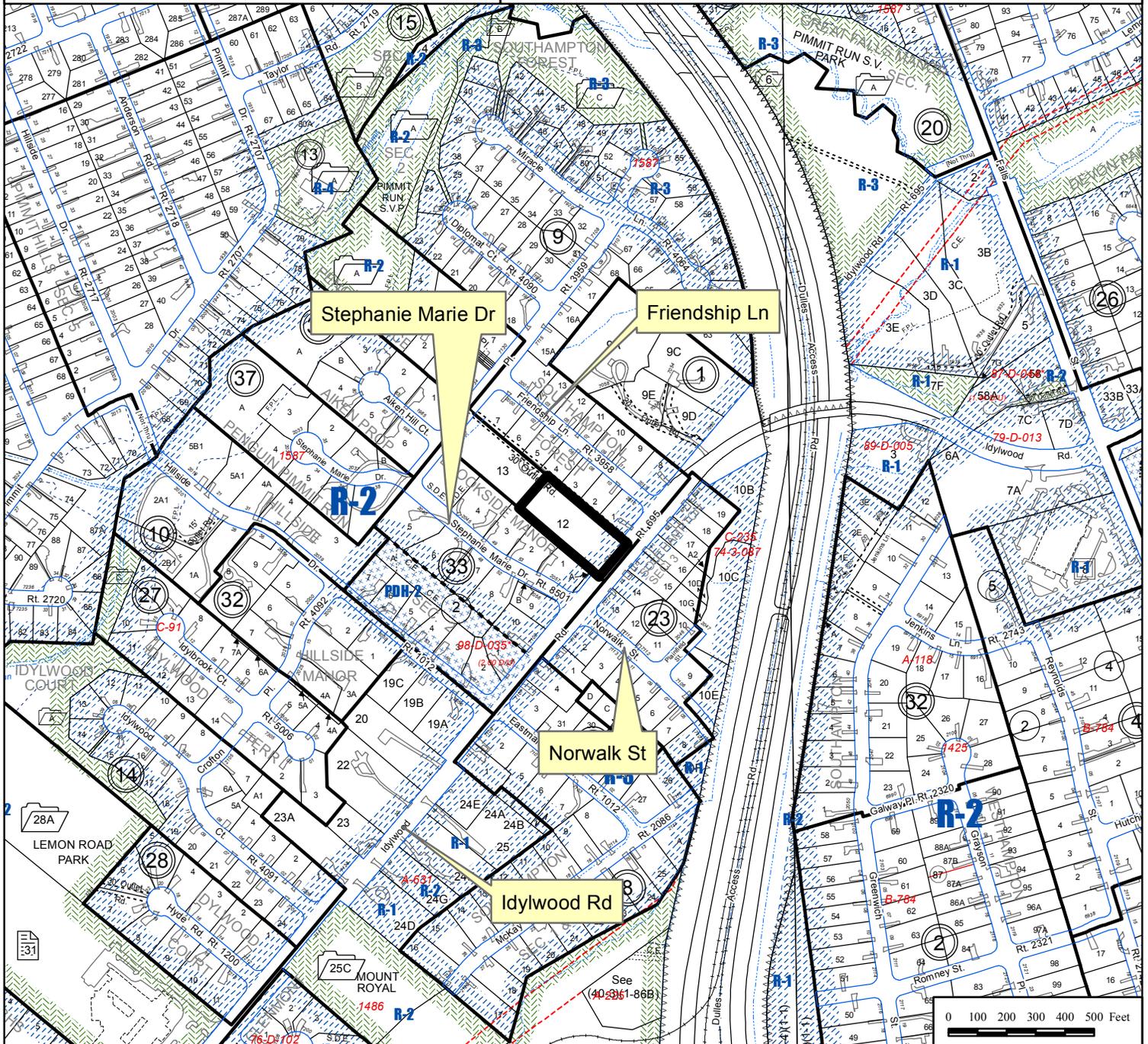
SE 2016-DR-011

Applicant:
Accepted:
Proposed:

H&M OF VIRGINIA, LLC
05/11/2016
MODIFICATION TO THE MINIMUM LOT WIDTH REQUIREMENTS



Area: 1.27 AC OF LAND; DISTRICT - DRANESVILLE
Zoning Dist Sect: 09-0610
Located: 7072 IDYLWOOD ROAD, FALLS CHURCH, VA 22043
Zoning: R-2
Plan Area: 2,
Overlay Dist:
Map Ref Num: 040-1- /01/ /0012

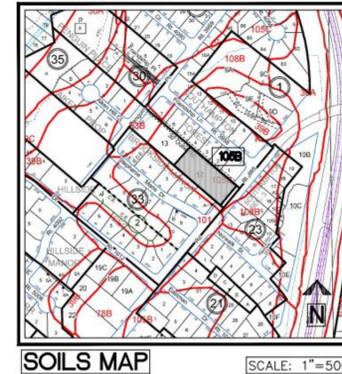
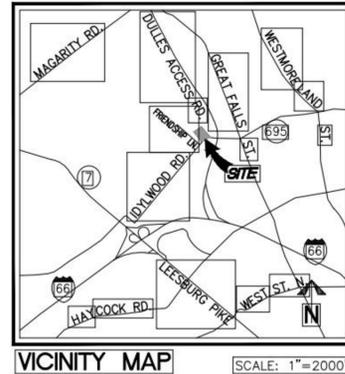


7072 IDYLWOOD ROAD

DRANESVILLE DISTRICT, FAIRFAX COUNTY SPECIAL EXCEPTION PLAT

NOTES

- OWNER:
H&M OF VIRGINIA LLC,
1776 OLD MEADOW ROAD
MCLEAN, VA 22102
- THE PROPERTY SHOWN ON THIS PLAN IS IDENTIFIED ON THE FAIRFAX COUNTY ZONING MAP AS 040-1-01-0012 AND TOTALS APPROXIMATELY 55,176 SF OR 1.2666 AC.
- THE SITE IS CURRENTLY ZONED R-2, RESIDENTIAL DISTRICT. A SPECIAL EXCEPTION IS REQUESTED FOR A REDUCTION IN MINIMUM LOT WIDTH.
- THE BOUNDARY AND TOPOGRAPHIC INFORMATION HAVE BEEN TAKEN FROM A FIELD RUN SURVEY PREPARED BY WALTER L. PHILLIPS, INC IN 2003. CONTOUR INTERVAL IS TWO (2) FEET.
- IT IS ANTICIPATED THAT DEVELOPMENT OF THIS PROJECT WILL OCCUR IMMEDIATELY FOLLOWING COUNTY APPROVAL.
- THERE ARE NO SPECIAL AMENITIES PROPOSED WITH THIS DEVELOPMENT.
- THE SITE IS NOT CURRENTLY SERVED BY PUBLIC WATER AND SEWER, BUT WILL BE SERVED BY PUBLIC WATER AND SEWER.
- THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP FOR FAIRFAX COUNTY, VIRGINIA, COMMUNITY-PANEL NUMBERS 51059C0165E, EFFECTIVE DATE SEPTEMBER 17, 2010, DESIGNATES THE PROPERTY AS BEING IN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. NO RESOURCE PROTECTION AREA OR ENVIRONMENTAL QUALITY AREAS EXIST ON THE PROPERTY.
- TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO GRAVES LOCATED ON THE SITE.
- TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO UTILITY EASEMENTS HAVING A WIDTH OF 25 FEET OR MORE ON THE PROPERTY.
- THIS PROPOSED DEVELOPMENT COMPLIES WITH THE CURRENT COMPREHENSIVE PLAN RECOMMENDATION. THE REQUIRED MAJOR PAVED TRAIL HAS BEEN PROPOSED WITHIN THIS APPLICATION.
- THERE ARE NO SCENIC ASSETS OR NATURAL FEATURES ON THIS PROPERTY DESERVING OF PROTECTION AND/OR PRESERVATION.
- THE PROPOSED APPLICATION CONFORMS TO THE PROVISIONS OF ALL APPLICABLE ORDINANCES, REGULATIONS, AND ADOPTED STANDARDS, EXCEPT FOR A WAIVER OF THE MAJOR PAVED TRAIL REQUIREMENT WILL BE REQUIRED.
- ALL EXISTING STRUCTURES ONSITE ARE TO BE REMOVED.
- ALL SIGNAGE WILL CONFORM WITH ARTICLE 12 OF THE ZONING ORDINANCE.



ZONING TABULATION

EXISTING ZONE: R-2, RESIDENTIAL DISTRICT, 2 DU/AC		
SITE AREA: ±55,176 SF OR ±1.2667 AC		
	REQUIRED	PROVIDED
MINIMUM LOT AREA	15,000 SF	±20,606 SF
MINIMUM LOT WIDTH	100 FT	±112 FT; ±40 FT
MAXIMUM BUILDING HEIGHT	35 FT	±35 FT
MINIMUM YARD REQUIREMENTS:		
FRONT	35 FT	±38 FT
SIDE	15 FT	±29 FT
REAR	25 FT	±43 FT
MAXIMUM DENSITY	2 DU/AC	1.58 DU/AC
MINIMUM OPEN SPACE	NONE	N/A
MINIMUM PARKING REQUIREMENT	2 SPACES/HOME	MIN. 2 SPACES PER HOME PROVIDED WITHIN GARAGE AND DRIVEWAY

SOIL DATA

SOIL ID NUMBERS	SOIL SERIES NAME	FOUNDATION SUPPORT	SOIL DRAINAGE	EROSION POTENTIAL	PROBLEM CLASS
105B1	WHEATON - GLENELG COMPLEX	(GOOD)	(GOOD)	(HIGH)	(VBI)

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. 8-011 2J & 2L)	Special Exceptions (Sect. 9-011 2J & 2L)
Cluster Subdivision (Sect. 9-615 1G & 1N)	Commercial Revitalization Districts (Sect. 9-622 2A (12) & (14))
Development Plans PRC District (Sect. 16-302 3 & 4L)	PRC Plan (Sect. 16-303 1E & 1 O)
FDP P Districts (Sect. 16-502 1A (6) & (17))	Amendments (Sect. 18-202 10F & 10I)

- Plat is at a minimum scale of 1"=50' (Unless it is depicted on one sheet with a minimum scale of 1"=100')
- 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 outlet protection, pond spillways, access roads, site outfalls, energy dissipation devices, and stream stabilization measures as shown on Sheet(s) P-0501.
If infiltration is proposed the soils should be tested for suitability prior to submission of the development plan and results of the infiltration test provided as part of the description of the facility.
- Provide:

Facility Name/ Type & No. (E.g. bioretention basin, underground, etc.)	On-site area served (acres)	Off-site area served (acres)	Drainage area (acres)	Footprint area (sf)	Storage volume (cf)	If pond, dam height (ft.)
BIORETENTION #1	0.23 AC	—	0.23 AC	500 SF	1,250 CF	—
BIORETENTION #2	0.36 AC	—	0.36 AC	550 SF	1,375 CF	—
- Onsite drainage channels, outfalls and pipe systems are shown on Sheet(s) P-0501. Pond inlet and outlet pipe systems are shown on Sheet(s) N/A.
- Maintenance access (road) to stormwater management facility(ies) are shown on Sheet(s) N/A.
Type of maintenance access road surface noted on the plat is N/A (asphalt, geoblock, gravel, etc.)
- Landscaping and tree preservation in and near the stormwater management facility is shown on Sheet(s) P-0401.
- 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) P-0501.
- A description of existing conditions of each numbered site outfall extended downstream from the site to a point which is at least 100 times the site area or which has a drainage area of at least one square mile (640 acres) is provided on Sheet(s) P-0501. If the outfall is proposed to be improved off-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) P-0501.
- 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) P-0101, P-0201, P-0301.
- A submission waiver is required for N/A.
- Stormwater management is not required because N/A.

