County of Fairfax, Virginia

MAY 26, 2021

STAFF REPORT

SE 2020-DR-022

DRANESVILLE DISTRICT

APPLICANT: Turner Farmhouse Foundation

ZONING DISTRICT: R-1 (Residential District, One Dwelling Unit/Acre)

LOCATION: 10609 Georgetown Pike, Great Falls, 22066

PARCEL: 12-1 ((1)) 24D part

ACREAGE: 4.95 Acres

FAR: 0.05

PLAN MAP: Public Parks

SE Categories: Category 3, Use 7 – Public Benefit Association (Sect. 9-301) Category 6, Use 22 – Provisions for Modification of Minimum Yard Requirements for Certain Existing Structures and Uses (Sect. 9-625)

PROPOSAL: Approval to allow a public benefit association and a modification to the front yard requirement for the existing farmhouse.

STAFF RECOMMENDATIONS:

Staff recommends approval of SE 2020-DR-022, subject to development conditions consistent with those contained in Appendix 1.

Kelly Posusney, AICP
Staff recommends approval of the waiver of the transitional screening and barrier requirements along the northern lot line.

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

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

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

For information, contact the Zoning Evaluation Division, Department of Planning and Development, 12055 Government Center Parkway, Suite 801, Fairfax, Virginia 22035-5505, (703) 324-1290.
Special Exception
SE 2020-DR-022

Applicant: TURNER FARMHOUSE FOUNDATION
Accepted: 12/18/2020
Proposed: PUBLIC BENEFIT ASSOCIATION
Area: 4.95 AC; DISTRICT - DRANESVILLE
Zoning Dist Sect: 03-0104
Located: 10609 GEORGETOWN PIKE, GREAT FALLS, VA 22066

Zoning: R- 1
Plan Area: 3,
Overlay Dist: 
Map Ref Num: 012-1-/01/ /0024D (pt.)
DESCRIPTION OF THE APPLICATION

The Turner Farmhouse Foundation is requesting a special exception (SE) on a 4.95-acre portion of the Turner Farm Park property to permit a public benefit association to operate on the site and to modify the front yard setback for the exiting farmhouse structure. Specifically, the applicant will provide meeting space for groups and individuals ranging from five to ten persons for programming relating to mental health and wellness. Overnight retreats are proposed to be held over the weekend. In addition, a modification per Sect. 9-625 of the Zoning Ordinance is requested to permit the front yard setback of the existing house, which was constructed 1905, to remain at 38 feet where 40 feet would otherwise be required.

The R-1 zoned subject property is owned by the Fairfax County Park Authority and is leased to the applicant through the Board of Supervisors through the Resident Curator Program, designed to preserve and rehabilitate underutilized, publicly owned historic properties through long-term lease agreements with private entities.

A reduced copy of the Special Exception (SE) Plat is included at the front of this report. The proposed special exception conditions are included in Appendix 1. The applicant’s statement of justification and affidavit are included in Appendices 2 and 3, respectively.

WAIVERS AND MODIFICATIONS

The applicant requests a waiver of the transitional screening and barrier requirements along the northern lot line.

LOCATION AND CHARACTER

The subject property is listed on the Inventory of Historic Sites as the Mark Turner Dairy Farm. The site, located in Great Falls with frontage on Georgetown Pike, is also listed on the Virginia Landmarks Register, and the National Register of Historic Places. There are several existing structures on the subject property. The dwelling on Parcel 12-1 ((1)) 24D is identified in the Comprehensive Plan as a Heritage Resource known as the Turner Farmhouse, built circa 1905 with three later additions to the structure in 1930, 1937 and 2002. The other structures on the property include a circa 1953 milk house, a circa 1998 garage, and a circa 1890 double crib barn. The special exception limits are on a 4.95-acre portion of Parcel 24D, as depicted in Graphic 1.

Graphic 1: Subject Property and Surrounding Area
(Source: Fairfax County Pictometry)
The property is surrounded by residential uses. A summary of the surrounding land uses, zoning, and Comprehensive Plan recommendations is provided in the following table.

<table>
<thead>
<tr>
<th>Direction</th>
<th>Use</th>
<th>Zoning</th>
<th>Plan</th>
</tr>
</thead>
<tbody>
<tr>
<td>North</td>
<td>Single-Family Detached Residential</td>
<td>R-E</td>
<td>Residential, .2-.5 du/acre</td>
</tr>
<tr>
<td>East</td>
<td>Single-Family Detached Residential</td>
<td>R-1</td>
<td>Residential, .5-1 du/acre</td>
</tr>
<tr>
<td>South</td>
<td>Single-Family Detached Residential</td>
<td>R-1</td>
<td>Residential, .5-1 du/acre</td>
</tr>
<tr>
<td>West</td>
<td>Single-Family Detached Residential</td>
<td>R-1</td>
<td>Residential, .5-1 du/acre</td>
</tr>
</tbody>
</table>

**BACKGROUND**

The subject property, which is zoned R-1, is not subject to any proffers, special exception, special permit or variance approvals. The Turner farmhouse and associated property is located at the Turner Farm Park owned by the Fairfax County Park Authority (FCPA) and is part of the FCPA’s Resident Curator Program. The Resident Curator Program is designed to preserve historic properties by offering long-term leases to qualified residents, who agree to rehabilitate and maintain these historic resources in accordance with established preservation standards. Per the program guidelines, a curator can be a private citizen, a non-profit entity, or a for-profit entity. The operations on the subject property are conducted under the auspices of the Turner Farmhouse Foundation, a private non-profit, which proposes to operate the facility as a public benefit association, with approval of this application.

**COMPREHENSIVE PLAN PROVISIONS**

Plan Area: Area III
Planning District: Upper Potomac Planning District
Planning Sector: Hickory Community Planning Sector (UP3)
Plan Map: Public Parks

RECOMMENDATIONS

Land Use

12. Turner Farm Park, in the heart of the Great Falls area, is planned for an astronomical observatory for educational and recreational use by county schools and residents due to having among the darkest night sky in the Washington, D.C. Metropolitan Area. The night sky in the area surrounding the planned observatory should be protected from excessive and improper lighting. New development (i.e., public and private) in planning sector UP2 and planning sector UP3, north of Leesburg Pike and west of Difficult Run, should provide energy efficient lighting that reduces glare, eliminates light trespass and reduces sky glow.

Transportation

…

Georgetown Pike, which has been designated a Virginia Byway and listed in the Virginia Landmarks Register and the National Register of Historic Places, should be maintained within its existing right-of-way. Center turn lanes and deceleration and acceleration lanes should be discouraged and curb cuts should not be allowed unless no other alternative exists. Georgetown Pike is commonly acknowledged to contain some traffic hazards. However, it is generally acceptable in its present condition to local residents. Major changes in alignment or widening the road would damage the scenic and historic character and the historic integrity of the Byway and have been strongly opposed by residents of adjacent areas. Planning efforts should focus on other means of dealing with traffic volume in order to maintain this Byway. Scenic and conservation easements should be sought along Georgetown Pike wherever practical for the preservation of the historic and scenic significance and beauty of the corridor.

Heritage Resources

…

Georgetown Pike is designated as a Virginia Byway pursuant to Section 33.1-63 of the Code of Virginia, as amended. It is listed in the National Register of Historic Places and the Virginia Landmarks Register. The protection of Georgetown Pike is discussed in the Transportation section above.

