



County of Fairfax, Virginia

2015 Planning Commission

Peter F. Murphy
Chairman
Springfield District

Frank de la Fe
Vice Chairman
Hunter Mill District

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At-Large

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Dranesville District

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John L. Litzenberger
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James Migliaccio
Lee District

Julie Strandlie
Mason District

Jill G. Cooper
Executive Director

Kimberly A. Bassarab
Assistant Director

John W. Cooper
Clerk to the Commission

March 27, 2015

Matthew Allman
Walsh, Colucci, Lubeley & Walsh, PC
2200 Clarendon Boulevard, Suite 1300
Arlington, Virginia 22201

**Re: SE 2014-DR-057 – STEPHEN C. BRYAN & SALLY T. BRYAN
Dranesville District**

Dear Mr. Allman:

At its March 26, 2015 meeting, the Planning Commission voted 10-0 (Commissioners Litzenberger and Sargeant were absent from the meeting) to **RECOMMEND APPROVAL** on the above-referenced application. A copy of the verbatim transcript is attached.

This letter serves as a record of the Planning Commission's recommendation to the Board of Supervisors and not as the final approval. The application is still subject to final decision by the Board of Supervisors.

This action does not constitute exemption from the various requirements of this county and state. The applicant is responsible for ascertaining if permits are required and obtaining the necessary permits such as Building Permits, Residential Use Permits and Non-Residential Use Permits. Information concerning building permits may be obtained by calling 703-222-0801.

Sincerely,

Jill G. Cooper, AICP
Executive Director

cc: John Foust, Supervisor, Dranesville District
John Ulfelder, Planning Commissioner, Dranesville District
Catherine A. Chianese, Assistant County Executive, Clerk to the Board of Supervisors, County Executive Office
Bob Katai, Staff Coordinator, ZED, DPZ
Robert Harrison, ZED, DPZ
March 26, 2015 date file

 To request special accommodations, call the Planning Commission office at 703-324-2865, TTY 703-324-7951. Please allow seven working days to make the appropriate arrangements.



Planning Commission Meeting
March 26, 2015
Verbatim Excerpt

SE 2014-DR-057 – STEPHEN C. BRYAN & SALLY T. BRYAN

Decision Only During Commission Matters
(Public Hearing held on March 19, 2015)

Commissioner Ulfelder: Thank you, Mr. Chairman. We had a hearing last week and there were a couple of issues that needed to be taken care of. And today, you should've received copies of – with the revised conditions – proposed conditions in the SE 2014-DR-057, with Stephen and Sally Bryan at Rockland Terrace – as well as some revised plats, in the event that they decide to retain the existing house as part of the four-house cluster subdivision. Would a representative of the applicants please come forward? While he's coming forward, I think we addressed many of the issues that were discussed and that came up at the public hearing last week. And I think they're adequately addressed in the revised conditions. So let's – Mr. Allman, does the applicant confirm, for the record, that they agree to the proposed development conditions dated March 28 – 26, 2015?

Matthew Allman, Applicant's Agent, Walsh, Colucci, Lubeley & Walsh, PC: Yes. On behalf of the applicant, I can confirm that we have read, understand, and agree to the conditions.

Commissioner Ulfelder: Okay. Thank you.

Chairman Murphy: And please identify yourself for the record, just so we have it all together.

Mr. Allman: I apologize.

Chairman Murphy: That's okay.

Mr. Allman: Matthew Allman from the law firm of Walsh Colucci.

Chairman Murphy: Thank you very much.

Commissioner Ulfelder: Thank you.

Mr. Allman: Thank you.

Commissioner Ulfelder: Therefore, Mr. Chairman, I MOVE THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF SE 2014-DR-057, SUBJECT TO CONDITIONS DATED – now dated MARCH 26TH, 2015.

Commissioners de la Fe and Migliaccio: Second.

Chairman Murphy: Seconded by Mr. Migliaccio and Mr. de la Fe. Is there a discussion of the motion? All those in favor of the motion to recommend to the Board of Supervisors that it approve SE 2014-DR-057, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

Commissioner Ulfelder: One more motion. Mr. Chairman, I MOVE THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF THE WAIVER OF MINIMUM DISTRICT SIZE TO 5.63 ACRES.

Commissioner Migliaccio: Second.

Chairman Murphy: Seconded by Mr. Migliaccio. Is there a discussion of that motion? All those in favor, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

Commissioner Ulfelder: That's it.

Chairman Murphy: Thank you very much.

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(Each motion carried by a vote of 10-0. Commissioners Litzenberger and Sargeant were absent from the meeting.)

JLC



County of Fairfax, Virginia

March 20, 2015

**2015 Planning
Commission**

Peter F. Murphy
Chairman
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2200 Clarendon Boulevard, Suite 1300
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**Re: SE 2014-DR-057 – STEPHEN C. BRYAN & SALLY T. BRYAN
Dranesville District**

Dear Mr. Allman:

At its March 19, 2015 meeting, the Planning Commission voted 11-0 (Commissioner Sargeant was absent from the meeting) to **DEFER THE DECISION ONLY** on the above-referenced application to a date certain of March 26, 2015. A copy of the verbatim transcript is attached.

Sincerely,

Jill G. Cooper, AICP
Executive Director

cc: John Foust, Supervisor, Dranesville District
John Ulfelder, Planning Commissioner, Dranesville District
Catherine A. Chianese, Assistant County Executive, Clerk to the Board of Supervisors, County Executive Office
Bob Katai, Staff Coordinator, ZED, DPZ
Robert Harrison, ZED, DPZ
March 19, 2015 date file

 To request special accommodations, call the Planning Commission office at 703-324-2865, TTY 703-324-7951. Please allow seven working days to make the appropriate arrangements.

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



Planning Commission Meeting
March 19, 2015
Verbatim Excerpt

SE 2014-DR-057 – STEPHEN C. BRYAN & SALLY T. BRYAN

After Close of the Public Hearing

Chairman Murphy: Public hearing is closed – Mr. Ulfelder.

Commissioner Ulfelder: Thank you, Mr. Chairman. Before we render judgment – Mr. Chairman, as was discussed, we're going to move deferral. I MOVE TO DEFER THE DECISION ONLY FOR SE 2014-DR-057 TO A DATE CERTAIN OF MARCH 26TH, 2015.

Commissioner Lawrence: Second.

Chairman Murphy: Seconded by Mr. Lawrence. Is there a discussion of the motion? All those in favor of the motion to defer decision only on SE 2014-DR-057 to a date certain of March 26th, with the record remaining open for comment, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

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(The motion carried by a vote of 11-0. Commissioner Sargeant was absent from the meeting.)

JLC