SHEET INDEX

P-0101	COVER SHEET
P-0201	EXISTING CONDITIONS AND EXISTING VEGETATION MAP
P-0301	SPECIAL EXCEPTION PLAT
P-0401	CONCEPTUAL LANDSCAPE PLAN
P-0501	PRELIMINARY STORMWATER MANAGEMENT PLAN
P-0502	PRELIMINARY STORMWATER MANAGEMENT PLAN

COVER SHEET

7072 IDYLWOOD ROAD
DRANESVILLE DISTRICT
FAIRFAX COUNTY, VIRGINIA



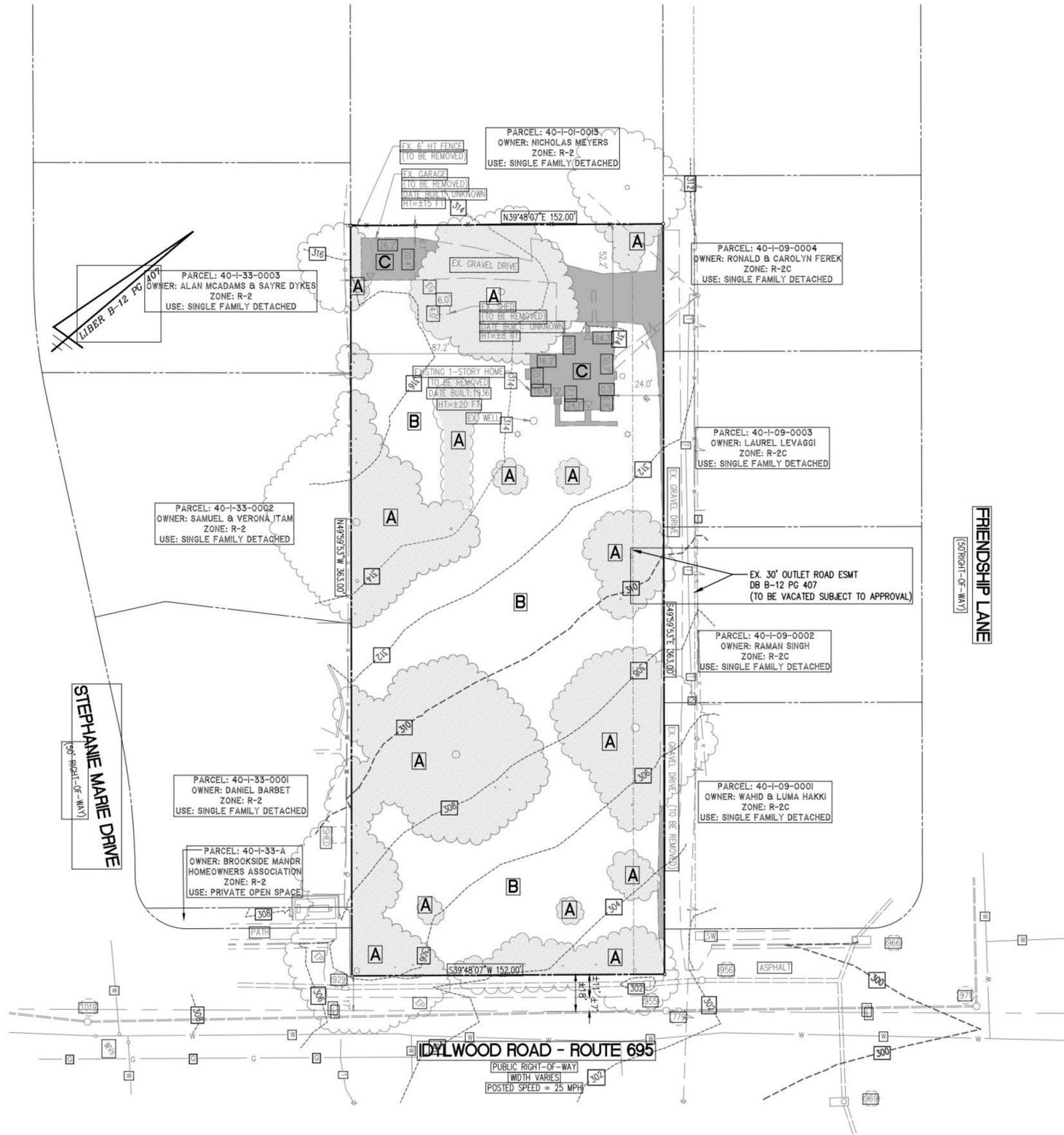
WALTER L. PHILLIPS
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DATE: 5/6/2016; REV: 7/28/2016; 9/2/2016; 10/11/2016
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EXISTING VEGETATION MAP INFORMATION

KEY	COVER TYPE	PRIMARY SPECIES	SUCCESSIONAL STAGE	CONDITION	ACREAGE
A	LANDSCAPE TREE CANOPY	DOGWOOD, MAPLE, OAK, PINE, POPLAR	EARLY-MID	FAIR	±25,240 SF OR ±0.58 AC.
B	MAINTAINED GRASSLANDS	N/A	N/A	N/A	±26,536 SF OR ±0.61 AC.
C	DEVELOPED LAND	N/A	N/A	N/A	±3,400 SF OR ±0.08 AC.
TOTAL SITE AREA:					±55,176 SF OR ±1.27 AC.

LEGEND

- AC..... AIR CONDITIONER
- CONC..... CONCRETE
- DB..... DEED BOOK
- EG..... EDGE OF GRAVEL
- EM..... ELECTRIC METER
- EP..... EDGE OF PAVEMENT
- ESMT..... EASEMENT
- FF..... FIRST/FINISH FLOOR
- GM..... GAS METER
- GV..... GAS VALVE
- IPF..... IRON PIPE FOUND
- IPS..... IRON PIPE SET
- INV..... INVERT
- PG..... PAGE
- RET..... RETAINING WALL
- SD..... STORM SEWER STRUCTURE
- SSM..... SANITARY SEWER STRUCTURE
- SW..... SIDEWALK
- WM..... WATER METER
- WV..... WATER VALVE
- ◇..... FIRE HYDRANT
- △..... SIGN
- DOORWAY/ENTRANCE
- ⊕..... ELECTRIC MANHOLE
- ⊕..... UTILITY POLE
- ⊕..... LIGHT POLE
- ⊕..... ELECTRIC TRANSFORMER
- ⊕..... TELECOMMUNICATION PEDESTAL
- ⊕..... FENCE
- ⊕..... GUY WIRE
- ⊕..... OVERHEAD WIRES
- ⊕..... UNDERGROUND ELECTRIC LINE
- ⊕..... UNDERGROUND TELEPHONE LINE
- ⊕..... UNDERGROUND GAS LINE
- ⊕..... UNDERGROUND WATER LINE
- TREE
- LIMITS OF TREE CANOPY/VEGETATION
- CURB AND GUTTER
- 123..... SPOT ELEVATION



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 SCALE: 1" = 30'



NO.	DESCRIPTION	DATE	REV. BY	APPROVED BY	DATE

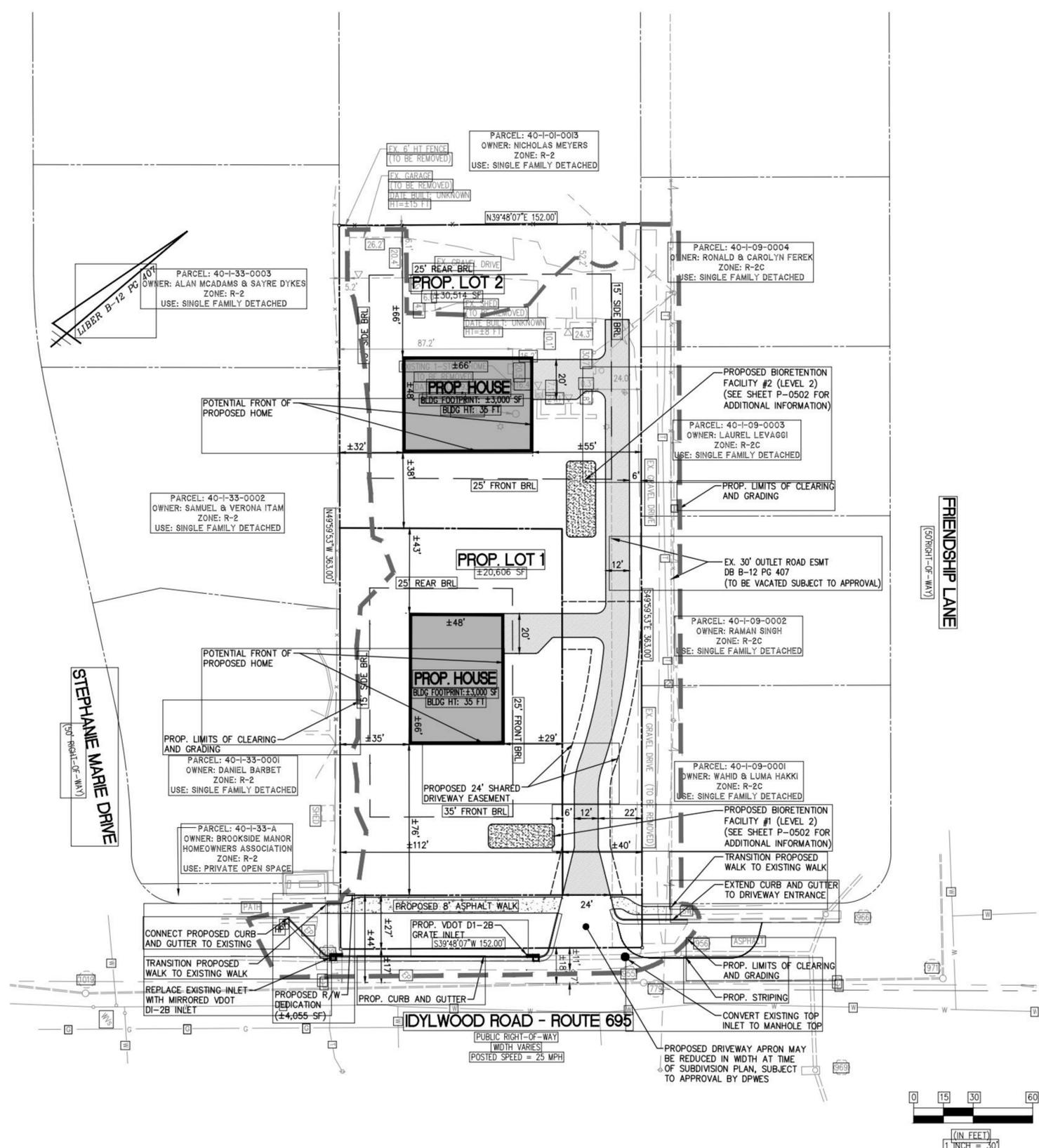
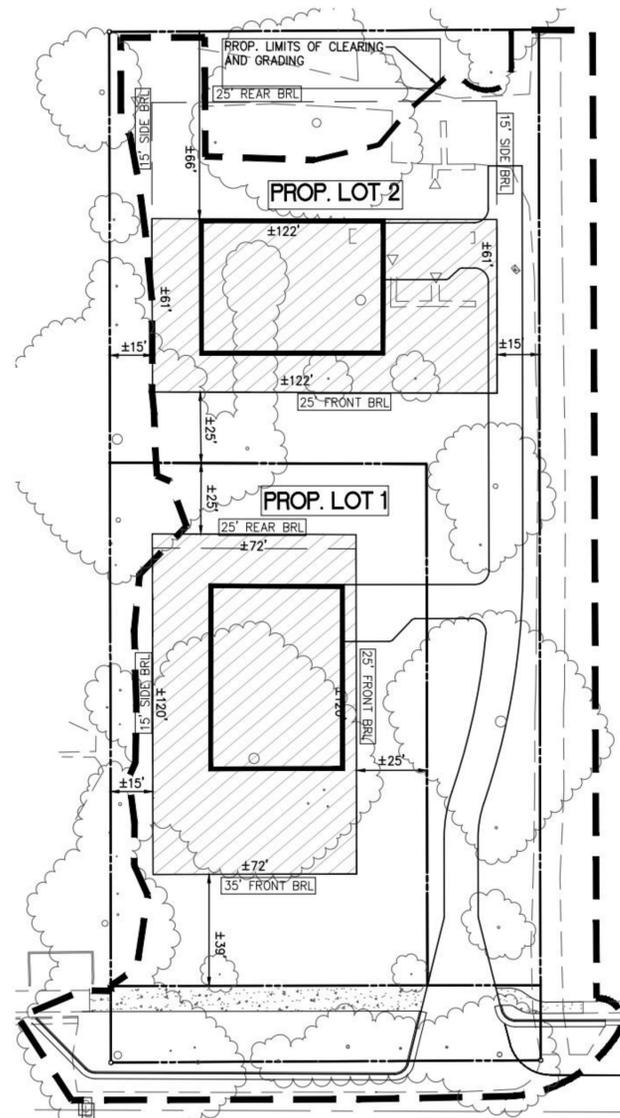
EXISTING CONDITIONS AND EXISTING VEGETATION MAP

7072 IDYWOOD ROAD
 DRANESVILLE DISTRICT
 FAIRFAX COUNTY, VIRGINIA

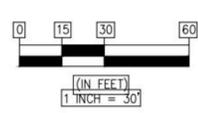
PROPOSED	DESCRIPTION	EXISTING	PROPOSED	DESCRIPTION	EXISTING
EP	EDGE OF PAVEMENT	EP	OW	OVERHEAD WIRES	OW
MH	MANHOLE	MH	UP	UTILITY POLE	UP
WV	WATER VALVE	WV	UE	UNDERGROUND ELECTRIC	UE
WM	WATER METER	WM	T	TELEPHONE	T
GM	GAS METER	GM	G	GAS MAIN ELECTRICAL	G
TCB	TRAFFIC CONTROL BOX	TCB	TR	TRANSFORMER	TR
LP	LIGHT POLE	LP	H	HANDICAP RAMP (CG-12)	H
LP/S	LIGHT POLE WITH SIGNALS	LP/S	GR	GUARDRAIL	GR
CG-2	CURB & GUTTER	CG-2	F	FENCE	F
CG-2B	TRANSITION FROM CG-2 TO CG-2B	CG-2B	TF	TRAFFIC FLOW	TF
CG-2B	TRANSITION FROM CG-2B TO CG-2	CG-2B	L	LIGHT	L
SL	SANITARY SEWER	SL	D	DOOR	D
SL	SANITARY LATERAL	SL	T	TREES	T
CO	CLEAN OUT	CO	LC	LIMITS OF CLEARING AND GRADING	LC
SS	STORM SEWER	SS			
WM	WATER MAIN	WM			
PH	FIRE HYDRANT PLUG	PH			

BUILDABLE AREA SCHEMATICS

AREAS SHOWN REFLECT AREAS WITHIN WHICH HOUSES, DECKS, PATIOS AND SIMILAR MAY BE LOCATED WITHIN EACH LOT. DRIVEWAYS, SWM FACILITIES, AND OTHER FEATURES MAY BE LOCATED OUTSIDE OF THESE AREAS. SUBJECT TO COMPLIANCE WITH ALL OTHER ASPECTS OF THIS PLAN AND DEVELOPMENT CONDITIONS.