Any development or ground disturbance in this sector, both on private and public land, should be preceded by heritage resource studies, and alternatives should be explored for the avoidance, preservation or recovery of significant heritage resources that are found. In those areas where significant heritage resources have been recorded, an effort should be made to preserve them. If preservation is not feasible, then, in accordance with countywide objectives and policies as cited in the Heritage Resources section of the Policy Plan, the threatened resource should be thoroughly recorded and in the case of archaeological resources, the artifacts recovered.
FIGURE 4
INVENTORY OF HISTORIC SITES
UPPER POTOMAC PLANNING DISTRICT
(Inventory as of February 7, 2018)

<table>
<thead>
<tr>
<th>Name</th>
<th>Location</th>
<th>Planning Sector</th>
<th>Parcel Number</th>
<th>Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>Georgetown Pike N,V</td>
<td>Great Falls and McLean</td>
<td>UP1, UP2, UP3</td>
<td>N/A</td>
<td>1813-1934</td>
</tr>
<tr>
<td>Turner, Mark, Dairy Farm</td>
<td>10609 Georgetown Pike Great Falls</td>
<td>UP3</td>
<td>12-1 ((1)) 24C</td>
<td>c. 1905</td>
</tr>
</tbody>
</table>

* Indicates demolition of primary resource: potential intact archaeological components
N National Register of Historic Places
V Virginia Landmarks Register
H Historic Overlay District
L National Historic Landmark

SPECIAL EXCEPTION (SE) PLAT DESCRIPTION

The SE Plat is entitled "Turner Farmhouse Foundation, Special Exception" prepared by LDC, and consisting of two sheets dated January 2020, as revised through March 30, 2021. A reduced copy of the SE Plat is located at the front of the staff report.
Proposal

The Turner Farmhouse Foundation is requesting a SE to permit the applicant to operate a public benefit association facility on a 4.95-acre portion of the Turner Farm Park property. The public benefit association will provide meeting space (both within the on-site structures and on the grounds) to groups and individuals for programming relating to mental health and wellness. The facility will mostly be operated out of the existing garage structure that is to the south of the farmhouse. The hours of operation will be Monday through Friday from 9:00 a.m. through 5:00 p.m., and overnight weekend events operating from Friday at 3:00 p.m. to Sunday at 5:00 p.m. The overnight weekend retreats will be limited to a maximum of ten people. As mentioned previously the Turner Farmhouse Foundation acts as the Resident Curator for the property and there is a caretaker on-site. For each event, two additional staff personnel may be present on-site.

There are no proposed alterations to the farmhouse, the double crib barn, or the milk pen. The applicant does propose to construct new exterior stairs and a ramp to the garage to improve accessibility. Additionally, a new deck and elevator are shown on the SE Plat along the rear elevation of the garage. Upgrades to the septic system to account for the non-residential use are also proposed for this public benefit association use.

The access to the facility is from the existing entrance off Georgetown Pike. The site has the capacity to park 30 vehicles, which is more than the six required parking spaces. A modification per Set. 9-625 of the Zoning Ordinance is requested to account for the front yard setback of the existing house, which is two feet less than the requirement (38 feet versus the required 40-foot setback).

ANALYSIS

Land Use Analysis (Appendix 4)

The Turner Farmhouse Foundation is requesting a SE to permit the applicant to operate a public benefit association facility on the subject property. Any use developed with a special exception requires the use to be in harmony with the Comprehensive Plan and in harmony with the general purpose and intent of the applicable zoning district regulations.

The applicant is not proposing any changes which would affect the historic nature of the subject property or Georgetown Pike. In addition, the applicant is not proposing any changes to the lighting plan which would affect the quality of the night sky or impact the efficacy of the observatory on the Mark Turner Dairy Farm property. Given the modest alterations to the garage structure to accommodate the new use and given the limited number of guests intended to stay at the facility, the low-density residential character of the surrounding area will not be adversely impacted.

Based on the analysis above, staff finds that the land use proposed for the subject application is in harmony with the Comprehensive Plan and that Plan objectives are adequately addressed.
Transportation (Appendix 5)

The application was reviewed by the Fairfax County Department of Transportation (FCDOT) and the Virginia Department of Transportation (VDOT). The proposal was evaluated to ensure that there would be no adverse impacts to Georgetown Pike. Both agencies were satisfied with the proposed use and found that Georgetown Pike would not be impacted and that there was ample space on-site to park vehicles coming to the site for the weekend retreats.

Urban Forest Management (Appendix 6)

Staff from the Urban Forest Management Division (UFMD) of the Department of Public Works and Environmental Services (DPWES) has reviewed the application. The minor alterations to the existing garage and the upgrade to the septic system will not adversely impact the trees on the subject site. Due to the single family detached dwellings located on the north side of Georgetown Pike, Transitional Screening Type 2 and Barrier D, E or F are both required along the northern lot line. The applicant has requested a waiver of these requirements, which is discussed further in the Waivers section of this report.

Health Department Analysis (Appendix 7)

The property is serviced by an existing septic system. The public benefit association facility intends to allow up to ten people for overnight weekend retreats. A certification letter has been issued by the Health Department that approves an area to support both an active and a 100 percent replacement area for an onsite sewage disposal system that will treat and disperse 975 gallons of Treatment Level 1 effluent. The letter certifies that the Fairfax County Health Department will issue a permit to construct the sewage disposal system in accordance with the applicable regulations, provided there has been no substantial physical changes to the footprint area. The Health Department has no outstanding issues.

ZONING ORDINANCE PROVISIONS

Staff review of the applicable Zoning Ordinance provisions is based on Sect. 9-006 of the Zoning Ordinance (General Standards) which provides that all such uses shall satisfy the general standards for special exception uses. In addition to the general special exception standards, public benefit associations must satisfy specific use (Category 3) standards.

Per Par. 3K of Sec. 3-104, public benefit associations are permitted in the R-1 District, subject to approval of a special exception. The following standards are used to analyze these applications.

General Special Exception Standards (Sect. 9-006)

General Standard 1 states that the proposed use at the specified location shall be in harmony with the adopted Comprehensive Plan. The larger Turner Farm Park is planned for an astronomical observatory for educational and recreational use by county schools and residents due to having among the darkest night sky in the Washington, D.C. Metropolitan
Area. Additionally, Georgetown Pike is designated as a Virginia Byway pursuant to Section 33.1-63 of the Code of Virginia, as amended. Georgetown Pike is listed in the National Register of Historic Places and the Virginia Landmarks Register. Given the modest alterations to the garage structure and the limited number of guests intended to stay at the facility, this public benefit use on parkland is suited to the low-density residential development surrounding the site. In addition, as there is no new lighting proposed that would adversely affect the dark sky initiatives nor are there any changes proposed that would impact the protection of Georgetown Pike, staff finds that this standard is satisfied.

**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-1 District was established to provide for single family detached dwellings and to allow other selected uses which are compatible with the low-density residential character of the district. The public benefit association facility is intended to provide meeting and dining spaces, living quarters, and access to the grounds to up to ten people for programming relating to mental health. Given the modest alterations to the garage structure to accommodate the new use and given the limited number of guests intended to use the facility, staff finds that the intended use is compatible with the low-density residential character of the district and thus is in harmony with the general purpose and intent of the R-1 District.

**General Standard 3** requires that the proposed use *shall be such that it will be harmonious with and will not adversely affect the use or development of neighboring properties in accordance with the applicable zoning district regulations and the adopted comprehensive plan*. The location, size and height of buildings, structures, walls and fences, and the nature and extent of screening, buffering and landscaping shall be such that the use will not hinder or discourage the appropriate development and use of adjacent or nearby land and/or buildings or impair the value thereof. The applicant is not proposing any changes which would affect the historic nature of the subject property or Georgetown Pike. Only modest alterations are proposed to the garage structure, which will not be seen from the surrounding residences. Finally, the applicant is not proposing any changes to the lighting plan which would affect the quality of the night sky and impact the efficacy of the observatory. As such, staff finds that the proposed public benefit facility will have no impact on the surrounding properties. This standard is 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*. The facility will be accessed from the existing entrance on Georgetown Pike. Given the low number of people expected to come to the public benefit association, staff finds that the proposed use will not adversely impact the vehicular or pedestrian traffic in the vicinity.

