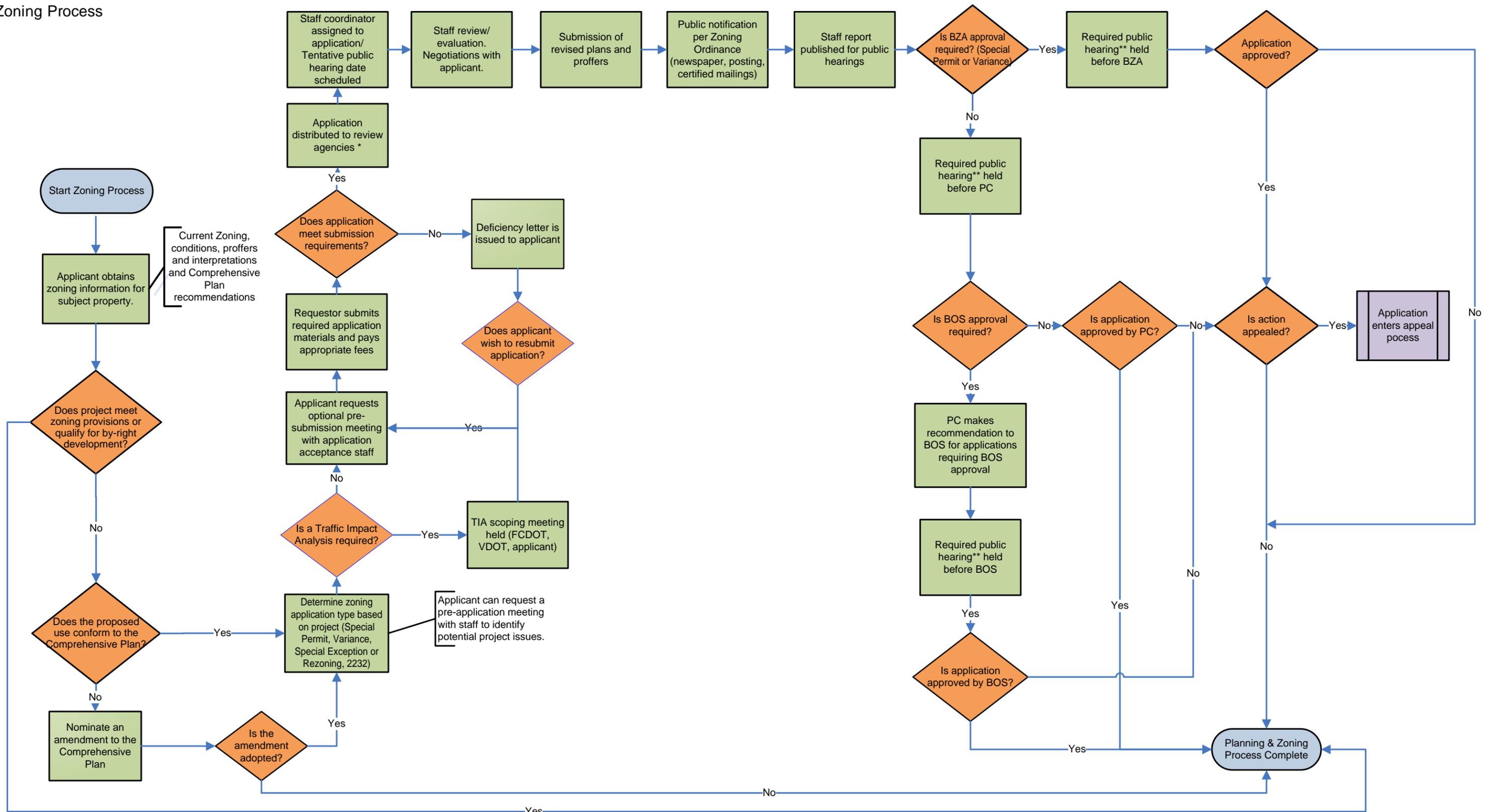


# Zoning Process



**Key**

BOS: Board of Supervisors  
 PC: Planning Commission  
 BZA: Board of Zoning Appeals  
 TIA: Traffic Impact Analysis

\* Review agencies include: Fairfax County Park Authority, Department of Public Works and Environmental Services, Fire Marshal, Office of Community Revitalization and Reinvestment, Fairfax County Public Schools, Fairfax County Department of Transportation and Virginia Department of Transportation, among others

\*\* A public hearing may be deferred at the discretion of the hearing body or the applicant.

**Length of time to complete zoning process:**

- Application Acceptance: Estimate 30-45 days.
- Special Permit: Hearing scheduled within 90 days from acceptance of application
- Variance: Hearing scheduled within 90 days from acceptance of application
- Special Exception: If TIA not required, Planning Commission hearing scheduled within five months of acceptance of application. Board of Supervisors public hearing scheduled within 6-8 weeks of Planning Commission hearing.
- Rezoning: If TIA not required, Planning Commission hearing scheduled within nine months of acceptance of application. Board of Supervisors public hearing scheduled within 6-8 weeks of Planning Commission hearing.