FRIENDSHIP LANE
(50' RIGHT-OF-WAY)



SPECIAL EXCEPTION PLAT
7072 IDYLWOOD ROAD
DRANESVILLE DISTRICT
FAIRFAX COUNTY, VIRGINIA

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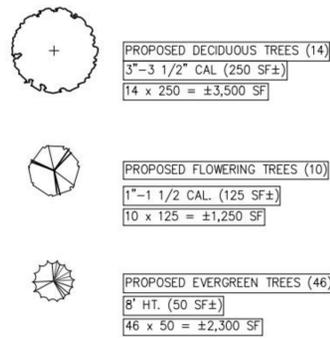
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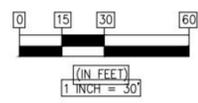
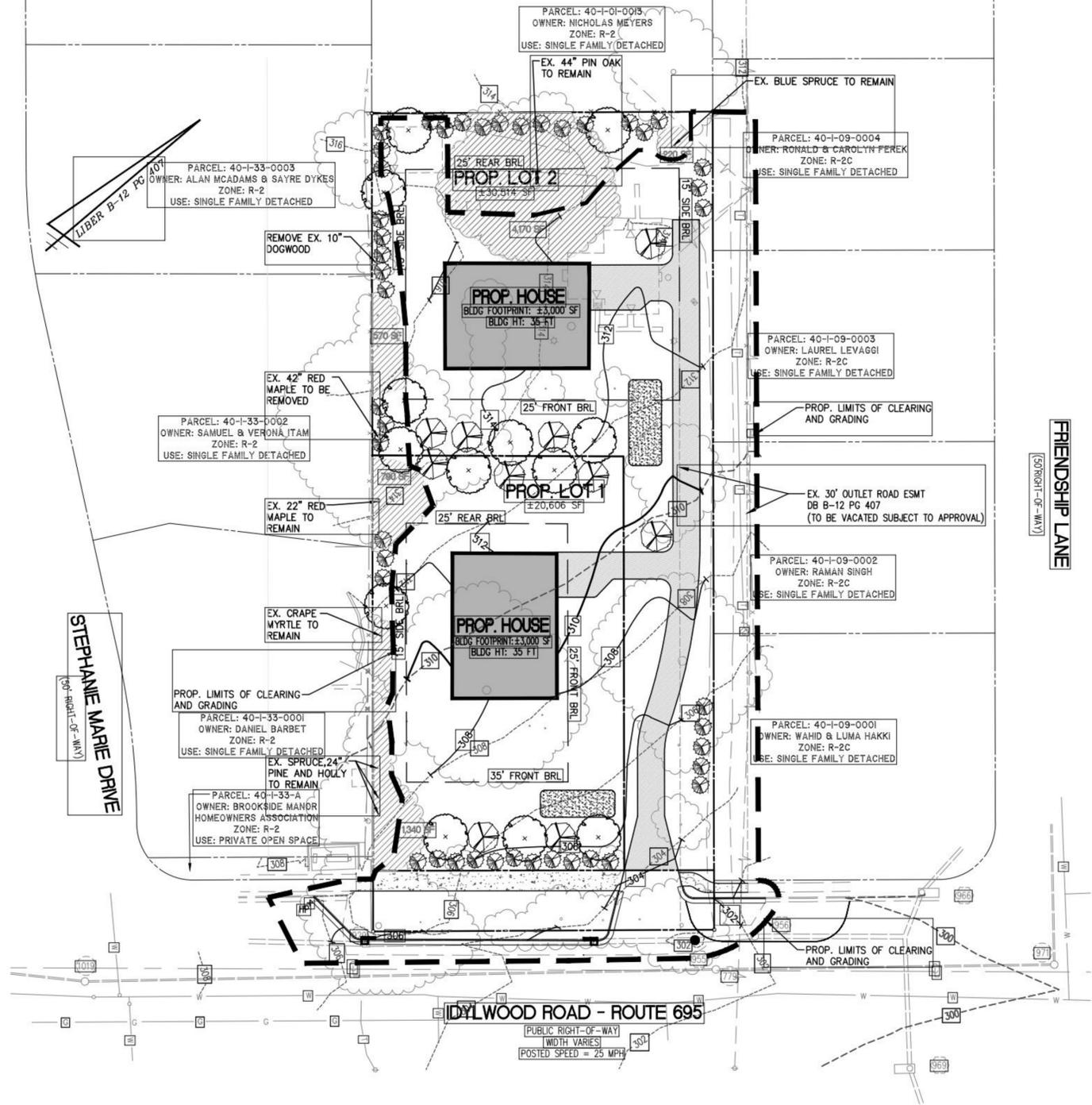
Table 12.10 10-year Tree Canopy Calculation Worksheet		
Step	Totals	Reference
A. Tree Preservation Target and Statement		
A 1	Place the Tree Preservation Target calculations and statement here preceding the 10-year tree canopy calculations	see § 12-0508.2 for list of required elements and worksheet
B. Tree Canopy Requirement		
B1	Identify gross site area =	55176 SF § 12-0511.1A
B2	Subtract area dedicated to parks, road frontage, and	4055 SF § 12-0511.1B
B3	Subtract area of exemptions =	§ 12-0511.1C(1) through § 12-0511.1C(6)
B4	Adjusted gross site area (B1 - B2) =	51121 SF
B5	Identify site's zoning and/or use =	R-2
B6	Percentage of 10-year tree canopy required =	30% § 12-0510.1 and Table 12.4
B7	Area of 10-year tree canopy required (B4 x B6) =	15337 SF
B8	Modification of 10-year Tree Canopy Requirements requested?	NO Yes or No
B9	If B8 is yes, then list plan sheet where modification request is located	N/A Sheet number
C. Tree Preservation		
C1	Tree Preservation Target Area =	7099 SF
C2	Total canopy area meeting standards of § 12-0400 =	7090 SF
C3	C2 x 1.25 =	8863 SF § 12-0510.3B
C4	Total canopy area provided by unique or valuable forest or woodland communities =	0
C5	C4 x 1.5 =	0 § 12-0510.3B(1)
C6	Total of canopy area provided by "Heritage," "Memorial," "Specimen," or "Street" trees =	0
C7	C6 x 1.5 to 3.0 =	0 § 12-0510.3B(2)
C8	Canopy area of trees within Resource Protection Areas and 100-year floodplains =	0
C9	C8 x 1.0 =	0 § 12-0510.3C(1)
C10	Total of C3, C5, C7 and C9 =	8863 SF If area of C10 is less than B7 then remainder of requirement must be met through tree planting - go to D
D. Tree Planting		
D1	Area of canopy to be met through tree planting (B7-C10) =	6474 SF
D2	Area of canopy planted for air quality benefits =	0 SF
D3	x 1.5 =	0 SF § 12-0510.4B(1)
D4	Area of canopy planted for energy conservation =	0 SF
D5	x 1.5 =	0 SF § 12-0510.4B(2)
D6	Area of canopy planted for water quality benefits =	0 SF
D7	x 1.25 =	0 SF § 12-0510.4B(3)
D8	Area of canopy planted for wildlife benefits =	0 SF
D9	x 1.5 =	0 SF § 12-0510.4B(4)
D10	Area of canopy provided by native trees =	0 SF
D11	x 1.5 =	0 SF § 12-0510.4B(5)
D12	Area of canopy provided by improved cultivars and varieties =	7050 SF
D13	x 1.25 =	8813 SF § 12-0510.4B(6)
D14	Area of canopy provided through tree seedlings =	0 SF
D15	x 1.0 =	0 SF § 12-0510.4D(1)
D16	Area of canopy provided through native shrubs =	0 SF
D17	x 1.0 =	0 SF § 12-0510.4D(1)
D18	Percentage of D14 represented by D15 =	0% Must not exceed 33% of D14
D17	Total of canopy area provided through tree planting =	8813 SF
D18	Is an off-site planting relief requested?	N/A Yes or No
D19	Tree Bank or Tree Fund?	N/A § 12-0512
D20	Canopy area requested to be provided through off-site banking or tree fund	N/A
D21	Amount to be deposited into the Tree Preservation and Planting Fund	N/A
E. Total of 10-year Tree Canopy Provided		
E1	Total of canopy area provided through tree preservation (C10) =	8863 SF
E2	Total of canopy area provided through tree planting (D17) =	8813 SF
E3	Total of canopy area provided through off-site mechanism (D19) =	0 SF
E4	Total of 10-year Tree Canopy Provided = (E1+E2+E3)	17676 SF Total of E1 through E3. Area should meet or exceed area required by B7

Table 12.3 Tree Preservation Target Calculations and Statement		
A	Pre-development area of existing tree canopy (from Existing Vegetation Map) =	25240 SF
B	Percentage of gross site area covered by existing tree canopy =	(25240 sf / 55176 sf) 45.7%
C	Percentage of 10-year tree canopy required for site (see Table 12.4) =	(55176 sf * 0.3 = 15337 sf) 30%
D	Percentage of the 10-year tree canopy requirement that should be met through tree preservation =	(15337 sf * 0.457 = 7009 sf) 45.7%
E	Proposed percentage of canopy requirement that will be met through tree preservation =	(7,090 sf / 15,337 sf) 46.2%
F	Has the Tree Preservation Target minimum been met?	YES

LANDSCAPE LEGEND



PROPOSED TREE CANOPY AREA: ±7,050 SF



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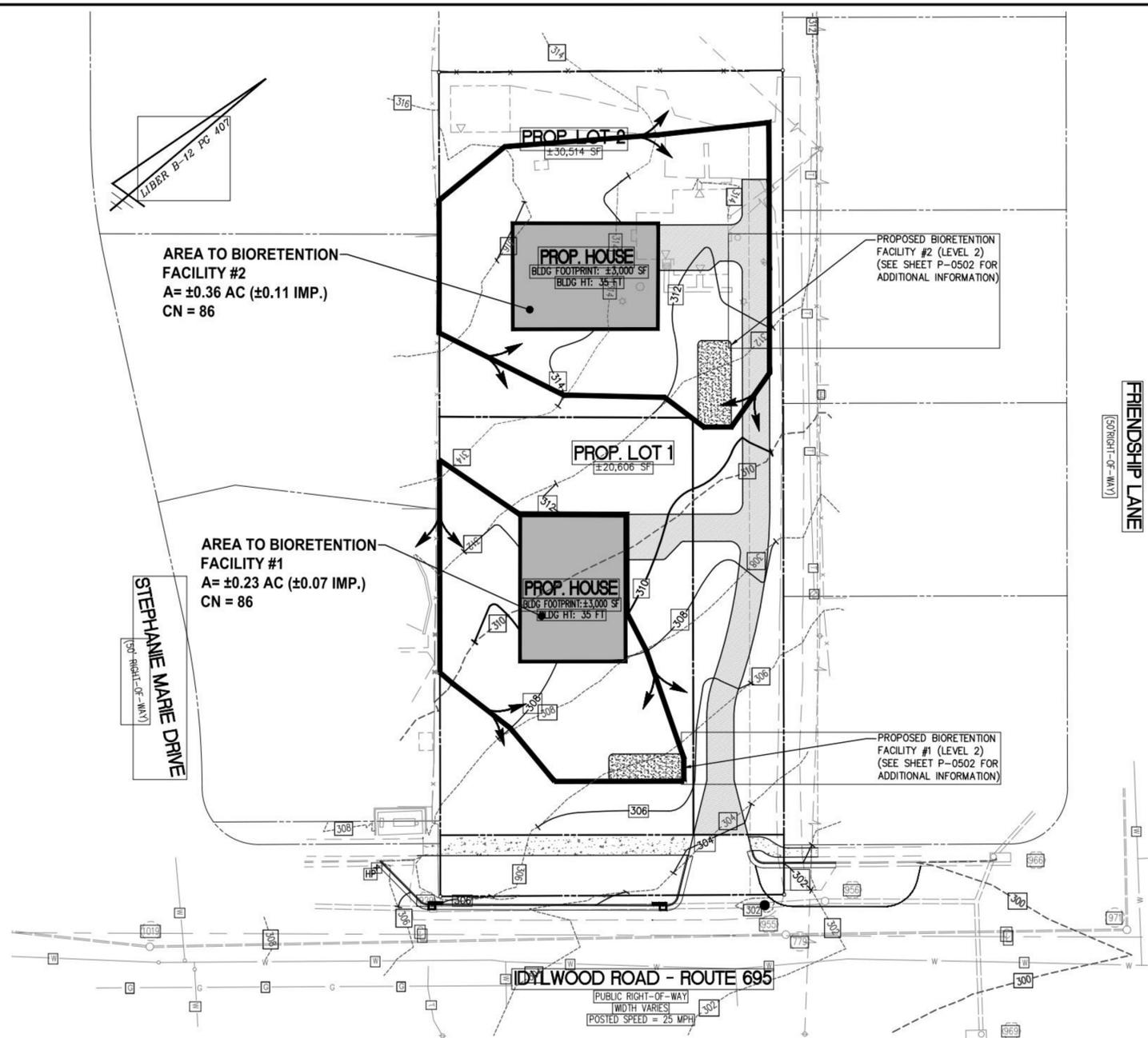
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NO.	DESCRIPTION	DATE	REV. BY	APPROVED

CONCEPTUAL LANDSCAPE PLAN

7072 IDYWOOD ROAD

DRANESVILLE DISTRICT
FAIRFAX COUNTY, VIRGINIA



STORMWATER MANAGEMENT NARRATIVE

THIS PROJECT INVOLVES REDEVELOPMENT OF AN EXISTING RESIDENTIAL PROPERTY. THE PROPOSED DEVELOPMENT WILL INVOLVE THE CREATION OF TWO RESIDENTIAL LOTS AND CONSTRUCTION OF A SINGLE FAMILY HOME ON EACH NEW LOT. THE DEFINED SITE AREA FOR STORMWATER ANALYSIS IS THE 1.23 ACRE LIMITS OF DISTURBANCE. THE SITE STORMWATER DRAINS TO THE PIMMIT RUN WATERSHED. THE PRE-DEVELOPMENT WEIGHTED CURVE NUMBER IS 82 AND THE POST-DEVELOPMENT WEIGHTED CURVE NUMBER (WITH RUNOFF REDUCTION) IS 82 (1-YEAR, 2-YEAR) AND 83 (10-YEAR).