**General Standard 5** requires that *landscaping and screening be provided in accordance with the provisions of Article 13*. The applicant is requesting a waiver to the transitional screening and barrier requirements along the northern lot line, as discussed in greater detail in the Waivers section below. Staff supports the requested waivers, and therefore, finds this standard to be met.
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. The R-1 zoning district does not require a specific amount of open space for this use. However, the subject property, which is owned by the Fairfax County Park Authority, includes large open space areas. Staff finds that the application meets this standard.

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. The site has the capacity to park 30 vehicles within the site, which is more than the six required parking spaces. The applicant is proposing to upgrade the existing septic system to account for the non-residential use. All other utilities appear to be adequate to serve the project.

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 proposed changes to the signage on the subject site. As such, this standard is met.

Standards for all Category 3 Uses (Sect. 9-304)

Standard 1 for Category 3 Uses relates to public uses and is not applicable to the subject application.

Standards 2 and 3 for Category 3 Uses states that all uses shall comply with the lot size requirements and bulk requirements specified for the zoning district in which it is located and shall comply with the bulk regulations of the zoning district in which located.

Below is a zoning tabulation sheet which depicts the relevant R-1 requirements and how the proposal for a public benefit association meets those requirements.

<table>
<thead>
<tr>
<th>Standard</th>
<th>Required</th>
<th>Provided</th>
</tr>
</thead>
<tbody>
<tr>
<td>Front Yard</td>
<td>Controlled by a 50° angle of bulk plane, but not less than 40 feet</td>
<td>38 feet*</td>
</tr>
<tr>
<td>Side Yard</td>
<td>Controlled by a 45° angle of bulk plane, but not less than 20 feet</td>
<td>70 feet</td>
</tr>
</tbody>
</table>
| Rear Yard        | Controlled by a 45° angle of bulk plane, but not less than 25 feet | East: 430 feet  
Er: 272 feet |  |
| Building Height  | 35 feet                                      | 35 feet                      |
| Parking          | 6 parking spaces                             | 6 parking spaces  
(Application Area has the capacity to park 30 vehicles) |
### Bulk Standards Zoning R-1

<table>
<thead>
<tr>
<th>Standard</th>
<th>Required</th>
<th>Provided</th>
</tr>
</thead>
<tbody>
<tr>
<td>Transitional Screening (TS)</td>
<td>Transitional Screening: Type 2 (35 feet wide)</td>
<td>Waivers Requested</td>
</tr>
<tr>
<td>North</td>
<td>Barrier D, E or F</td>
<td></td>
</tr>
<tr>
<td>East/South/West</td>
<td>Not Required</td>
<td>Existing Parkland</td>
</tr>
</tbody>
</table>

* An SE for Sect. 9-625 which allows modifications of Minimum Yard Requirements for Existing Structures and Uses is requested since the existing farmhouse built in 1905 does not comply with the front setback.

**Standard 4** for Category 3 uses states that *all uses shall comply with the performance standards specified for the zoning district in which located*. The proposal will comply with the applicable standards of Article 14, Performance Standards.

**Standard 5** for Category 3 Uses states that *before establishment, all uses, including modifications or alterations to existing uses, shall be subject to the provisions of Article 17, Site Plans*. The applicant will adhere to the regulations set forth in Article 17 of the Zoning Ordinance.

**Provisions for Modification of Minimum Yard Requirements for Certain Existing Structures and Uses (Sect. 9-625)**

Under this provision of the Zoning Ordinance, the Board may approve, only in conjunction with the approval of a rezoning or special exception for another use, a modification of any yard requirement for an existing structure or use, including but not limited to principal and accessory structures and off-street parking spaces. However, this may only be done in accordance with the following provisions:

**Paragraph 1** requires that it be *demonstrated that the existing structure or use complied with the minimum required yards in effect when the use was established and that the yards have not been reduced to less than the yards required by this Ordinance since the effective date of this Ordinance, except by condemnation or by acquisition for public purposes by any governmental agency*. The subject property is listed on the Inventory of Historic Sites as the Mark Turner Dairy Farm. The existing farmhouse, which does not meet the front setback by two feet, was built in 1905. There were three later additions to the structure, which had no impact to this setback. Therefore, staff finds this standard to be met.

**Paragraph 2** states that *the Board may impose such conditions as it deems necessary, to include landscaping and screening, to minimize the impact of the existing structure or use on adjacent properties*. The subject property is owned by the Fairfax County Park Authority and is leased to the applicant through the Board of Supervisors through the Resident Curator Program. Staff finds that the structures on the site are adequately screened by the existing vegetation and would not adversely impact adjoining properties or the historical structures found on-site.
Requested Waivers

Waivers of Transitional Screening and Barrier Along the Northern Lot Line

Sections 13-303 and 13-304 require that Transitional Screening 1 (35-feet in width) and Barrier D, E, or F (brick or wood fence) be provided along all the northern property line, as the public benefit use is adjacent to single-family detached dwellings located on the northern side of Georgetown Pike. The applicant is requesting a waiver of these requirements. Per Par. 3 of Sect. 13-305, transitional screening may be modified where the building, a barrier and/or the land between that building and the property line has been specifically designed to minimize adverse impact through a combination of architectural and landscaping techniques. The subject site is part of the FCPA’s Resident Curator Program, which is designed to preserve historic properties by offering long-term leases to qualified residents, who agree to rehabilitate and maintain these historic resources in accordance with established preservation standards. As such, the current appearance of the site will not be significantly changed. No changes are proposed to the existing farmhouse and the vegetation currently seen along the site’s Georgetown Pike frontage. Given the residential character of the Turner Farm, staff concurs with the applicant that additional transitional screening and a barrier would be unnecessary. Staff therefore supports the requested waivers.

CONCLUSIONS AND RECOMMENDATIONS

Staff finds that the application is in harmony with the Comprehensive Plan and conforms to the applicable provisions of the Zoning Ordinance.

Staff recommends approval of SE 2020-DR-022, subject to the development conditions contained in Appendix 1.

Staff recommends approval of the waiver of the transitional screening and barrier requirements along the northern lot line.

It should be noted that it is not the intent of staff to recommend that the Board or Planning Commission, in adopting any development conditions or 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 rezoning 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 recommendation 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. Heritage Resources Analysis
5. Transportation Analyses
6. Urban Forest Management Analysis
7. Health Department Certification Letter
8. Glossary
PROPOSED DEVELOPMENT CONDITIONS

SE 2020-DR-022

May 26, 2021

If it is the intent of the Board of Supervisors to approve SE 2020-DR-022 located at Tax Map 12-1 ((1)) 24D, for a public benefit association and a modification to the front yard setback pursuant to Sect. 9-301 and Sect. 9-625 of the Fairfax County Zoning Ordinance, staff recommends that the Board of Supervisors condition its approval by requiring conformance with the following development conditions:

1. The Special Exception (SE) 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 for the public benefit association use as indicated on the Special Exception Plat, entitled "Turner Farmhouse Foundation, Special Exception" prepared by LDC, and consisting of two sheets dated January 2020, as revised through March 30, 2021, and approved with this application, as qualified by these conditions.

3. A copy of the SE conditions and Non-Residential Use Permit (Non-RUP) are to be made available upon request to all departments of the County of Fairfax during the hours of operation for the permitted use.

