



Fairfax County, Virginia

BOARD OF SUPERVISORS

DRAFT AGENDA

Tuesday
September 24, 2013

Note: This draft agenda is produced two weeks prior to the Board Meeting and is subject to change. A final agenda is available for review in the Office of the Clerk to the Board and at <http://www.fairfaxcounty.gov/government/board/meetings/> by the Friday prior to each Tuesday meeting.

9:30 Presentations
10:30 Presentation of the Exceptional Design Award
10:45 Presentation of the Environmental Excellence Award
11:00 Appointments
11:10 Items Presented by the County Executive
11:20 Matters Presented by Board Members
12:10 Closed Session

3:30 p.m. Decision Only on SEA 93-M-047 (The Parklawn Recreation Association, Inc. & New Cingular Wireless PCS, LLC) (Mason District)

3:30 p.m. Public Hearing on RZ 2013-PR-004 (HITT CONTRACTING, INC.), RZ Appl. to rezone from R-1, R-3 and HC to C-3 and HC to permit commercial development with an overall Floor Area Ratio (FAR) of 0.3 and to reduce the Lot Width Requirement from 100 ft. to approx. 90ft. Located on the E. side of Hartland Rd. approx. 612 ft. N. of its intersection with Lee Hwy on approx. 28,832 sq. ft. of land. Comp. Plan Rec: Office Use. Providence District. Tax Map 49-2 ((1)) 65, 73 and 74.

3:30 p.m. Public Hearing on RZ 2011-HM-032 (TYSONS WEST RESIDENTIAL, L.L.C. AND JBG/TYSONS HOTEL, L.L.C.), RZ Appl. to rezone from I-5, C-7, HC and SC to PTC, HC and SC to permit mixed use development with an overall Floor Area Ratio (FAR) of 2.75, approval of the conceptual development plans and a waiver #6279-WSWD-001-1 to permit the location of underground storm water management facilities in a residential area. Located in the N.W. quadrant of the intersection of Leesburg Pk. and Westwood Center Dr. on approx. 16.02 ac. of land. Comp. Plan Rec: Transit Station/Residential Mixed Use. Hunter Mill District. Tax Map 29-1 ((1)) 10D, 29-3 ((20)) C2 and C3.

3:30 p.m. Public Hearing on AR 87-S-003-03 (COX-RICHARD FAMILY FARM LLLP), Local A&F District Appl. Renewal authorized by Chapter 115 (County Code), effective June 30, 1983 to permit renewal of a previously approved agricultural and forestal district. Located at 15621 Braddock Rd., Centreville, 20120, on approx. 115.68 ac. of land zoned R-C and WS. Please call the Zoning Evaluation Division at 703-324-1290 after September 19, 2013, to obtain the AFDAC and Planning Commission recommendations. Sully District. Tax Map 43-1 ((1)) 13Z, 17Z, 18Z and 19Z.

4:00 p.m. Public Hearing on PCA 87-C-060-12 (STEPHEN M. DE FRANK JR., TRUSTEE), PCA and FDPA Appls. to amend the proffers and final development plan for a 7,140 sq. ft. portion of RZ 87-C-060 previously approved for a single-family home to modify the 15 ft. setback to the floodplain and associated modifications to proffers (PCA) and to permit the enclosure of an existing open deck, 8.2 ft. from the flood plain (FDPA) at an overall density of 2.4 dwelling units per acre (du/ac). Located at 2465 Iron Forge Rd., Oak Hill, 20171, on approx. 7,140 sq. ft. of land zoned PDH-16. Comp. Plan Rec: 2-3 du/ac. Hunter Mill District. Tax Map 25-1 ((14)) (7) 16.

4:00 p.m. Public hearing on the matter of an amendment to Chapter 112 (the Zoning Ordinance) of the 1976 Code of the County of Fairfax, as follows:

(1) Revises Sect. 2-419 and Sect. 8-914 to (a) allow a modification due to error in building location of the locational requirements for freestanding accessory structures to be approved administratively by the Zoning Administrator or by special permit by the Board of Zoning Appeals (BZA); and (b) allow the BZA to approve a reduction in the minimum yard requirements due to errors in building locations that are no greater than 10% of the measurement involved in conjunction with the approval of a special permit for another use or approval of a variance on the property, or in conjunction with another error in building location on the property that exceeds 10%.

(2) Revises Sect. 19-303 to require that at least one member of the Architectural Review Board is an archaeologist. For the convenience of the public, access to the full text will also be available for review at the County's website, www.fairfaxcounty.gov/dpz under the Zoning heading by clicking on Pending Zoning Ordinance Amendments.

4:00 p.m. Public hearing on the matter of an amendment to Chapter 112 (the Zoning Ordinance) of the 1976 Code of the County of Fairfax, as follows:

(1) Defines a temporary family health care structure as a transportable residential structure that is permitted by § 15.2-2292.1 of the *Code of Virginia*, is primarily assembled at a location other than its site of installation, is accessory to a single family detached dwelling, and provides an environment that facilitates a caregiver's provision of care for a mentally or physically impaired person.

(2) The property shall be owned or occupied by the caregiver, the structure shall be occupied by one mentally or physically impaired person or, in the case of a married couple, one mentally or physically impaired person and one requiring assistance with one or more activities of daily living, and the caregiver must be related to or the guardian of the structure's occupant(s).

(3) Revises Sect. 10-102 to allow temporary family health care structures as a permitted accessory use on property zoned for and developed with a single family detached dwelling, subject to Zoning Administrator approval and in accordance with occupancy, structural, locational, signage, and other verification, inspection, and durational limitations established in accordance with the provisions of § 15.2-2292.1 of the *Code of Virginia*.

(4) Pursuant to authority granted by §15.2-2286.A.6 and 15.2-2292.1 of the *Code of Virginia*, establishes a temporary family health care structure application filing fee of up to \$100.

4:00 p.m. Public Hearing on SEA 2009-DR-008 (OAKCREST SCHOOL) SEA Appl. under Sect(s). 3-E04 of the Zoning Ordinance to amend SE 2009-DR-008 previously approved for a private school of general education to permit modifications to development conditions and site access with no increase in enrollment. Located on the S. side of Crowell Rd., approx. 1,200 ft. E. of its intersection with Hunter Mill Rd. and N. of Dulles Toll Rd. on approx. 22.67 ac. of land zoned R-E. Hunter Mill District. Tax Map 18-4 ((1)) 26C; 18-4 ((8)) A and 4.

For the convenience of the public, access to the full text will also be available for review at the County's website, www.fairfaxcounty.gov/dpz under the Zoning heading by clicking on Pending Zoning Ordinance Amendments.

All persons wishing to present their views on these subjects may call the Office of the Clerk to the Board at 703-324-3151 to be placed on the Speakers List, or may appear and be heard. As required by law, copies of the full text of proposed ordinances, plans and amendments, as applicable, as well as other documents relating to the aforementioned subjects, are on file and may be examined at the Office of the Clerk to the Board of Supervisors, Suite 533 of the Fairfax County Government Center, 12000 Government Center Parkway, Fairfax, Virginia. For the convenience of the public, copies may also be distributed to the County's Regional and Community Public Libraries.



Fairfax County is committed to nondiscrimination on the basis of disability in all county programs, services and activities and supports the Americans with Disabilities Act by making reasonable accommodations for persons with disabilities. Open captioning will be provided in the Board Auditorium. For sign language interpreters or other accommodations, please call the Clerk's Office, 703-324-3151, TTY: 703-324-3903, as soon as possible but no later than 48 hours before the public hearing. Assistive listening devices are available at the meeting.