WATER QUALITY

IN ACCORDANCE WITH THE FAIRFAX COUNTY STORMWATER MANAGEMENT ORDINANCE, THIS PROJECT IS CONSIDERED DEVELOPMENT ON PRIOR DEVELOPED LANDS FOR WATER QUALITY PURPOSES. SINCE LIMITS OF DISTURBANCE IS GREATER THAN 1 ACRE, A 20% REDUCTION IN THE PRE-DEVELOPMENT PHOSPHORUS LOAD MUST BE ACHIEVED. ADDITIONALLY, ALL NEW IMPERVIOUS MUST BE TREATED AT A RATE NECESSARY TO LIMIT THE POST DEVELOPMENT PHOSPHORUS LOAD TO 0.41 LBS/YEAR/ACRE. BASED ON THE SITE'S PROPOSED IMPERVIOUS AREA, THE PHOSPHORUS REDUCTION REQUIREMENT IS 0.48 LBS/YEAR.

IN ORDER TO PROVIDE THE REQUIRED PHOSPHORUS REDUCTION, ALL ROOFDRAIN DOWNSPOUTS AND PORTIONS OF THE PROPOSED DRIVEWAY WILL DISCHARGE ON GRADE AND FLOW OVER GRASS LAWN AREA TOWARD LEVEL 2 BIORETENTION FACILITIES PROPOSED DOWNSTREAM OF EACH HOUSE. A TOTAL OF TWO (2) BIORETENTION FACILITIES ARE PROPOSED. BOTH BIORETENTION FACILITIES WILL BE LEVEL 2 FACILITIES WHICH REQUIRE A 0.5 IN/HR INFILTRATION RATE.

THE FAIRFAX COUNTY SOIL MAP INDICATES THAT THE SITE SOILS ARE 105 WHEATON-GLENELG COMPLEX. GLENELG SOILS ARE GENERALLY LOCATED IN AREAS NOT ADJACENT TO BUILDING FOUNDATIONS AND GENERALLY HAVE INFILTRATION RATES ACCEPTABLE FOR CONSTRUCTION OF INFILTRATION BMPs. IT IS ANTICIPATED THAT LEVEL 2 BIORETENTION FACILITIES WILL BE FEASIBLE ON THESE PROPERTIES. HOWEVER, IN THE EVENT THAT GEOTECHNICAL TESTING DETERMINES THAT THE SOILS DO NOT HAVE ADEQUATE INFILTRATION RATES AND THAT ADDITIONAL STORMWATER QUALITY TREATMENT IS REQUIRED, THIS WILL BE ACCOMPLISHED BY PROVIDING URBAN BIORETENTION PLANTERS NEAR OR ADJACENT TO THE PROPOSED HOUSES, BY PROVIDING COMPOST AMENDED SOILS, OR WITH OTHER ALLOWABLE BMPs.

THE PROPOSED LEVEL 2 BIORETENTION FACILITIES PROVIDE A TOTAL PHOSPHORUS REMOVAL OF 0.57 LBS/YEAR, WHICH MEETS THE REQUIREMENT OF 0.48 LBS/YR. REFER TO THIS SHEET FOR PROPOSED FACILITY LOCATIONS AND TREATMENT AREAS. REFER TO SHEET P-0502 FOR STORMWATER MANAGEMENT QUALITY COMPUTATIONS. THE APPLICANT RESERVES THE RIGHT TO REDUCE THE AMOUNT OF PHOSPHORUS REMOVAL, AS LONG AS STORMWATER ORDINANCE REQUIREMENTS ARE SATISFIED.

WATER QUANTITY

THE WEIGHTED CURVE NUMBERS AND RESULTING IN PEAK FLOW RATES FOR THE 1 YR, 2 YR AND 10 YR 24 HR STORMS FOR THE SITE ARE SUMMARIZED IN THE WATER QUANTITY COMPUTATIONS ON THIS SHEET. BASED ON A PRELIMINARY REVIEW OF THE STORMWATER OUTFALL, THIS SITE DRAINS TO MANMADE CONVEYANCE SYSTEMS AND NATURAL SYSTEMS FOR THE EXTENT OF REVIEW. CHANNEL PROTECTION AND FLOOD PROTECTION REQUIREMENTS WILL BE BASED ON THIS CONDITION AND ARE DESCRIBED IN DETAIL IN THE WATER QUANTITY COMPUTATIONS. AT THIS TIME WE DO NOT BELIEVE THAT DETENTION OF STORMWATER TO MEET CHANNEL AND FLOOD PROTECTION REQUIREMENTS WILL BE NECESSARY. HOWEVER, IF DETENTION IS REQUIRED FOR CHANNEL AND FLOOD PROTECTION, IT WILL BE PROVIDED BY ADDING GRAVEL STORAGE BELOW THE PROPOSED BIORETENTION FACILITIES ON EACH LOT. IN COMPLIANCE WITH THE COUNTY STORMWATER ORDINANCE, DETENTION WILL BE PROVIDED IN THE GRAVEL LAYER OF THE BIORETENTION FACILITIES IN ORDER TO REDUCE THE POST DEVELOPMENT FLOW TO PRE DEVELOPMENT LEVELS. BASED ON THE WATER QUANTITY COMPUTATIONS BELOW, THIS WILL BE NECESSARY FOR THE 10-YEAR STORM EVENT.

CALCULATIONS AND CONCLUSIONS SHOWN ON THIS PLAN ARE PRELIMINARY AND SUBJECT TO ADJUSTMENT AT TIME OF SUBDIVISION PLAN. APPLICANT RESERVES THE RIGHT TO PROVIDE MORE OR FEWER STORMWATER MANAGEMENT FACILITIES AS NECESSARY TO SATISFY STORMWATER MANAGEMENT REQUIREMENTS.

ALTERNATIVE METHOD OF COMPLIANCE

AS SHOWN ON THIS PLAN, COMPLIANCE WITH STORMWATER MANAGEMENT REQUIREMENTS RELIES OF USE OF TWO LEVEL 2 BIORETENTION FACILITIES. LEVEL 2 FACILITIES ARE PREDICATED ON THE EXISTING SOILS BEING SUITABLE FOR INFILTRATION RATES. AT THIS TIME, INFILTRATION TESTS HAVE NOT BEEN PERFORMED AS THIS IS TYPICALLY DONE AT TIME OF SUBDIVISION PLAN. BASED ON MAPPED SOILS AND EXPERIENCE WITH PROJECTS IN THE IMMEDIATE VICINITY, THE SUBMITTING ENGINEER EXPECTS THE IN-SITU SOILS TO BE SUITABLE FOR INFILTRATION. HOWEVER, IN THE EVENT THE SOILS DO NOT INFILTRATE, THE APPLICANT COMMITS TO ACHIEVING THE PHOSPHORUS REMOVAL AND WATER QUANTITY LEVELS SHOWN ON THIS PLAN THROUGH THE USE OF AN ALTERNATE DESIGN APPROACH. THIS MAY INCLUDE A COMBINATION OF FACILITIES SUCH AS LEVEL 1 BIORETENTION, URBAN BIORETENTION, PERMEABLE PAVEMENT ON DRIVEWAYS, RAINWATER HARVESTING (RAIN BARRELS), AND OTHER MEASURES AS NEEDED TO MEET STORMWATER MANAGEMENT REQUIREMENTS WITHOUT PURCHASING OFFSITE NUTRIENT CREDITS.

LAND COVER SUMMARY

TOTAL AREA OF LIMITS OF CLEARING AND GRADING:	53,715 SF (1.23 AC)
PRE-DEVELOPMENT:	
IMPERVIOUS AREA:	7,235 SF (0.166 AC)
PERVIOUS AREA:	46,480 SF (1.07 AC)
POST-DEVELOPMENT:	
IMPERVIOUS AREA:	14,894 SF (0.342 AC)
PERVIOUS AREA:	38,821 SF (0.891 AC)

WATER QUANTITY COMPUTATIONS

PRE-DEVELOPMENT	AREA = 1.23 AC
	WEIGHTED CN = 82
	Q1 = 1.81 CFS
	Q2 = 2.53 CFS
	Q10 = 4.89 CFS
POST-DEVELOPMENT	AREA = 1.23 AC
	WEIGHTED CN = 82 (1-YEAR, 2-YEAR), 83 (10-YEAR) (WITH RUNOFF REDUCTION)
	Q1 = 1.81 CFS
	Q2 = 2.53 CFS
	Q10 = 5.03 CFS

STORMWATER OUTFALL NARRATIVE

RUNOFF FROM THE SUBJECT PROPERTY LEAVES THE SITE VIA AN EXISTING INLET IN IDYLWOOD ROAD IN THE SOUTHEAST CORNER OF THE PROPERTY. FROM THE DISCHARGE POINT, STORMWATER FLOWS EAST VIA PIPE AND CHANNEL CONVEYANCE SYSTEMS. A PIPE SYSTEM CROSSES THE DULLES CONNECTOR ROAD TO THE EAST OF THE SITE AND DISCHARGES INTO A STREAM CHANNEL WITHIN A FLOODPLAIN. THAT STREAM CHANNEL THEN EMPTIES INTO PIMMIT RUN.

WHERE RUNOFF FROM THIS SITE ENTERS PIMMIT RUN, THE OVERALL DRAINAGE AREA IS MORE THAN 100 TIMES THE SITE AREA. THIS POINT WILL REPRESENT THE MAXIMUM POSSIBLE EXTENT OF REVIEW. HOWEVER, AT TIME OF SUBDIVISION PLAN ALTERNATIVE LIMITS OF ANALYSIS MAY RESULT IN THE OUTFALL ANALYSIS CONCLUDING AT A POINT CLOSER TO THE PROJECT SITE.

BASED ON A PRELIMINARY REVIEW OF RECORD INFORMATION AND THE OUTFALL IN QUESTION, WE EXPECT THAT THE OUTFALL WILL BE DETERMINED TO BE ADEQUATE AT TIME OF SUBDIVISION PLAN. A FINAL ANALYSIS WILL BE PERFORMED IN PREPARATION OF THE SUBDIVISION PLAN AND A FINAL DETERMINATION WILL BE MADE AT THAT TIME.

CHANNEL PROTECTION

BASED ON PRELIMINARY ANALYSIS, THIS PORTION OF THE SITE DRAINS TO MAN MADE CONVEYANCE SYSTEMS AND NATURAL SYSTEMS FOR THE EXTENT OF REVIEW. AS SUCH, THIS PROJECT WILL ENSURE THAT PEAK FLOW FROM THE 1-YEAR 24-HOUR STORM EVENT DOES NOT CAUSE EROSION IN DOWNSTREAM CONVEYANCE SYSTEMS.

FLOOD PROTECTION

BASED ON PRELIMINARY ANALYSIS, THIS PORTION OF THE SITE DRAINS TO A CONVEYANCE SYSTEM THAT DOES NOT EXPERIENCE LOCALIZED FLOODING DURING THE 10-YEAR 24-HOUR STORM EVENT. AS SUCH, THIS PROJECT WILL ENSURE THAT PEAK FLOW FROM THE 10-YEAR 24-HOUR STORM EVENT IS CONFINED TO THE CONVEYANCE SYSTEM.

Runoff Volume and Curve Number Calculations

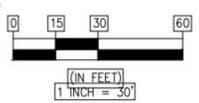
Enter design storm rainfall depths (in):

1-year storm	2.62
2-year storm	3.17
10-year storm	4.87

Drainage Area Curve Numbers and Runoff Depths*
Curve numbers (CN, CNadj) and runoff depths (RV_{Developed}) are computed with and without reduction practices.