4. The hours of operation for the public benefit association facility are Monday through Friday from 9:00 a.m. through 5:00 p.m., and overnight weekend events operating from Friday at 3:00 p.m. to Sunday at 5:00 p.m.

5. The maximum number of guests must not exceed ten.

6. A caretaker and a maximum of two additional staff members are permitted during an event. At least one staff person must be onsite during an event. Only one event is permitted per day.

7. Drop-off and pick-up from the public benefit association facility and all parking must occur on-site. Expansion of the existing parking area is not permitted.

8. Signage must conform to the provisions of Article 12 of the Zoning Ordinance. There may only be one sign for the public benefit association facility. The sign may not be larger than the existing sign and may not have lighting.

9. Any new or replacement lighting must be a down cast, cut off fixture.
10. Trash cans are to be stored in a location on site that is not visible from Georgetown Pike.

11. At the time of site plan approval, bicycle racks are to be properly installed per the Fairfax County Bicycle Parking Guidelines, subject to the review and approval of the Fairfax County Department of Transportation (FCDOT).

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

This approval, contingent on the above noted conditions, will not relieve the application from compliance with the provisions of any applicable ordinances, regulations, or adopted standards.

Pursuant to Section 9-105 of the Zoning Ordinance, the special exception will take effect upon approval by the Board of Supervisors.
Turner Farmhouse Foundation

Statement of Justification for Special Exception

I. Introduction:

Turner Farmhouse Foundation, a 501(c)(3) tax-exempt entity ("TFF"), as the applicant, is requesting a special exception (the "SPEX") in order to operate a public benefit association facility for up to ten (10) overnight weekend guests ("the Facility"). The Facility will be located on approximately five (5) acres of real estate which is considered part of Turner Farm Park ("Park") and is identified in the Fairfax County Tax Administration records as a portion of Tax Map #12-1-((1))-24D (the "SPEX Property").

The SPEX Property is owned by Fairfax County Park Authority ("FCPA") and is zoned R-1 under the Fairfax County Zoning Ordinance (the "Zoning Ordinance"). FCPA leases the SPEX Property to the Board of Supervisors of Fairfax County (the "County") pursuant to that certain Deed of Lease Agreement dated November 1, 2018, by and between FCPA, as landlord, and the County, as tenant. Pursuant to that certain Resident Curator Deed of Lease dated November 1, 2018 by and between the County, as landlord, and TFF, as tenant, the County subleases the SPEX Property to TFF in order for TFF to act as Resident Curator for the SPEX Property pursuant to the Resident Curator Program Ordinance, Chapter 125 of The Code of the County of Fairfax, Virginia.

II. SPEX Use:

A. Type of Operation. TFF intends to operate the Facility as a public benefit association pursuant to Section 9-301(7) of the Zoning Ordinance. The Facility will provide meeting and dining spaces, living quarters and access to the grounds for groups and individuals for programming related to mental health. The Facility will host up to ten (10) overnight guests on weekends from Friday through Sunday. Facility events will be managed by groups or individuals who will arrange for speakers, therapists, and spiritual advisors, and develop a schedule of activities and programs for guests of the Facility. TFF also intends to partner with local nonprofit organizations to offer the Facility at cost to encourage mental health treatment for disadvantaged, at risk, and struggling individuals.

B. Hours of Operation. The Facility will operate Monday through Friday from 9AM through 5PM, and the overnight weekend events will operate from Friday at 3PM through Sunday at 5PM.

C. Estimated Number of Patrons. At any given time, the Facility will host five (5) to ten (10) patrons, limited almost exclusively to the weekends.

D. Number of Employees. TFF acts as Resident Curator for the SPEX Property, and there will be one (1) caretaker on the SPEX Property. Each event, depending on the number of patrons, will include up to 2 additional staff personnel.
E. **Traffic Impact.** Traffic impact for the Facility will be minimal and will not impact the road networks or surrounding properties. Up to ten patrons will arrive on Friday afternoon (maximum of ten vehicles), and patrons will park their cars entirely within the SPEX Property through Sunday afternoon. The SPEX Property currently has capacity for up to thirty (30) parked vehicles at any given time, and the SPEX Property can sufficiently accommodate parking needs generated by the Facility.

F. **Vicinity Served by Use.** While the Facility will remain wholly within the SPEX Property, the Facility anticipates most of the patrons will come from Fairfax County, Loudoun County and Washington, DC.

G. **Description of Building Façade.** The exterior of the existing farmhouse located on the SPEX Property will not change in architecture or façade. Included with this SPEX are photos showing the existing SPEX Property structures and land. TFF intends to construct additional exterior access to the Facility by adding new stairs and a ramp.

H. **Hazardous/Toxic Substances.** The use will not generate any hazardous or toxic substance, and no hazardous or toxic substances will be utilized, stored, treated, or disposed of as part of the operation of the Facility.

I. **Conformity to the Fairfax County Zoning Ordinance.** The Facility is a "public benefit association" as defined by Article 20 of the Zoning Ordinance. The use is allowed by special exception in the R-1 District pursuant to Section 9-301(7) of the Zoning Ordinance.

J. **Modification of the front yard setback per Sect. 9-625.** We request a front yard setback modification per Section 9-625. The original farmhouse was built in 1905, and was built in compliance with the rules in effect at that time.

**III. Conclusion:**

The Facility will be a public benefit to the surrounding community and Fairfax County. TFF is working in conjunction with FCPA and the County to establish the proposed use while also preserving the natural beauty of the Park. Given the shortage of similar facilities in Fairfax County and the need for addressing mental health issues, TFF has the full support of the Great Falls community, the Great Falls Citizens Association, local community organizations, and Fairfax County Dranesville Supervisor, John Foust.

By: [Signature]

*Sarah C. Kirk*
*Agent for Applicant*
SPECIAL EXCEPTION AFFIDAVIT

DATE: May 10, 2021
(enter date affidavit is notarized)

1. Sarah C. Kirk, 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 2020-DR-022
(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:

I(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.)

<table>
<thead>
<tr>
<th>NAME</th>
<th>ADDRESS</th>
<th>RELATIONSHIP(S)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Turner Farmhouse Foundation(1) Agents: Sarah C. Kirk</td>
<td>10609 Georgetown Pike Great Falls, VA 2266</td>
<td>Applicant/Sublessee of Parcel 12-1-(1)-0024D (pt.)</td>
</tr>
<tr>
<td>Fairfax County Park Authority(2) Agent: Aimee L. Vosper, FCPA Deputy Director</td>
<td>12055 Government Center Parkway, Suite 927 Fairfax, VA 22035</td>
<td>Title Owner/Lessor of Parcel 12-1-(1)-0024D (pt.)</td>
</tr>
<tr>
<td>Fairfax County Board of Supervisors, a body corporate (3) Agent: Bryan J. Hill, County Executive</td>
<td>12000 Government Center Parkway Fairfax, VA 22035</td>
<td>Lessee of Parcel 12-1-(1)-0024D (pt.)</td>
</tr>
<tr>
<td>Hunton Andrews Kurth LLP(4) John C. McGraham, Jr. Jessica N. Vara</td>
<td>8405 Greensboro Drive, Suite 140 Tysons, VA 22102</td>
<td>Attorneys/Agents for Applicants</td>
</tr>
<tr>
<td>Susan K. Yantis Elaine O. Cox</td>
<td>8405 Greensboro Drive, Suite 140 Tysons, VA 22102</td>
<td>Attorneys/Agents for Applicants</td>
</tr>
<tr>
<td>Theresa L. Rizzo Diane R. Hicks</td>
<td>8405 Greensboro Drive, Suite 140 Tysons, VA 22102</td>
<td>Paralegals/Agent for Applicant</td>
</tr>
</tbody>
</table>

(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)

**DATE:** May 10, 2021

(enter date affidavit is notarized)

**for Application No. (s):** SE 2020-DR-022

(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.)