Drainage Area A	Area (acres)	A Soils	B Soils	C Soils	D Soils	Total Area (acres): 1.23
Forest/Open Space -- undisturbed, protected forest/open space or reforested land	0.00	0.00	0.00	0.00	0.00	Runoff Reduction Volume (ft ³): 807
	CN	30	55	70	77	
Managed Turf -- disturbed, graded for yards or other turf to be mowed/managed	0.00	0.00	0.00	0.00	0.89	
	CN	39	61	74	80	
Impervious Cover	0.00	0.00	0.00	0.00	0.34	
	CN	98	98	98	98	
CN _(D.A.A)						85
RV _{Developed} (watershed-inch) with no Runoff Reduction*		1-year storm	2-year storm	10-year storm		
		1.27	1.73	3.25		
RV _{Developed} (watershed-inch) with Runoff Reduction*		1.09	1.55	3.07		
Adjusted CN*		82	82	83		

*See Notes above



PRELIMINARY STORMWATER MANAGEMENT PLAN

7072 IDYLWOOD ROAD
DRANESVILLE DISTRICT
FAIRFAX COUNTY, VIRGINIA

Engineers • Surveyors • Planners
 Landscape Architects • Arborists
WALTER L. PHILLIPS
 INCORPORATED ESTABLISHED 1945
 FALLS CHURCH, VIRGINIA 22046
 207 PARK AVENUE
 (703) 532-6163 Fax (703) 533-1301
 www.WLPINC.com
 DATE: 5/6/2016; REV: 7/29/2016; 9/2/2016; 10/11/2016
 SCALE: 1" = 30'
 DRAWN: MRW
 CHECKED: AV

NO.	DESCRIPTION	DATE	APPROVED BY	DATE

DESCRIPTION OF THE APPLICATION

The applicant, H&M of Virginia, LLC, requests a special exception to permit a modification of the minimum lot width requirement. The applicant intends to subdivide a 1.267-acre lot into two lots, which would contain lot widths of 40 feet for Lot 2 and 112 feet for Lot 1. The Zoning Ordinance requirement for an interior lot width in an R-2 District is 100 feet; therefore, Lot 2 would require a reduction of 60 feet. Following subdivision, Lot 1 would contain approximately 20,606 square feet (SF) while Lot 2 would contain approximately 30,514 SF, resulting in an overall density of 1.58 dwelling units per acre (du/ac).

The proposed development conditions, applicant's statement of justification, and affidavit are contained in Appendices 1 to 3, respectively.

LOCATION AND CHARACTER

The 1.267-acre subject property is located on the west side of Idylwood Road, west of the Dulles Toll Road. The site is currently developed with a vacant single-family detached home. Access to the site is provided from Idylwood Road via a gravel driveway, which is located on a 30-foot wide outlet road easement. The site also contains a detached garage, a shed, and a fence, all of which are slated to be removed. The remainder of the property is undeveloped and contains lawn and mature vegetation.



Figure 1: Subject property

The subject properties and properties to the north and west are zoned R-2, and the properties to the east and south are zoned R-3; all of the surrounding properties are developed with single-family detached homes.

	Existing Zoning:	Existing Use:	Plan Recommendation:
North:	R-2	Single Family Detached Residential	Residential, 2-3 du/ac
East:	R-3	Single Family Detached Residential	Residential, 2-3 du/ac
South:	R-3	Single Family Detached Residential	Residential, 2-3 du/ac
West	R-2	Single Family Detached Residential	Residential, 2-3 du/ac

BACKGROUND

According to the Department of Tax Administration's records, the existing dwelling on the property was constructed in 1936.

Prior to the Zoning Ordinance Amendment that permitted lot width waivers as a Special Exception use, VC 2004-DR-111 was filed in 2004 on the application property to permit the subdivision of one lot into two lots; the variance proposed Lot 2 having a lot width of 20 feet and to permit the existing dwelling to remain 9 feet from a lot line. This application was withdrawn.

COMPREHENSIVE PLAN PROVISIONS

Plan Area:	Area II
Planning District:	McLean Planning District
Planning Sector:	M2 – Pimmit Community Planning Sector
Plan Map:	Retail and Other Commercial Uses

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 2-3 du/ac.

DESCRIPTION OF THE SPECIAL EXCEPTION (SE) PLAT

The SE Plat titled “7072 Idylwood Road Special Exception Plat,” prepared by Walter L. Phillips, Inc., consisting of six sheets dated October 11, 2016, is reviewed below.

Site Layout

The SE plat details the existing 1.267-acre lot subdivided into two lots, with Lot 1 containing 20,060 SF and Lot 2 containing 30,514 SF. As shown in the figure below, the existing single family detached home will be demolished, and two single family detached dwellings with a maximum height of 35 feet will be constructed. Both lots will access Idylwood Road via a pipestem containing a shared driveway. As previously mentioned, the lot width modification is being requested for Lot 2’s 40-foot wide frontage; Lot 1 would exceed the 100 foot requirement with a width of 112 feet.

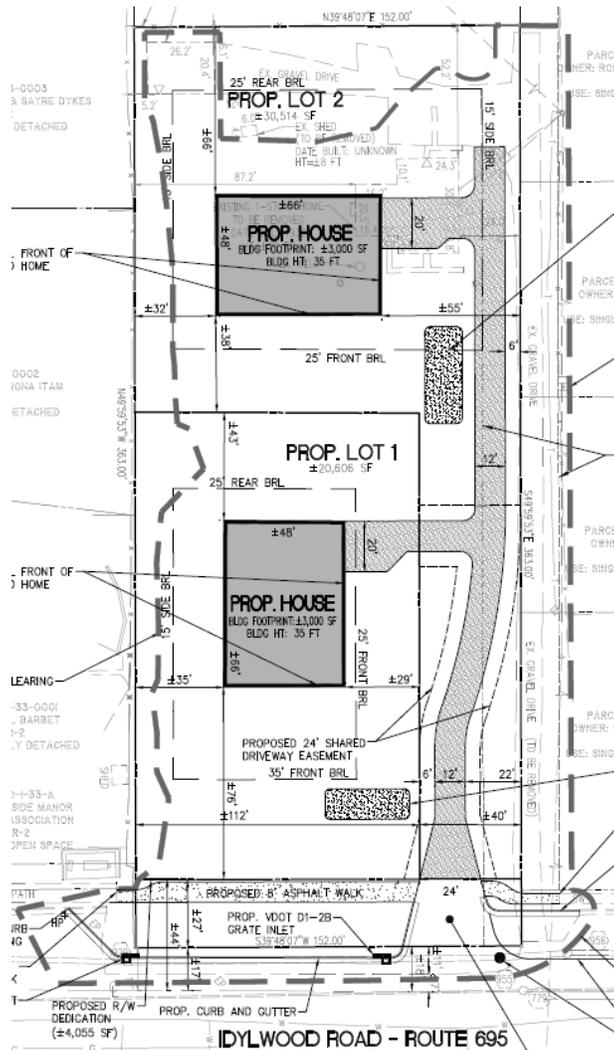


Figure 2: Site layout

Trees and Landscaping

The site currently contains lawn and mature tree canopy, including approximately 25,240 SF of landscaped tree canopy comprised of predominately Dogwood, Maple, oak, pine, and Poplar trees. The remaining 26,536 SF of undeveloped land is maintained grasslands. The applicant proposes tree removal in order to construct a new dwelling on Lot 1, as well as the removal of three to four trees in order to accommodate the new driveway (previously a gravel driveway located partially off-site within an outlet road easement). In addition, vegetation identified in poor health is to be removed. The applicant has proposed to preserve approximately 7,090 SF of tree canopy and to plant an additional 7,050 SF of tree canopy through a mix of deciduous, flowering, and evergreen trees. The following figure outlines the 70 trees the applicant has proposed to plant to supplement on-site vegetation removal:

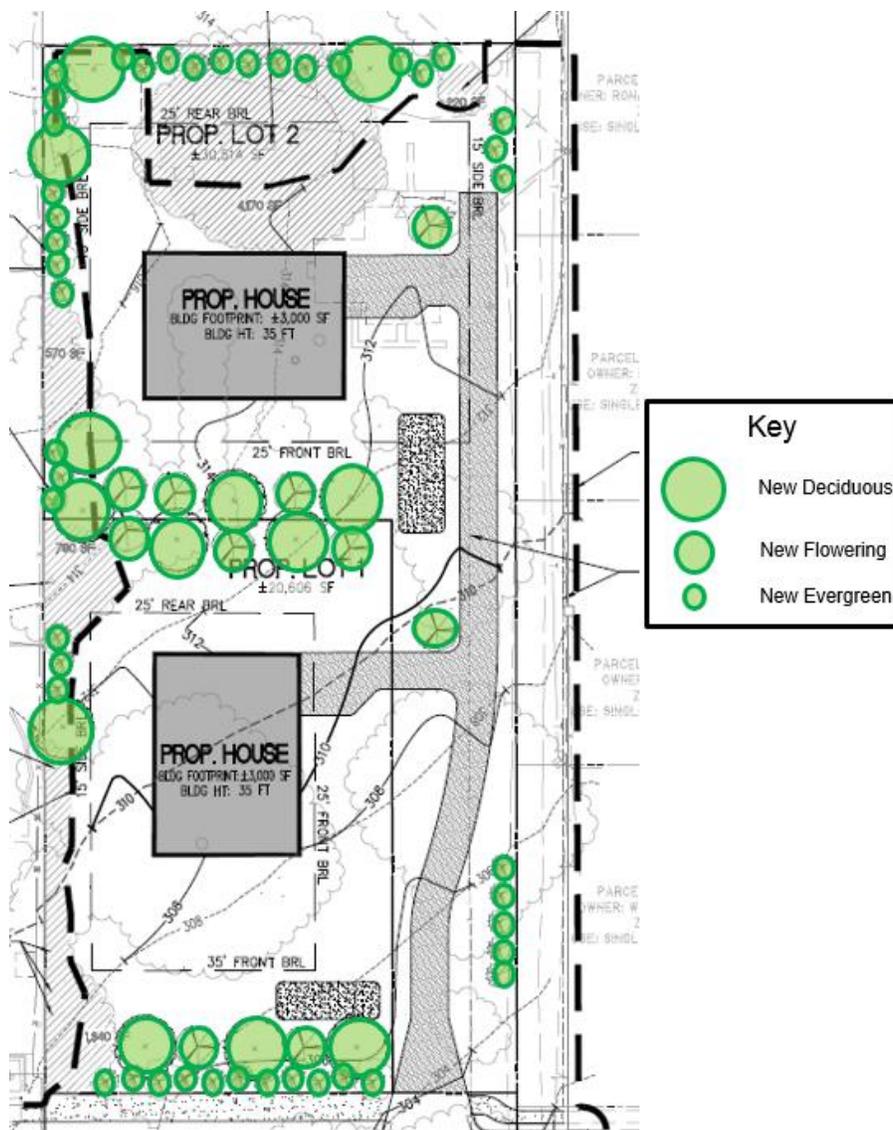


Figure 3: Proposed new plantings

In an effort to further ensure trees slated for preservation remain preserved and in good health, the applicant has proposed a building envelope that further limits the area on which construction of decks, patios, and similar features on each lot may be located beyond the minimum yard limitations for the R-2 zoning district. Figure 4 details the areas in which accessory structures shall be restricted, and a development condition has been included to further enforce these buildable area limitations. Specifically, a 44-inch caliper Pin Oak tree located on Lot 2 would be protected with the additional 41-foot rear yard setback the applicant has imposed upon the lot.

BUILDABLE AREA SCHEMATICS



AREAS SHOWN REFLECT AREAS WITHIN WHICH HOUSES, DECKS, PATIOS AND SIMILAR MAY BE LOCATED WITHIN EACH LOT. DRIVEWAYS, SWM FACILITIES, AND OTHER FEATURES MAY BE LOCATED OUTSIDE OF THESE AREAS, SUBJECT TO COMPLIANCE WITH ALL OTHER ASPECTS OF THIS PLAN AND DEVELOPMENT CONDITIONS.