<table>
<thead>
<tr>
<th>NAME</th>
<th>ADDRESS</th>
<th>RELATIONSHIP(S)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Robison Consulting Group, LLC(6) Agent: Ronald M. Robison</td>
<td>12541 Basswood Drive Manassas, VA 20112</td>
<td>Soil Consultant/Agent for Applicant</td>
</tr>
</tbody>
</table>

(enter first name, middle initial, and last name)

(enter number, street, city, state, and zip code)

(enter applicable relationships listed in **BOLD** above)

(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.
DATE: May 10, 2021
(enter date affidavit is notarized)

for Application No. (s): SE 2020-DR-022
(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)
(1) Turner Farmhouse Foundation
10609 Georgetown Pike
Great Falls, VA 2266

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 SHAREHOLDERS: (enter first name, middle initial and last name)
A Virginia Non-Profit 501(c)(3) Non-Stock organization

(check if applicable) [✓] 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: May 10, 2021
(enter date affidavit is notarized)
for Application No. (s): SE 2020-DR-022
(enter County-assigned application number (s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
(2) Fairfax County Park Authority
12055 Government Center Parkway, Suite 927
Fairfax, VA 22035

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)
Fairfax County Park Authority is a public body with no shareholders.

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
(3) Fairfax County Board of Supervisors
12000 Government Center Parkway
Fairfax, VA 22035

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)
Fairfax County Board of Supervisors is a body corporate with no shareholders.

(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 Attachment to Par. 1(b)

DATE: May 10, 2021
(enter date affidavit is notarized)

for Application No. (s): SE 2020-DR-022
(enter County-assigned application number (s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
(5) Land Design Consultants, Inc.
4585 Daisy Reid Avenue, Suite 201
Woodbridge, VA 22192

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)

Matthew T. Marshall
Joshua C. Marshall

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
(6) Robison Consulting Group, LLC
12541 Basswood Drive
Manassas, VA 20112

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)

Ronald M. Robison

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

DATE: May 10, 2021
(enter date affidavit is notarized)

for Application No. (s): SE 2020-DR-022
(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)

(4) Hunton Andrews Kurth LLP
8405 Greensboro Drive, Suite 140
Tyson, VA 22102

(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)

<table>
<thead>
<tr>
<th>Gary Arkady Abelev</th>
<th>Lucas Bergkamp (nni) (former)</th>
<th>Tyler P. Brown</th>
</tr>
</thead>
<tbody>
<tr>
<td>Paul D. Ackerman</td>
<td>Stephen R. Blacklocks</td>
<td>F. William Brownell</td>
</tr>
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<td>Lawrence C. Adams (former)</td>
<td>Jeffry M. Blair</td>
<td>Melinda H. Brunger</td>
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<tr>
<td>Jessica N. Agostinho</td>
<td>Andrew J. Blanchard</td>
<td>F. Robert Brusco</td>
</tr>
<tr>
<td>Syed S. Ahmad</td>
<td>Joseph Blizard (nni)</td>
<td>Kevin J. Buckley (former)</td>
</tr>
<tr>
<td>Michael F. Albers</td>
<td>Jeremy S. Boekzo</td>
<td>Kristy A. Niehaus Ballet</td>
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<td>Fernando C. Alonso</td>
<td>Anthony P. Bonan</td>
<td>Joseph B. Buonanno</td>
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<td>Walter J. Andrews</td>
<td>Matthew P. Bosher</td>
<td>Joseph W. Buoni</td>
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<tr>
<td>Mark B. Arnold</td>
<td>James W. Bowen</td>
<td>Nadia S. Burgard</td>
</tr>
<tr>
<td>L. Scott Austin</td>
<td>Michael A. Boyd (former)</td>
<td>Eric R. Burner</td>
</tr>
<tr>
<td>Howard T. Ayers</td>
<td>Lawrence J. Bracken, II</td>
<td>M. Brett Burns</td>
</tr>
<tr>
<td>Brittany M. Bacon</td>
<td>Callie P. Bradford</td>
<td>P. Scott Burton</td>
</tr>
<tr>
<td>Ian Phillip Band</td>
<td>James P. Bradley</td>
<td>Courtney P. Butler</td>
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<tr>
<td>Ryan M. Bates</td>
<td>J. Mark Breeding</td>
<td>Ellis M. Butler</td>
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<tr>
<td>John J. Beardsworth, Jr. (former)</td>
<td>Tammy W. Brennig</td>
<td>Jeffrey M. Butler</td>
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<tr>
<td>Ryan A. Beeker</td>
<td>Scott A. Brister</td>
<td>Emily E. Cabrera</td>
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<tr>
<td>Steven H. Beeker (former)</td>
<td>Shannon S. Broome</td>
<td>Ferdinand A. Callee</td>
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<td>Michele J. Beilke</td>
<td>Benjamin P. Browder</td>
<td>Matthew J. Calvert</td>
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<tr>
<td>Stephen John Bennett</td>
<td>Todd Brown, Sr.</td>
<td>Daniel M. Campbell</td>
</tr>
<tr>
<td>Melinda R. Beres</td>
<td>Samuel L. Brown</td>
<td>Thomas H. Cantrill</td>
</tr>
</tbody>
</table>

(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.

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for Application No. (s): SE 2020-DR-022
(enter County-assigned application number(s))

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

(4) Hunton Andrews Kurth LLP – CONTINUED
8405 Greensboro Drive, Suite 140
Tysons, VA 22102

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

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

<table>
<thead>
<tr>
<th>Names</th>
<th>Titles</th>
</tr>
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<tbody>
<tr>
<td>Mark A. Chapman</td>
<td>(former)</td>
</tr>
<tr>
<td>J. C. Chenault, V</td>
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<tr>
<td>John B. Clutterbuck</td>
<td>(former)</td>
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<tr>
<td>Hervé Cogels</td>
<td>(nmi)</td>
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<tr>
<td>Cassandra C. Collins</td>
<td></td>
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<tr>
<td>James B. Comyn</td>
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<tr>
<td>Christopher J. Cunicio</td>
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<td>Alexandra B. Cunningham</td>
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<td>Samuel A. Danon</td>
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<tr>
<td>James V. Davidson</td>
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<td>Wyatt A. Deal</td>
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<td>Edward L. Douma</td>
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<td>Ashley D. Drummond</td>
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<td>David Dumont</td>
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<td>Angus J. Duncan</td>
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<td>Deidre G. Duncan</td>
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<td>M. Kaylan Dunn</td>
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<td>Frederic R. Eames</td>
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<td>Heather Archer Eastep</td>
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<td>Maya M. Eckstein</td>
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<td>W. Jeffery Edwards</td>
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<td>Marvin W. Ehrlich</td>
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<td>Tara L. Elgie</td>
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<td>Emmett N. Ellis</td>
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<td>Andrea Bear Field</td>
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<td>Kevin J. Finto</td>
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<td>Melanie Fitzgerald</td>
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<td>Michael F. Fitzpatrick, Jr.</td>
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<td>John Flock</td>
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<td>William M. Flynn</td>
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<td>Thomas W. Ford, Jr.</td>
<td>(former)</td>
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<td>Bradley W. Foster</td>
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<td>Kendall M. Gray</td>
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<td>Tonya M. Gray</td>
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<td>Roger J. Griesmeyer</td>
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<td>Gretta T. Griffith</td>
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<td>Brett L. Gross</td>
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<td>Steven M. Haas</td>
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<td>Brian L. Hager (former)</td>
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<td>Jarrett L. Hale</td>
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<td>Hal V. Haltom, Jr.</td>
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<td>Jason W. Harbour</td>
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<td>Jeffrey L. Harvey</td>
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<tr>
<td>Henry Havre</td>
<td>(nmi)</td>
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<td>Rudene Mercer Haynes</td>
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<td>James W. Head</td>
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<td>Mark S. Hedberg</td>
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<td>Gregory G. Hesse</td>
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<td>E. Perry Hicks</td>
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<td>Thomas Y. Hiner</td>
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<td>Jane L. Hinton</td>
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<td>Jordan E. Hirsch</td>
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<td>Clayton T. Holland</td>
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<td>Cecelia Philippus Horner</td>
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<td>George C. Howell, III</td>
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<td>Robert V. Jewell</td>
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<td>Harry M. Johnson, III</td>
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<td>Laura Ellen Jones</td>
<td></td>
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<tr>
<td>Dan J. Jordanger</td>
<td></td>
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<tr>
<td>Roland Juanes</td>
<td>(nmi)</td>
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<tr>
<td>Neil D. Kelly</td>
<td></td>
</tr>
<tr>
<td>James A. Kennedy, II</td>
<td></td>
</tr>
</tbody>
</table>