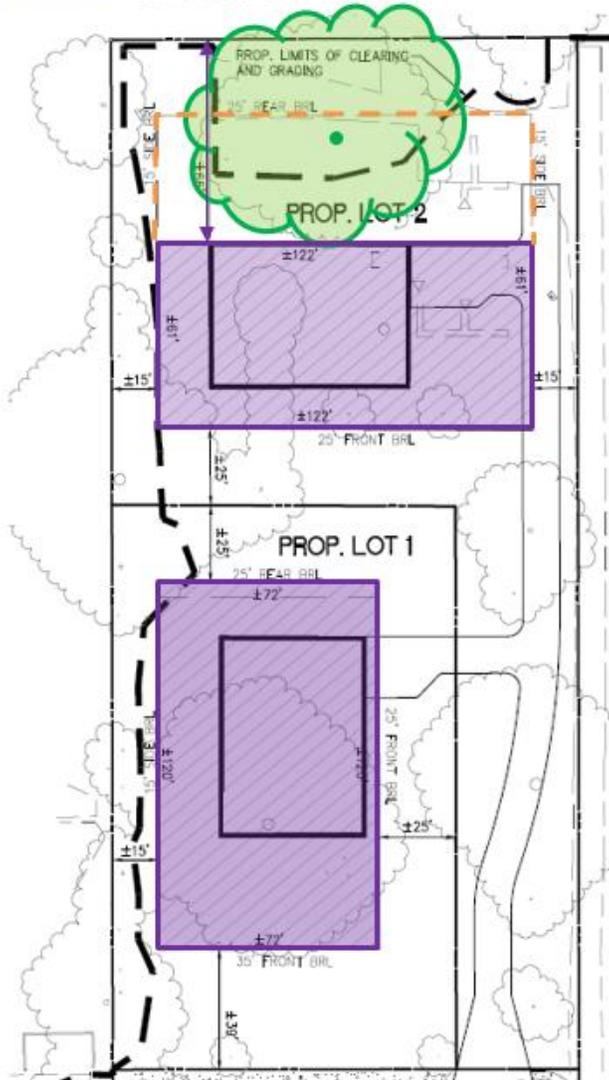


Figure 4: Buildable area schematics

Stormwater Management

The applicant intends to install individual bioretention facilities on each lot to provide for both water quality and quantity measures. While it is anticipated that the soils on-site will have acceptable infiltration rates to accommodate Level 2 infiltration facilities, any additional stormwater measures needed will be accomplished through urban bioretention planters, compost amenable soils, or other allowable BMPs. The stormwater management will be further discussed in the analysis section of this report.

Access and Parking

The existing gravel driveway will be removed in conjunction with this development, and the outlet road easement will also be vacated. In lieu of this access point, the applicant proposes a concrete driveway along a pipestem, which will provide vehicular access from Idylwood Road.

ANALYSIS

Land Use Analysis

Any new development must address the Residential Development Criteria contained within Appendix 9 of the Policy Plan of the Comprehensive Plan.

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 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 is one of the last remaining parcels in the immediate area that has not been subdivided. The properties to the east and west have been included in subdivisions and developed according to the R-2 and R-3 residential requirements. The proposed development would not preclude any adjacent parcels from

developing in accordance with the low-density residential recommendations of the plan. Therefore, staff finds the proposed development of two single-family detached homes resulting in a density of 1.58 du/ac to be compatible with the surrounding area.

Regarding the proposed layout of the lots, the applicant has included notations on the plans detailing potential front yard locations to ensure the layouts were not in conflict with the surrounding lot orientations. The proposal shows home orientation towards Idylwood Road or towards the adjacent parcels on Friendship Lane, which will allow for adequate usable yard areas that can also accommodate future construction and landscaping.

Similar pipestems are also present in the surrounding area, specifically in the neighboring subdivision of Southampton Forest, as well as a pipestem accessing Idylwood Road, which provides the vehicular connection for six single family homes. Prior to filing a Special Exception application, the applicant explored by-right options in subdividing the property. The only possible alternative to achieve subdivision would be to create a public street to provide frontage to the second lot, which would severely restrict the buildable area for each lot. In addition, such a layout would create non-conforming corner and through lots for the abutting properties fronting on Friendship Lane. A pipestem would be preferable to this public street configuration.

Based on the discussion above, Criterion #1 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 single family detached homes are a compatible use and fit with the surrounding single family detached residential developments. The proposed lots sizes (Lot 1 being 20,606 SF and Lot 2 at 30,514 SF) are significantly larger than the abutting lots, which range in size from 10,659 SF to 16,000 SF. While the site will lose some existing vegetation, the application proposes to preserve existing trees as well as replanting vegetation to include additional screening and vegetative buffers from the adjacent properties. 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. Both of these topics are analyzed in the following sections.

Environmental Analysis (Appendix 4)

In order to address green building certification, the applicant has committed to certification with the Earth Craft Home Program or the 2012 National Green Building Standard using the ENERGY STAR® Qualified Homes path for energy performance. A development condition has been included requiring the selection of certification to occur at the time of subdivision plan submission.

Stormwater Management Analysis (Appendix 5)

Staff from the Department of Public Works and Environmental Services (DPWES) reviewed the application and commented that water quality and detention measures are required on each lot, pursuant to the Public Facilities Manual (PFM). The applicant has committed to address both quality and quantity requirements through two individual Level 2 bioretention facilities. Based on preliminary calculations, it does not appear that detention measures will be needed to satisfy the flood control and channel protection provisions of the Stormwater Management Ordinance; however, if detention measures are determined to be required at the time of subdivision plan, the applicant intends to include a gravel storage component underneath the bioretention facilities. This proposed stormwater management plan exceeds the minimum required water quality measures by approximately 20 percent through the planned phosphorus reduction of 0.57 lbs. / year. As the applicant has proposed bioretention facilities on each individual lot, a PFM Modification would be required for the proposed locations.

Staff had requested that the applicant provide initial soil testing regarding percolation and infiltration rates; however, the applicant wishes to complete this testing at the time of subdivision plan. As stated in the applicant's stormwater management narrative, in the event that geotechnical testing determines that the soils do not have adequate infiltration rates and that additional stormwater quality treatment is required, it will be accomplished through the provision of urban bioretention planters nearby or adjacent to the proposed houses, by providing compost amended soils, or with other allowable BMPs. A combination of facilities such as Level 1 bioretention, urban bioretention, permeable pavement on driveways, rainwater harvesting, and other measures as needed have also been included as potential options to meet stormwater management requirements.

Given that the standards for a lot width waiver SE emphasize a reduction in the environmental footprint, staff has included a development condition requiring the applicant to achieve water quality and quantity measures without purchasing offsite

nutrient credits. The final determination of any water quantity and water quality facilities will be made by DPWES at the time of site plan.

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 Forestry Analysis (Appendix 6)

For this site, the tree preservation target is 7,009 SF. In prior submissions, the applicant had provided approximately 8,500 SF of tree canopy preservation; however, based on assessment by the Urban Forestry Management Division (UFMD), a large maple tree, which had been previously identified for preservation, was determined to be in poor condition, and staff requested it to be removed. As a result of this removal, the application meets the required tree preservation target area, but does not greatly exceed the target square footage. In order to offset the removal of trees to accommodate construction of the new dwellings and the driveway, the applicant has committed to provide an additional 7,050 SF of tree canopy through the planting of 14 deciduous trees, 10 proposed flowering trees, and 46 proposed evergreen trees.

To further tree preservation efforts, the applicant has also imposed a buildable area restriction upon both lots, but mainly the efforts are focused on preservation of a large Pin Oak located towards the rear of the lot. As previously discussed, any future additions or accessory structures will be further restricted from the by-right setbacks in order to prevent construction within the critical root zones of the Pin Oak. A development condition has been included to ensure this protection.

In addition, given the quality of existing tree canopy and the potential impacts that construction might have on the existing trees proposed for preservation, staff has proposed development conditions to ensure that impacts are minimized and the post-development condition of trees satisfies standards for structural integrity and health. These development conditions provide for a tree preservation plan, limits of clearing and grading, tree preservation walk-through, tree preservation fencing, root pruning and mulching, tree protection signage, site monitoring, tree value determination, tree bond, and a tree preservation easement.

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 (Appendices 7 and 8)

The application was reviewed by both the Fairfax County Department of Transportation (FCDOT) and the Virginia Department of Transportation (VDOT). Initially, at the request of the community, the proposal did not include curb and gutter in order to preserve the frontage of the property as an unimproved vegetated area to facilitate traffic calming along Idylwood Road. The applicant has worked with FCDOT and VDOT to provide the current proposal, which includes curb and gutter along the frontage, approximately 4,055 SF of right-of-way dedication, appropriate drainage facilities, and an 8-foot wide asphalt sidewalk. All issues have been resolved.

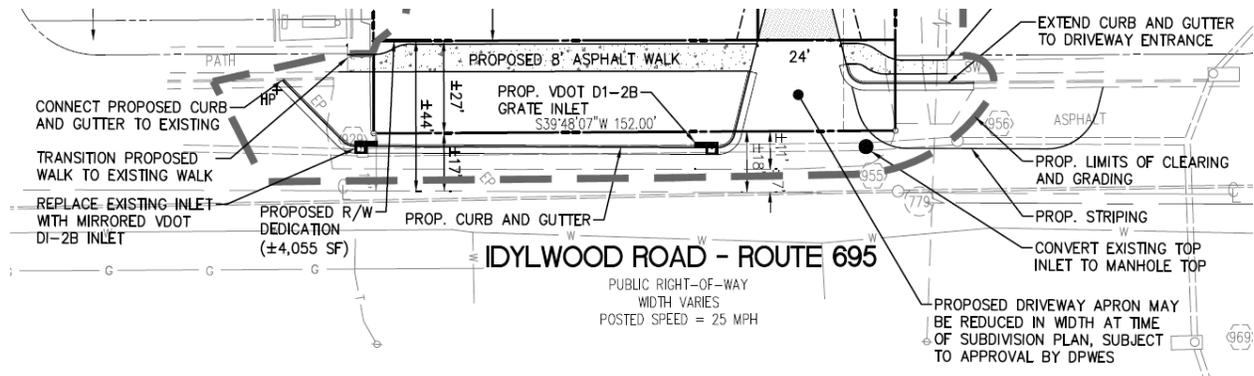


Figure 5: Proposed frontage

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 require a PFM modification but will meet SWM requirements. With the construction of two single family dwellings, no other impacts to public facilities are anticipated.

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.

Heritage Resources

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

No historic or archaeological resources have been identified to be preserved.

ZONING ORDINANCE PROVISIONS (Appendix 9)

Standard	Bulk Standards		
	Required R-2	Lot 1	Lot 2
Min. Lot Area	15,000 sf	20,606 sf	30,514 sf
Min. Lot Width Interior	100 feet	112 feet	40 feet
Max. Building Height	35 feet	35 feet	35 feet
Front Yard	35 feet min.	+/- 38 feet	+/- 38 feet
Rear Yard	25 feet min.	+/- 43 feet	+/- 43 feet
Side Yard	15 feet min.	+/- 29 feet	+/- 29 feet
Density	2 du/1 ac	1.58 du / ac	1.58 du / ac

The application must satisfy the General Special Exception Standards (Sect. 9-006) and the Provisions for Waiving Minimum Lot Size Requirements (Sect. 9-610). These standards and provisions are summarized below and contained in Appendix 8.

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.*

As described in the Land Use Analysis section, the resulting density of 1.58 du/ac is within the Comprehensive Plan requirement of 2 du/ac. In addition, a previously discussed, staff believes that the layout of the proposed dwellings would be compatible with the surrounding properties. Therefore, staff finds the application meets this standard.

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

The R-2 District was established to provide for single family detached dwellings and other selected uses compatible with a lower residential density. The application meets

all other bulk standards of the R-2 District, other than the lot width requirement. Staff finds that the application meets all other applicable Zoning Ordinance provisions and that the application satisfies this standard.

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.*

As previously discussed, the applicant's proposed layout and lot sizes are consistent with the neighboring properties. In addition, the density would be within the Comprehensive Plan's recommended density range for this area. Staff believes that the current residential character will be maintained, and the proposal will not adversely affect the use or development of neighboring properties. As the site is surrounded by residential uses, there are no transitional screening or barrier requirements; however, the applicant has shown preservation of existing mature vegetation along with supplemental plantings along the western and northern property lines. The proposed dwellings would be a maximum of 35 feet in height, which is accordance with the Zoning Ordinance provisions.

Staff believes the proposed application would not hinder or discourage development and use of adjacent properties; therefore, the standard has been met.

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.*

FCDOT and VDOT reviewed the application, and all transportation concerns have been addressed. In staff's opinion, the construction of two dwelling units would not significantly impact pedestrian or vehicular traffic. Therefore, staff finds that the application satisfies this standard.

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

There are no transitional screening requirements associated with the application. As previously mentioned, the applicant will be providing additional landscaping, specifically along the northern, southern, and western property lines. Staff believes that the application meets this standard.

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-2 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.*

Staff believes that adequate off-street parking will be provided for the single family detached dwellings, as a minimum of two off-street spaces will be provided per lot in the garage and driveway. Loading spaces are not required for this type of residential development. The proposed dwellings will be served by new public water and sanitary sewer connections, and two proposed bioretention facilities will be provided to meet the stormwater detention requirements. Therefore, staff finds that this standard has been met.

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.*

There are no signs proposed with this application. Therefore, this standard is not applicable.

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

The Board may approve the following, either in conjunction with the approval of a rezoning or as a special exception: the waiving of the minimum district size and/or lot width requirement for an R District, except for all cluster subdivisions; the minimum lot area and/or lot width requirements for a C district or the minimum district size requirement for the C-9 District; and, the minimum district size, lot area and/or lot width requirements for an I district. However, this may only be done in accordance with the following provisions:

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.*

There is no evidence that the subject property has been reduced in width or area since the effective date of the Zoning Ordinance. Therefore, staff believes that the application meets this standard.

Paragraph 2 states that *the applicant 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.*

As previously discussed, the applicant is exceeding the tree preservation target through the preservation of 7,009 SF of existing tree canopy. This is also supplemented with the provision of 7,050 SF of new deciduous, flowering, and evergreen trees. Staff has proposed development conditions to ensure preservation and protection for trees slated for preservation. Per staff's request, the applicant has also provided further restrictions on accessory structures, additions, etc. through a buildable area schematic, which is

reinforced in the development conditions.

The applicant has proposed to vacate an existing outlet road easement and remove the existing impervious gravel driveway. Although the total impervious area on-site will be increased through the construction of a second dwelling, staff believes that the proposed development conditions, the tree preservation, and stormwater management facilities will offset the impacts of additional impervious surface.

As discussed above, the applicant will provide a bioretention facility on each individual lot. There are no existing water quality controls on the subject property. The final engineering of these facilities will be subject to review and approval by DPWES.

Staff determined that because the site was already developed with the existing dwelling, the parcel is unlikely to contain any significant cultural resources and no archeological work is warranted. In addition, staff did not identify any additional substantial environmental features worthy of preservation other than existing trees.

In summary, staff concludes that the application meets this standard through the proposed tree preservation and supplemental plantings, along with the provision of stormwater management facilities that exceed the requirements.

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.

Staff finds that the addition of one single family detached dwelling will not significantly affect the traffic on the public street system. In addition, as previously discussed, the proposed development will not negatively affect the density of the existing subdivision. Further, staff believes that the proposed development is consistent with the surrounding development in terms of layout and lot size and, therefore, will not negatively impact the existing or planned development of adjacent properties. As a result, staff finds that the application satisfies this standard.

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

As discussed previously, the application satisfies all applicable Zoning Ordinance provisions other than the lot width requirement.

CONCLUSIONS AND RECOMMENDATIONS

Staff Conclusions

Staff believes that the application is in harmony with the land use recommendations of the Comprehensive Plan and is in conformance with the applicable Zoning Ordinance provisions.

Recommendation

Staff recommends approval of SE 2016-DR-011, subject to the proposed development conditions contained in Appendix 1.

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

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.

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.

APPENDICES

1. Proposed Development Conditions
2. Statement of Justification
3. Affidavit
4. Environmental Analysis
5. Stormwater Management Analysis
6. Urban Forest Management Analysis
7. Fairfax County Department of Transportation Analysis
8. Virginia Department of Transportation Analysis
9. Applicable Zoning Ordinance Provisions
10. Glossary

PROPOSED DEVELOPMENT CONDITIONS

SE 2016-DR-011

November 16, 2016

If it is the intent of the Board of Supervisors to approve SE 2016-DR-011 located at 7072 Idylwood Road, Tax Map 40-1 ((1)) 12 to permit a waiver of the minimum lot width requirement pursuant to Sect. 9-610 of the Fairfax County Zoning Ordinance, the 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. This Special Exception is subject to the provisions of Chapter 101, the Subdivision Ordinance, as may be determined by the Director, Department of Public Works and Environmental Services (DPWES). Any plan submitted pursuant to this special exception shall be in substantial conformance with the approved Special Exception Plat (SE Plat) titled "7072 Idylwood Road Special Exception Plat," prepared by Walter L. Phillips, Inc., consisting of six sheets dated October 11, 2016, and these conditions. Minor modifications to the approved special exception may be permitted pursuant to Par. 4 of Sect. 9-004 of the Zoning Ordinance.
4. New dwelling units on the Application Property shall be constructed in accordance with one of the following programs, or an alternative third-party certification as approved by the Environmental and Development Review Branch of the Department of Planning and Zoning ("DPZ"). Selection of one of the following certification methods, or a DPZ-approved alternative, shall be within the Applicant's sole discretion at time of subdivision plan submission.
 - a. Certification in accordance with the Earth Craft Home Program as demonstrated through documentation provided to DPWES and DPZ prior to the issuance of a RUP for each dwelling;
 - b. Certification in accordance with the 2015 National Green Building Standard (NGBS) using the ENERGY STAR® Qualified Homes path for energy performance as demonstrated through documentation submitted to DPWES and DPZ from a home energy rater certified through Home Innovation Research Labs that demonstrates that the dwelling unit has attained the certification prior to issuance of a RUP for each dwelling.

5. Stormwater Management

- a. Prior to first submission of the Subdivision Plan, the applicant shall conduct a geotechnical investigation to the satisfaction of DPWES to demonstrate that the proposed detention and Best Management Practices (BMP) facilities shown on the SE Plat are feasible and that detention requirements will be met pursuant to the Public Facilities Manual (PFM).
 - b. Prior to approval of the Subdivision Plan, the applicant shall demonstrate how BMP measures will be provided to the satisfaction of DPWES.
 - c. Prior to issuance of a Residential Use Permit (RUP) for either lot, the applicant shall construct the bioretention facilities on the subject lot.
 - d. Prior to approval of the Subdivision Plan, adequate outfall shall be demonstrated in accordance with the PFM, as determined by DPWES.
 - e. If a modification of the PFM to permit the proposed facilities on individual lots as shown on the SE Plat is not granted by DPWES and facilities that are in substantial conformance with the SE Plat cannot be provided, then a Special Exception Amendment (SEA) shall be filed to provide water quantity and quality control measures in accordance with the PFM as determined by DPWES. Prior to record plat approval, residential covenants shall be recorded in the County Land Records which disclose to the existing and all subsequent property owners the maintenance obligations of the bioretention facilities.
6. Tree Preservation and Landscaping: 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.

- B. 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.
- C. 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.
- D. 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.

E. 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.

F. 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.

7. A statement shall be included in the deed of conveyance for proposed Lots 1 and 2 that states that both properties are governed by a Special Exception. A copy of the approved SE Plat shall also be included in the deed of conveyance.

8. As shown on the SE Plat, the right-of way dedication along the subject property's Idylwood Road frontage, shall be offered on the project's subdivision plan.
9. The asphalt walk shall be constructed in consultation with and to the satisfaction of VDOT.
10. The proposed driveway may be relocated in consultation with VDOT to provide acceptable transitions to the existing sidewalk on the adjacent property. In addition, the applicant shall have the flexibility to reduce the width of the driveway in consultation with FCDOT.
11. In consultation with VDOT, appropriate drainage facilities will be provided along the Idylwood Road frontage in order to prevent ponding.
12. As shown on the SE Plat, the Buildable Area Schematics shall be honored to prevent any land disturbances or structures / uses outside of these areas. Information regarding the buildable area for each lot along with the restrictions shall be provided in the initial deeds of conveyance. All subsequent plans, including building permits, shall reflect the buildable areas as shown on the SE plat.
13. Within six (6) months of approval of the application, a deed of vacation will be recorded among the Fairfax County land records to vacate an existing thirty (30) foot outlet road recorded in Deed Book B-12 at Page 407 among the Fairfax County land records. Said vacation shall be recorded subject to receipt of signatures from all beneficiaries. If all required signatures are not obtained, the outlet road shall not be vacated.
14. Subject to receipt of permission from the property owners, the Applicant shall remove gravel from those properties identified among the Fairfax County tax assessment records as 40-1 ((9)) 1, 2, 3 and 4. Upon removal of the gravel, the area shall be graded and seeded. Should one or more property owners refuse to grant permission to enter the property, this will not preclude removal of gravel, grading and seeding on those properties whose owners do grant permission. Said removal of gravel, grading and reseeding shall take place concurrent with development of the application property.
15. At time of subdivision plan approval, the Applicant shall escrow the amount of \$31,800.00 with Fairfax County Board of Supervisors for the benefit of Dominion Virginia Power to underground utilities located on all or a portion of the properties identified as 40-1 ((9)) 1, 2, 3, 4, 5, 6 and 7. The Applicant shall escrow the funds prior to subdivision plan approval. Dominion Virginia Power shall request in writing to applicable County office the release of said funds for said undergrounding if applicable. If after for a period of six (6) months from the date of issuance of the final Non-Residential Use Permit, said funds have not been requested by Dominion Virginia Power, said funds shall be reallocated to the Dranesville Contingency

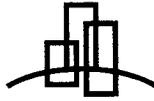
Fund within thirty (30) days.

16. The two homes constructed on the property shall be generally compatible with regard to architecture and building materials.

The above proposed conditions are staff recommendations and do not reflect the position of the Board of Supervisors unless and until adopted by that Board.

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 himself 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 Section 9-015 of the Zoning Ordinance, this special exception shall automatically expire, without notice, thirty (30) months after the date of approval unless the use has been established or construction has commenced and been diligently prosecuted. 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.



Lynne J. Strobel
 (703) 528-4700 Ext. 5418
lstrobel@thelandlawyers.com

**WALSH COLUCCI
 LUBELEY & WALSH PC**

April 25, 2016

Via Hand Delivery

Barbara C. Berlin, Director
 Zoning Evaluation Division
 Fairfax County Department of Planning & Zoning
 12055 Government Center Parkway, Suite 801
 Fairfax, Virginia 22035

RECEIVED
 Department of Planning & Zoning
 APR 26 2016
 Zoning Evaluation Division

Re: Proposed Special Exception Application
 Applicant: H&M of Virginia, LLC
 Fairfax County Tax Map Reference: 40-1 ((1)) 12

Dear Ms. Berlin:

Please accept this letter as a statement of justification for a proposed special exception to modify the minimum lot width requirement in the R-2 District.

The Applicant is the owner of approximately 1.267 acres of land located at 7072 Idylwood Road in the Dranesville District and identified among the Fairfax County tax assessment records as 40-4 ((1)) 12 (the "Subject Property"). The Subject Property is located on the west side of Idylwood Road and is zoned to the R-2 District. The Subject Property is currently developed with a single-family dwelling that was constructed in 1936 and various outbuildings. Surrounding properties are primarily developed with single-family homes on property zoned to the R-2, PDH-2 and R-3 Districts.

The Applicant proposes a waiver of the minimum lot width requirement in the R-2 District to permit a subdivision of the Subject Property into two lots. As shown on the attached special exception plat prepared by Walter L. Phillips, Inc., proposed Lot 1 will be approximately 20,606 square feet and will have a minimum lot width of 112 feet. Proposed Lot 1 will comply with the minimum lot width requirements of the R-2 District. Proposed Lot 2 will be approximately 30,514 square feet and will have a minimum lot width of 40 feet, which necessitates the approval of a special exception. The proposed lots will be served by a shared driveway that is proximate to the Subject Property's existing access to Idylwood Road. The waiver represents a reduction of 60 feet for one proposed lot from the minimum required lot width of 100 feet as established in the Fairfax County Zoning Ordinance (the "Zoning Ordinance") for the R-2 District.

The Subject Property is located with the Kirby Community Planning Sector of the McLean Planning District in Area II of the Fairfax County Comprehensive Plan (the "Plan").

ATTORNEYS AT LAW

703 528 4700 ■ WWW.THELANDLAWYERS.COM
 2200 CLARENDON BLVD. ■ SUITE 1300 ■ ARLINGTON, VA 22201-3359

LOUDOUN 703 737 3633 ■ WOODBRIDGE 703 680 4664

The Plan text recommends that low density residential infill should be continued northwest of Idylwood Road between Leesburg Pike and Great Falls Street to preserve the character of the neighborhood, which is planned for development at two to three dwelling units per acre. The Applicant's proposal will result in a density of 1.58 dwelling units per acre which is less than the density recommended by the Plan. In addition, the proposed development is compatible with the character of the neighborhood. Accordingly, the Applicant's proposal is in harmony with the Plan's recommendations.

As this application is related only to the minimum lot width, the submission requirements of Section 9-011, paragraph 7 are generally not applicable. In accordance with the Zoning Ordinance requirements of Section 9-610, please accept the following information regarding the proposed special exception application:

- The current width of the Subject Property existed prior to the effective date of the Zoning Ordinance (1978). Therefore, the Subject Property has not been reduced in width or area since the effective date of the Ordinance to a width or area less than required by the Zoning Ordinance.
- The Applicant proposes a development that will preserve and supplement existing vegetation and lessen environmental impacts. The existing dwelling unit on the Subject Property is served by a well that will be removed, and both proposed Lot 1 and proposed Lot 2 will be served by public water and sewer. The Applicant will vacate an existing gravel outlet road and remove a considerable amount of gravel located on the Subject Property and adjacent properties. Stormwater management will be provided to address water quality and quantity with the use of bioretention facilities. The Applicant also proposes a significant landscape plan to revegetate the Subject Property.
- Given the existing surrounding residential development, the proposed development will not have any deleterious effect on the existing or planned development of adjacent properties. The surrounding properties have already been subdivided into lot sizes that are comparable or smaller than those proposed by the Applicant. These surrounding lots are developed with single-family homes. Additional landscaping will provide appropriate screening and buffering. In addition, generous setbacks are provided to all peripheral lot lines. The proposed subdivision will limit access to Idylwood Road by one driveway which is consistent with existing conditions. The replacement of an existing single-family dwelling and the addition of one single-family dwelling will not cause a significant impact on the surrounding area or on the public street system.
- The single-family homes to be constructed on the Subject Property will be architecturally compatible with the surrounding community. The size and layout of the homes will be similar to other single-family homes constructed in the surrounding area.

- The application satisfies all of the Zoning Ordinance requirements, regulations, adopted standards and applicable conditions except as described herein and shown on the plat submitted in conjunction with this application.
- The Applicant is not aware of any hazardous or toxic substances located on the Subject Property.