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

DATE: May 10, 2021
(enter date affidavit is notarized)

for Application No. (s): SE 2020-DR-022
(enter County-assigned application number (s))

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

(4) Hunton Andrews Kurth LLP – CONTINUED
8405 Greensboro Drive, Suite 140
Tysons, VA 22102

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

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

Michael C. Kerrigan
Ryan T. Ketchum
Jonathan H. Kim
Scott H. Kimpel
Sarah J. Kittleman
David Klass (nmii)
Michael D. Klaus
Charles H. Knauss (former)
Edward B. Koehler
Leslie W. Kostyshak
Torsten M. Kracht
Richard H. Kronthal
Christopher G. Kulp
Jonathan Z. Kurry (former)
S. Christina Kwon
Terri J. Lacy
Taylor E. Landry
Gregory F. Lang
Kurt G. Larkin
Andrew W. Lawrence
Corey A. Lee (former)
Craig Y. Lee
Parker A. Lee (former)
Hillary B. Leiko
Matthew Z. Leopold
L. Steven Leshin
Michael S. Levine
Brent A. Lewis
Jerry Jie Li
Edbert Lin (nmii)
W. Scott Locher
David C. Lonergan (former)
Nash E. Long, III
Geoffrey C. Lorenz
Kirk A. Lovric
David S. Lowman, Jr. (former)
Georgia L. Lucier
Abigail M. Lyle
Kimberly C. MacLeod

Michael J. Madden, Jr.
Tyler Maddry (nmii)
Rori H. Malee
Harry L. Manion III
Allison D. Mantor
Alan J. Marcus
Phyllis H. Marcus
Brian R. Marek
Fernando Margarit (nmii)
Eric R. Markus
Laura Colombell Marshall
Jeffrey N. Martin
John S. Martin
Walfrido J. Martinez
Lorelie S. Masters
John Gary Maynard, III
William H. McBride
Jeffrey B. McClure
Daniel E. McCormick
Janet Sadler McClure
Thomas R. McCulloch
Alexander G. McGeoch
John C. McGranahan, Jr.
Kerry L. McGrath
Darrin C. McHugh
Chanse L. McLeod
L. Lee McMurtry III
Robert J. McNamara
Gustavo J. Membiela
Uriel A. Mendieta
Jeffrey D. Migit
Peter J. Mignone
Patrick E. Mitchell
Brit Mohler (nmii)
Michael D. Morley
Sheila Mortazavi (nmii) (former)
Ann Marie Mortimer
Jay B. Mower

(enter complete name & number, street, city, state & zip code)

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

Information updated.
Special Exception Attachment to Par. 1(c)

DATE: May 10, 2021
(enter date affidavit is notarized)

for Application No. (s): SE 2020-DR-022
(enter County-assigned application number(s))

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

(4) Hunton Andrews Kurth LLP - CONTINUED
8405 Greensboro Drive, Suite 140
Tysons, VA 22102

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

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

Kurtis A. Powell
Lewis F. Powell, III
Shemin V. Proctor
Robert T. Quackenboss
Paul T. Qualey (former)
John Jay Range
Stuart A. Raphael
Robert S. Rausch
Vera A. Rechsteiner
Shawn Patrick Regan
Jonathan D. Reichman (former)
Mitch A. Reid (former)
Sonita Rewari (nmi)
Myles F. Reynolds
Robert A. Rich
Jennings G. ("J. G.") Ritter, II
Daryl B. Robertson
Gregory B. Robertson
Patrick L. Robson
Amber M. Rogers
Robert R. Rolfe
Ronald D. Rosener
James E. Rosini
Adam J. Rosser
Brent A. Rosser
Joseph P. Rovira
Marguerite R. ("Rita") Ruby
Robin Russell (nmi)
Thomas A. Sage
Kelly S. Sandill
Arthur E. Schmalz
Gregory J. Schmitt
John R. Schneider
Howard E. Schreiber
Jeffrey P. Schroeder
Carl F. Schwartz
Matthew A. Scoville
P. Watson Seaman
James S. Seevers, Jr.
Douglas P. Selby
Daniel G. Shanley
Joel R. Sharp
Conor M. Shary
Michael R. Shebelskie
Lisa M. Shelton (former)
John B. Shely
George P. Sibley, III
Kendal A. Sibley
Paul N. Silverstein (former)
Donald F. Simone
Aaron P. Simpson
James D. Simpson
Laurence E. Skinner
Caryl Greenberg Smith
John R. ("J. R.") Smith
Robert K. Smith
Susan A. Smith (former)
Yisun Song (nmi)
Lisa J. Sotto
Aimee N. Soucie
Joseph C. Stanko, Jr.
M. Katherine Strahan
Gregory M. Sullivan
Andrew J. Tapscott
Robert M. Tata
Eric Jon Taylor
Thomas W. Taylor
W. Lake Taylor, Jr.
W. Roberts "Rob" Taylor, Jr.
Wendell L. Taylor
John Charles Thomas (former)
Gary E. Thompson
Mark J. Thurber
Paul M. Tiao
Jessica R. Tobin
Julia Y. Trankicm
Bridget C. Treacy
Laura M. Trenaman (former)
Harve A. Truskett
Andrew J. Turner
Kelly A. Ultis
Tab R. Urbanke
Alex R. Velinsky (former)
Emily Burkhardt Vicente
Bridget Burke Vick
Daniel G. Vivarelli, Jr.
Mark R. Vowell
J. Greg Waller
Richard L. Warren
Thomas R. Waskom
Lawton B. Way
Peter G. Weinstock
Malcolm C. Weiss
Beth Alexander Whiaker
Kevin J. White
Mark W. Wickersham
Amy McDaniel Williams
Holly H. Williamson
Susan F. Wiltse
David C. Wright (former)
Kathleen J. Wu
W. Mark Young
David A. Zdunkewicz
Dimitri D. Zgourides

(check if applicable) [✓] There is more partnership information and Par. 1(c) is continued further on a "Special Exception Attachment to Par. 1(c)" form.
DATE: May 10, 2021
(enter date affidavit is notarized)

for Application No. (s): SE 2020-DR-022
(enter County-assigned application number (s))

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

(4) Hunton Andrews Kurth LLP – CONTINUED
8405 Greensboro Drive, Suite 140
Tysons, VA 22102

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

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

Additions as of April 23, 2021:
George Borovas (nmi)
Brian M. Clarke
Andrea DeField (nmi)
Ian R. Goldberg
Jared D. Grodin
Douglas H. Hoffmann
Serena M. Mentor
John L. Shepherd
Carter C. Simpson
Koorosh Talieh (nmi)

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

DATE: May 10, 2021
(enter date affidavit is notarized)

for Application No. (s): SE 2020-DR-022
(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: May 10, 2021
(enter date affidavit is notarized)

for Application No. (s): SE 2020-DR-022
(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:

Sarah C. Kirk/Agent for Applicant
(type or print first name, middle initial, last name, and & title of signee)

Subscribed and sworn to before me this 10th day of May, 2021, in the Comm. of Virginia, County Fairfax.