The Applicant requests a deviation of the tree preservation target requirements in accordance with the Public Facilities Manual. The existing trees located on the Subject Property are only in fair condition and the provision of new trees at the periphery of the Subject Property will provide more appropriate screening to adjacent properties.

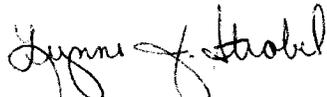
The proposed special exception will permit development of the Subject Property at a density that is consistent with the Plan's recommendations and comparable to the surrounding development. The environmental quality of the Subject Property will be improved with the provision of stormwater management measure and removal of existing gravel.

Should you have any questions regarding the above, or require additional information, please do not hesitate to contact me. I would appreciate the acceptance of this application, and the scheduling of a hearing before the Planning Commission at your earliest convenience.

As always, I appreciate your cooperation and assistance.

Very truly yours,

WALSH, COLUCCI, LUBELEY & WALSH, P.C.



Lynne J. Strobel

LJS:kae

cc: Hesham Rashed
Fathia Soliman
Eman Othman
Monica Westgate

SPECIAL EXCEPTION AFFIDAVIT

134910b

DATE: September 1, 2016
 (enter date affidavit is notarized)

I, Lynne J. Strobel, attorney/agent, 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 2016-DR-011
 (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)
H&M of Virginia, LLC	2230 George C. Marshall Drive, Apt. 605 Falls Church, VA 22043	Applicant/Title Owner of Tax Map 40-1 ((1)) 12
Agent: Hesham Rashed Fathia H. Soliman		

(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 Attachment to Par. 1(a)

1349106

DATE: September 1, 2016
(enter date affidavit is notarized)

for Application No. (s): SE 2016-DR-011
(enter County-assigned application number (s))

(NOTE): All relationships to the application 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)
Walsh, Colucci, Lubeley & Walsh, P.C. Agents: Martin D. Walsh Lynne J. Strobel M. Catharine Puskar Sara V. Mariska G. Evan Pritchard Andrew A. Painter Matthew J. Allman • Jeffrey R. Sunderland (FORMER) Robert D. Brant Elizabeth D. Baker Inda E. Stagg Amy E. Friedlander	2200 Clarendon Boulevard, Suite 1300 Arlington, VA 22201	Attorneys/Agents for Applicant Attorney/Agent Attorney/Agent Attorney/Agent Attorney/Agent Attorney/Agent Attorney/Agent Attorney/Agent FORMER Attorney*/Agent Attorney/Agent Planner/Agent Planner/Agent Planner/Agent *Admitted in New York and California. Admission to Virginia Bar pending.
Walter L. Phillips, Incorporated Agents: Aaron M. Vinson Monica R. Westgate	207 Park Avenue Falls Church, Virginia 22046	Engineer/Agent

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

Information updated.

SPECIAL EXCEPTION AFFIDAVIT

134910 b

DATE: September 1, 2016
(enter date affidavit is notarized)

for Application No. (s): SE 2016-DR-011
(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)

H&M of Virginia, LLC
2230 George C. Marshall Drive, Apt. 605
Falls Church, VA 22043

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)

Hesham Rashed
Marwa Rashed

(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: September 1, 2016
(enter date affidavit is notarized)

134910b

for Application No. (s): SE 2016-DR-011
(enter County-assigned application number (s))

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

Walter L. Phillips, Incorporated
207 Park Avenue
Falls Church, VA 22046

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)

Brian G. Baillargeon
Jeffrey J. Stuchel
Aaron M. Vinson
Karen L. White

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

Walsh, Colucci, Lubeley & Walsh, P.C.
2200 Clarendon Boulevard, Suite 1300
Arlington, VA 22201

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)

Wendy A. Alexander	Jay du Von	J. Randall Minchew	Lynne J. Strobel
David J. Bomgardner	William A. Fogarty	Andrew A. Painter	Garth M. Wainman
E. Andrew Burcher	John H. Foote	G. Evan Pritchard	Nan E. Walsh
Thomas J. Colucci	H. Mark Goetzman	M. Catharine Puskar	
Michael J. Coughlin	Bryan H. Guidash	John E. Rinaldi	
Peter M. Dolan, Jr.	Michael J. Kalish	Kathleen H. Smith	

(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

1349106

DATE: September 1, 2016
(enter date affidavit is notarized)

for Application No. (s): SE 2016-DR-011
(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)

None

(check if applicable) [] 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

1349106

DATE: September 1, 2016
(enter date affidavit is notarized)

for Application No. (s): SE 2016-DR-011
(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: September 1, 2016
(enter date affidavit is notarized)

1349106

for Application No. (s): SE 2016-DR-011
(county-assigned application number(s), to be entered by County Staff)

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 *Lynne J. Strobel* Applicant's Authorized Agent

Lynne J. Strobel, attorney/agent
(type or print first name, middle initial, last name, and & title of signee)

Subscribed and sworn to before me this 1 day of September 2016, in the State/Comm. of Virginia, County/City of Arlington.

Kimberly K. Follin
Notary Public

JK My commission expires: 11/30/2019

KIMBERLY K. FOLLIN
Registration # 283945
Notary Public
COMMONWEALTH OF VIRGINIA



County of Fairfax, Virginia

MEMORANDUM

DATE: August 18, 2016

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

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

SUBJECT: ENVIRONMENTAL ASSESSMENT for: **SE 2016-DR-011**
H & M of Virginia

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 July 28, 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 is requesting a waiver of minimum lot width to permit the subdivision of one lot into two lots with access provide for two new residential buildings via a shared drive. Guidance in the County's Green Building policy encourages the use of green building measures for all new residential construction. The applicant has not offered any commitments to attain green building certification through any of the third-party systems normally accepted by Fairfax County. While a recently submitted response document noted that, "the applicant will agree to a development condition regarding green building techniques. See Attached." No such document was attached for staff to evaluate. A development condition for National Green Building

Department of Planning and Zoning
Planning Division
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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.

Stormwater Management

The plans depict probable locations for two biofiltration facilities to be located on the individual lots. While these facilities may meet water quality improvement requirement, it is unclear at this time that they will provide sufficient water quantity control requirements. 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 pages 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 pages 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: 'AUG 25 2016

TO: Casey Gresham
Zoning Evaluation Division
Department of Planning and Zoning

FROM: Camylyn Lewis, Senior Engineer III (Stormwater) *CML*
Site Development and Inspections Division
Department of Public Works and Environmental Services

SUBJECT: Special Exception Application # SE 2016-DR-011 (H&M of Virginia, LLC);
Special Exception Plat dated July 28th, 2016; LDS Project #4344-ZONA-001-1,
Tax Map #040-1-01-0012, Dranesville District

We have reviewed the subject application and offer the following stormwater management comments.

The applicant has provided the Minimum Stormwater information checklist, revised 8/4/2015.

Chesapeake Bay Preservation Ordinance (CBPO)

There is no Resource Protection Area (RPA) on this site.

Water quality controls are required for this development; Chapter 124-4. The applicant indicates that they intend to meet the requirements using level 2 bio-retention facilities. However, should the minimum infiltration rate of 0.5 inches per hour be achievable, the applicant indicates that other Best Management Practices (BMPs) would be provided; urban bio-retention planters and soil compost amendment. Letter to industry, April 10, 2015, states:

Soil Compost Amendments (PFM § 6-1314). Director approval, as required by the PFM, will not be granted for the use of soil compost amendments as a stormwater management BMP on individual buildable single-family detached lots in subdivisions. Soil compost amendments may still be used to restore the porosity of disturbed soils with 70% of the area treated as forest/open space for computational credit pursuant to PFM § 6-1314.2C. If only used for computational credit, areas of compost amended soils are not required to be within a restrictive easement (PFM § 6-1314.2C)



Casey Gresham
Project #4344-ZONA-001-1
Page 2 of 2

The applicant should provide sufficient information, including but not limited to, soil testing, the elevation of the water table, and the feasibility of underdrains.

A PFM modification PFM 6-0303.7 would be required to locate the proposed bio retention facilities on individual lots. The applicant should provide a copy of the VRRM spreadsheet indicating that the water quality requirements could be met separately for each lot.

Plan sheet P-0501, Stormwater Management Narrative; The applicant reserves the right to reduce the amount of phosphorous removal, as long as stormwater ordinance requirements are satisfied. Note: Chapter 124-4-5.B allows the use of off-site nutrient credits.

Floodplain

There are no regulated floodplains on the property.

Downstream Drainage Complaints

There is a drainage complaint on file; Pond water up to the top, Tax ID 040-1-33-0003. More information on this complaint is available from the Maintenance & Stormwater Management Division (703-877-2800).

Stormwater Detention

Stormwater detention is required, if not waived (PFM 6-0301.3). The applicant indicates that detention requirements would be met using gravel storage under the bio retention facilities; the applicant should provide the elevation of the ground water table.

Site Outfall

The applicant provided information to indicate that adequate outfall could be provided. A detailed review will be with the subdivision plan.

Stormwater Planning Comments

This case is located in the Pimmit Run Watershed. There are no comments from stormwater planning at this time.

Other comments

Pipestem ZO 2-406

Please contact me at 703-324-1808 if you require additional information.

cc: Shahab Baig, P.E., Chief, North Branch, SDID, Land Development Services
Zoning Application File



County of Fairfax, Virginia

MEMORANDUM

DATE: August 5, 2016

TO: Casey Gresham, Staff Coordinator
Zoning Evaluation Division, DPZ

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

SUBJECT: Lemon Road-7072 Idylwood Road SE 2016-DR-011

The following comments and recommendations are based on my review of the resubmission of the above mentioned application stamped as received by the Department of Planning and Zoning July 28, 2016.

1. **Comment:** Mature trees with roots subjected to construction activities will benefit greatly from root pruning along the LOD and mulching over the critical root zones.

Recommendation: Provide a development condition requiring root pruning along the LOD within the CRZ of trees to be preserved. Require mulching within the tree save areas (2-3 inches of double shredded hardwood mulch) within the critical root zones of trees to be preserved.

2. **Comment:** A 42 inch maple tree (tagged in the field as tree 335) is in poor condition and should not be preserved.

Recommendation: Remove the tree canopy for this tree from Table 12.10.

If you have any questions or comments please call 703-324-1770.

if/

UFMDID #: 216580

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: October 19, 2016

TO: Barbara Berlin, Director
Zoning Evaluation Division, DPZ

FROM: Michael Davis, Acting Chief *JCH for MAD*
Site Analysis Section, DOT

SUBJECT: SE 2016-DR-011 - H&M of Virginia, LLC
Land Identification Maps: 40-1 ((1)) 12

This department has reviewed the subject Special Exception submittal dated October 11, 2016. The applicant is proposing to subdivide the subject property into two lots to allow construction for two single-family detached homes. This department has no transportation issues with this application.

MAD/BMC

Cc: Casey Gresham, DPZ



COMMONWEALTH of VIRGINIA

DEPARTMENT OF TRANSPORTATION

4975 Alliance Drive
Fairfax, VA 22030

CHARLES A. KILPATRICK, P.E.
COMMISSIONER

October 18, 2016

To: Ms. Barbara Berlin
Director, Zoning Evaluation Division

 **From:** Paul J. Kraucunas, P.E.
Land Development Program Manager

Subject: SE 2016-DR-011, 7072 Idylwood Road

VDOT has reviewed the plans for the subject project received on October 12, 2016.

While more specific details are needed for the design of the storm drainage system and driveway apron, these can be addressed on the construction drawings, and we have no objection to the approval of this Special Exception.

Please contact me if you have any questions.

CC: Casey Gresham, ZED
Bree Clohessy, FCDOT
Noreen Maloney, VDOT

FAIRFAX COUNTY ZONING ORDINANCE

5. All such off-street parking spaces and areas shall comply with the geometric design standards presented in the Public Facilities Manual.
6. There shall be no parking of vehicles closer to any lot line which abuts an R district than a distance equal to the dimension of the abutting corresponding yard as required by this Ordinance.
7. All lighting fixtures used to illuminate such off-street parking areas shall be in conformance with the performance standards for outdoor lighting set forth in Part 9 of Article 14.
8. All such off-street parking shall comply with the provisions for landscaping and screening set forth in Article 13.

9-610 Provisions for Waiving Minimum Lot Size Requirements

The Board may approve, either in conjunction with the approval of a rezoning or as a special exception, the waiving of the minimum district size and/or lot width requirement for an R District, except for all cluster subdivisions, the minimum lot area and/or lot width requirements for a C district or the minimum district size requirement for the C-9 District, and the minimum district size, lot area and/or lot width requirements for an I district, but only in accordance with the following:

1. 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.
2. The applicant 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.
3. 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.
4. Such waiver shall be approved only if the remaining provisions of this Ordinance can be satisfied.

9-611 Provisions for Approving Drive-In Financial Institutions, Fast Food Restaurants, Quick-Service Food Stores, Service Stations and Service Station/Mini-Marts in a Highway Corridor Overlay District

The Board may approve a special exception for the establishment or for the enlargement, extension, relocation or increase in intensity of a drive-in financial institution, fast food restaurant, quick-service food store, service station or service station/mini-mart in a Highway Corridor Overlay District, but only in accordance with the provisions of Part 6 of Article 7.

9-612 Provisions for Waiving Open Space Requirements

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		