My commission expires:

Cynthia L. Baroody
NOTARY PUBLIC
Commonwealth of Virginia
Reg. #7306004
My Commission Expires October 31, 2021
DATE: April 1, 2021

TO: Kelly Posusney, Staff Coordinator, Zoning Evaluation Division, DPD

FROM: Denice Dressel, Heritage Resources Planner, Heritage Resources & Plan Development Branch, DPD

SUBJECT: Heritage Resources Comments for SE 2020-DR-022 (Turner Farmhouse Foundation); Tax map parcels 12-1 ((1)) 0024-D pt.

**Background:** The proposal is to permit a special exception to allow for the applicant to operate a public benefit association facility which will provide meeting and dining spaces, living quarters, and access to the grounds to groups and individuals for programming relating to mental health. The property is owned by the Fairfax County Park Authority and is leased to the applicant through the Board of Supervisors through the Resident Curator Program, designed to preserve and rehabilitate underutilized, publicly-owned historic properties through long-term lease agreements with private entities. The subject property is located in the Hickory Planning Sector of the Upper Potomac Planning District in Area III of the Comprehensive Plan. The underlying zoning is R-1.

**Existing Heritage Resources:** The subject property is listed on the Inventory of Historic Sites as the Mark Turner Dairy Farm. The subject property fronts Georgetown Pike which is also listed on the Inventory of Historic Sites, the Virginia Landmarks Register, and the National Register of History Places. There are currently several existing structures on the subject property. The dwelling contained on parcel 12-1 ((1)) 0024-D is identified in the Comprehensive Plan as a Heritage Resource known as the Turner Farmhouse. It was first listed in the Inventory of Sites in 1987. It is described in the Virginia Department of Historic Resources’ records as a farmhouse in the Queen Anne style “built circa 1905 with three later additions to the structure. One addition occurred in 1930, which expanded directly to the south, another addition in 1937, which expanded the 1930 addition to the west, and the last addition in 2002 that expanded the 1930 addition and original 1905 hours to the west.” The other structures on the property are a circa 1953 milk house, a circa 1998 garage, and a circa 1890 double crib barn.
Heritage Resource Final Memo, Dressel
SE 2020-DR-022, Turner Farmhouse Foundation
Pg. 2

Heritage Resource Comments:
1. The proposed use will have little to no anticipated adverse effect on the historic structures.
2. The existing garage is proposed to be improved by the addition of exterior stair and a ramp. The proposed addition of an exterior staircase and ramp to the modern garage will not affect a structure which contributes to the historic nature of the property.
3. No alterations are proposed for the Queen Anne farmhouse, the double crib barn, or the milk pen, which are contributing structures to the historic property.
4. The applicant is not proposing any changes which would affect the historic nature of Georgetown Pike.
5. The applicant is not proposing any changes to the lighting plan which would affect the quality of the night sky and impact the efficacy of the observatory.

Heritage Resource Recommendations:
1. Staff recommended consultation with the Archaeology and Collections Branch of the Fairfax County Park Authority to develop a scope of work for any on-site archaeological surveys prior to any development or ground disturbing activity. Archaeology and Collection Branch responds: “In preparation for the Resident Curator’s residence on the property, archaeology was conducted (see Wells, Pettitt, Mayes 2018- FCPA ACB Phase I Investigations at Turner Farm Park). The report concluded that the area surrounding the Turner Farm house and grounds exhibits a number of grading and filling episodes and that because of heavy disturbance no further work was warranted. The testing included the APE as described in the SE application.”

CITATIONS:

Comprehensive Plan

FAIRFAX COUNTY COMPREHENSIVE PLAN, 2017 Edition AREA III
Upper Potomac Planning District, Amended through 10-16-2018, Overview Page 4

“DISTRICT-WIDE RECOMMENDATIONS

Transportation

Georgetown Pike should be maintained within its existing right-of-way. Center turn lanes and deceleration and acceleration lanes should be discouraged and curb cuts should not be allowed unless no other alternative exists. Georgetown Pike is commonly acknowledged to contain some traffic hazards. However, it is generally acceptable in its present condition to local residents. It has been designated a Virginia Byway and is listed in the Virginia Landmarks Register and National Register of Historic Places. Major changes in alignment or widening the road would damage the scenic and historic character and the historic integrity of the Byway and have been strongly opposed by residents of adjacent areas. Planning efforts should focus on other means of dealing with traffic volume in order to maintain this Byway. Scenic and conservation easements should be sought along Georgetown Pike wherever practical for the preservation of the historic and scenic significance and beauty of the corridor.”
FAIRFAX COUNTY COMPREHENSIVE PLAN, 2017 Edition AREA III
Upper Potomac Planning District, Amended through 10-16-2018, Overview Page 12

“FIGURE 4
INVENTORY OF HISTORIC SITES
UPPER POTOMAC PLANNING DISTRICT
(Inventory as of February 7, 2018)

<table>
<thead>
<tr>
<th>Name</th>
<th>Location</th>
<th>Planning Sector</th>
<th>Parcel Number</th>
<th>Date</th>
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<tbody>
<tr>
<td>Georgetown Pike 1 N,V</td>
<td>Great Falls and McLean</td>
<td>UP1, UP2, UP3</td>
<td>N/A</td>
<td>1813-1934</td>
</tr>
<tr>
<td>Turner, Mark, Dairy Farm</td>
<td>10609 Georgetown Pike Great Falls</td>
<td>UP3</td>
<td>12-1 ((1)) 24C</td>
<td>c. 1905</td>
</tr>
</tbody>
</table>

* Indicates demolition of primary resource: potential intact archaeological components
N National Register of Historic Places
V Virginia Landmarks Register
H Historic Overlay District
L National Historic Landmark

FAIRFAX COUNTY COMPREHENSIVE PLAN, 2017 Edition AREA III
Upper Potomac Planning District, Amended through 10-16-2018, Overview Page 23

“Heritage Resources

..."Prior to any zoning action, heritage resource staff from the Department of Planning and Zoning should be consulted as to what architectural surveys are necessary to document any on-site cultural resources. Archaeological staff from the Park Authority should be consulted to develop a scope of work for any on-site archaeological surveys prior to any development or ground disturbing activity. Should architectural or archaeological resources be discovered that are potentially eligible for inclusion in the National Register, further survey and testing should occur to evaluate these resources as to their eligibility. If such resources are found to be eligible, mitigation measures should be developed that may include avoidance, documentation, data recovery excavation and interpretation.”

FAIRFAX COUNTY COMPREHENSIVE PLAN, 2017 Edition AREA III
Upper Potomac Planning District, Amended through 10-16-2018, UP3-Hickory Community Planning Sector, Page 48
**Land Use**

12. Turner Farm Park, in the heart of the Great Falls area, is planned for an astronomical observatory for educational and recreational use by county schools and residents due to having among the darkest night sky in the Washington, D.C. Metropolitan Area. The night sky in the area surrounding the planned observatory should be protected from excessive and improper lighting. New development (i.e., public and private) in planning sector UP2 and planning sector UP3, north of Leesburg Pike and west of Difficult Run, should provide energy efficient lighting that reduces glare, eliminates light trespass and reduces sky glow.

**FAIRFAX COUNTY COMPREHENSIVE PLAN, 2017 Edition AREA III**
Upper Potomac Planning District, Amended through 10-16-2018, UP3-Hickory Community Planning Sector, Page 49

**“Transportation**

... 

Georgetown Pike, which has been designated a Virginia Byway and listed in the Virginia Landmarks Register and the National Register of Historic Places, should be maintained within its existing right-of-way. Center turn lanes and deceleration and acceleration lanes should be discouraged and curb cuts should not be allowed unless no other alternative exists. Georgetown Pike is commonly acknowledged to contain some traffic hazards. However, it is generally acceptable in its present condition to local residents. Major changes in alignment or widening the road would damage the scenic and historic character and the historic integrity of the Byway and have been strongly opposed by residents of adjacent areas. Planning efforts should focus on other means of dealing with traffic volume in order to maintain this Byway. Scenic and conservation easements should be sought along Georgetown Pike wherever practical for the preservation of the historic and scenic significance and beauty of the corridor.”

**“Heritage Resources**

... 

Georgetown Pike is designated as a Virginia Byway pursuant to Section 33.1-63 of the Code of Virginia, as amended. It is listed in the National Register of Historic Places and the Virginia Landmarks Register. The protection of Georgetown Pike is discussed in the Transportation section above.

Any development or ground disturbance in this sector, both on private and public land, should be preceded by heritage resource studies, and alternatives should be explored for the avoidance, preservation or recovery of significant heritage resources that are found. In those areas where significant heritage resources have been recorded, an effort should be made to preserve them. If preservation is not feasible, then, in accordance with countywide objectives and policies as cited in the Heritage Resources section of the Policy Plan, the threatened resource should be thoroughly recorded and in the case of archaeological resources, the artifacts recovered.”
To: Ms. Tracy Strunk, AICP  
   Director, Zoning Evaluation Division

From: David N. Jordan  
   Virginia Department of Transportation – Land Development Section

Subject: SE 2020-DR-022, Turner Farmhouse Foundation  
   Tax Map # 12-1 ((1)) 0024-D

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

VDOT Land Development has completed its review of the subject special exception application received March 10th, 2021 and have no comments upon its approval. Please let me know if you have any questions or concerns. Thank you.

cc: Amy Muir  
   Tracy Strunk
DATE: April 14, 2021

TO: Tracy Strunk, Director
   Zoning Evaluation Division, DPZ

FROM: Brittany Nixon, Transportation Planner III
       Site Analysis Section, FCDOT

SUBJECT: SE 2020-DR-022 – Turner Farmhouse Foundation
         Land Identification Maps: # 12-1 ((1)) 24D

Site Description and Proposal
This department has reviewed the subject application including the Special Exception (SE) Plat dated January 2020.

The application property consists of approximately five acres located southeast of the Georgetown Pike and Springvale Road intersection. This property is identified as the Turner Farm Park. The site is currently zoned to the R-1 (Residential) District and is developed with an existing farmhouse, accessed from a single driveway on Georgetown Pike. The applicant requests a SE to operate a public benefit association facility for up to 10 overnight guests on weekends pursuant to Section 9-301(7) of the Zoning Ordinance. The application property currently has the capacity to accommodate 30 parked vehicles at any given time, which is sufficient to accommodate the parking needs generated by the facility.

Outstanding Transportation Issues
There are no outstanding transportation issues with this application.

CC: Kelly Posusney, DPZ-ZED
    Marc L. Dreyfuss, AICP, Transportation Planner IV, FCDOT-SAS
    Gregory Fuller, Jr., Chief, FCDOT-SAS
DATE: January 12, 2021

TO: Kelly Posusney
    Staff Coordinator
    Department of Planning and Zoning
    Zoning Evaluation Division

FROM: Tom French
      Forest Conservation Branch, DPWES

SUBJECT: Turner Farmhouse Foundation.SE 2020-DR-022

UFMD has reviewed the subject Special Exception Application, Statement of Justification, and Plat with no further comments.

tf/

UFMDID #: 291620
May 14, 2021

Fairfax County Park Authority
12055 Government Center Parkway
Suite 927
Fairfax, VA 22035

RE: Sewage Disposal System Certification Letter for 10609 Georgetown Pike Great Falls, VA 22066, Falls Crest Subdivision, Lot 24D; Tax Map: 0121 01 0024D.

Dear Fairfax County Park Authority,

This certification letter is issued in accordance with § 32.1-163, et seq. of the Code of Virginia and is issued in response to your application for a certification letter submitted pursuant to § 32.1-163.5 of the Code of Virginia. The Code of Virginia allows the Fairfax County Health Department to accept site and soil evaluations as well as designs from an Onsite Soil Evaluator (OSE) or a Professional Engineer working in consultation with an OSE (OSE/PE). An application received on May 13, 2021 from Ronald M. Robison, AOSE, License # 1940001088, certified that the footprint shown on the attached surveyed plat complies with the current laws, regulations and policies administered by the Virginia Department of Health (VDH).

A level two site evaluation was performed by this office on June 13, 1988 and concurs with the site plan and location of the profiles submitted as part of the application.

The design submitted by your (OSE/PE) concludes that the active footprint shown on the attached surveyed plat will treat and disperse 975 gallons per day, of Treatment Level 1 effluent at 48 inches below the ground surface, based on a 44 mpi percolation rate. The reserve footprint shown on the attached surveyed plat will treat and disperse 975 gallons per day, of Treatment Level 1 effluent at 48 inches below the ground surface, based on a 10 mpi percolation rate, in accordance with Chapter 68.1 of the Fairfax County Code.

This letter certifies that the Fairfax County Health Department will issue a permit to construct the sewage disposal system as designed when such application can be approved in accordance with all local building codes and regulations provided there has been no substantial physical changes to the footprint area.

Fairfax County Health Department
Division of Environmental Health
10777 Main Street, Suite 100, Fairfax, VA 22030
Phone: 703-246-2201 TTY: 711 Fax: 703-653-9448
www.fairfaxcounty.gov/health
This certification does not expire and shall convey with the title to the property until a construction permit is issued within the approved area. This certification letter and accompanying survey plat showing the footprint’s location may be recorded in the Fairfax County land records by the clerk of the circuit court.

In accordance with § 32.1-164.1 of the Code of Virginia, owners can only apply for a sewage disposal construction permit when they are ready to begin construction. The property owner can convert this letter into a construction permit by making application for a building permit to Fairfax County, Department of Public Works and Environmental Services, along with submitting the proper site/grading plans and architectural drawings to the health department for review. No additional state fees shall be charged if this letter is converted to a construction permit within 18 months from the issue date of this letter. If more than 18 months elapse, then the Fairfax County Health Department shall impose any applicable state fees and local fees that may apply.

The footprint shown on the plat is specific and must not be disturbed or encroached upon. This letter is null and void if any substantial physical change in the site or soil conditions occurs where the footprint is shown. This certification letter is null and void if conditions are changed from those shown on your application or if conditions are changed from those certified by Ronald M. Robison License # 1940001088 Alternative Onsite Soil Evaluator. The Fairfax County Health Department may revoke or modify any certification letter if it finds that the site and soil conditions do not substantially comply with the Regulations or if a future sewage disposal system would threaten public health or the environment.

Sincerely,

Eric Hoppa
Environmental Health Specialist III

Reviewed by:

Kevin Crisler, MPA, REHS, AOSE
Environmental Health Supervisor

Enclosed: copy of designs

cc: Department of Tax Administration
Ronald Robison
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, travel 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 be 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

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