



Fairfax County Board of Supervisors

Weekly Agenda



Volume XXXVIII, No. 05 Feb. 13, 2003

www.fairfaxcounty.gov

Board of Supervisors Agenda - Feb. 24, 2003

Following is the tentative agenda for the Board's upcoming meeting. All Board of Supervisors meetings are aired live on the county government's cable TV Channel 16. A replay of the morning session is aired the next day (Tuesday) at 8 p.m. A replay of the entire meeting is cablecast each Saturday following the Board meeting beginning at 10 a.m. Channel 16 also cablecasts the agenda for each Board meeting at 8 p.m. on the Friday and Sunday preceding each Monday meeting. It is aired as part of the Channel 16 Bulletin Board on the Monday morning of the meeting beginning at 8 a.m. A review copy of the final Board agenda also is available at county regional libraries on the Friday prior to each Monday meeting. In addition, the Board agenda is at www.fairfaxcounty.gov/gov/bos.

9 a.m. Presentations

10 a.m. Presentation by the County Executive on the Recommended FY 2004 Budget

10:30 a.m. Report on General Assembly Activities

10:45 a.m. Appointments

10:45 a.m. Items Presented by the County Executive

11:15 a.m. Matters Presented by Board Members

12:05 p.m. Closed Session

3 p.m. Public hearing on Rezoning Application RZ 1998-LE-064 (SPRINGFIELD EAST L.C.) to rezone from I-4 to C-4 to permit mixed use development with an overall FAR of 1.22. Located generally at the N. terminus of Springfield Center Dr., S. of the Franconia-Springfield Pkwy. and S.W. of the Joe Alexander Transportation Ctr. on approx. 9.72 ac. of land. Comp. Plan Rec: Industrial with option for mixed use. **Lee District.** Tax Map 90-2 ((1)) 56C pt. (formerly known as 90-2 ((1)) 58A pt., 58B and 59A pt.) Concurrent with SEA 91-L-053-4, SEA 91-L-054-3 and SE 01-L-020.

3 p.m. Public hearing on Special Exception Application SE 01-L-020 (SPRINGFIELD EAST L.C.) to permit a hotel. Located generally at the N. terminus of Springfield Center Dr., S. of the Franconia-Springfield Pkwy. and S.W. of the Joe Alexander Transportation Ctr. on approx. 9.72 ac. of land zoned C-4. **Lee District.** Tax Map 90-2 ((1)) 56C pt. (formerly known as 90-2 ((1)) 58A pt., 58B and 59A pt.) Concurrent with RZ 1998-LE-064, SEA 91-L-053-4 and SEA 91-L-054-3.

3 p.m. Public hearing on Special Exception Amendment Application SEA 91-L-054-3 (SPRINGFIELD EAST L.C.) to amend SE 91-L-054 previously approved for uses in a floodplain to permit site modifications including providing road and pedestrian access points to the transit center. Generally located S. of the Franconia-Springfield Pkwy. at its intersection with Frontier Dr. on approx. 26.12 ac. of land zoned I-4. **Lee District.** Tax Map 90-2 ((1)) 60. Concurrent with SEA 91-L-053-4, RZ 1998-LE-064 and SE 01-L-020.

3 p.m. Public hearing on Special Exception Amendment Application SEA 91-L-053-4 (SPRINGFIELD EAST L.C.) to amend SE 91-L-053 previously approved for Washington Metropolitan Area Transit Authority (WMATA) facilities to permit site modifications including providing road and pedestrian access points to the transit center. Generally located S. of the Franconia-Springfield Pkwy. at its intersection with Frontier Dr. on approx. 26.12 ac. of land zoned I-4. **Lee District.** Tax Map 90-2 ((1)) 60. Concurrent with SEA 91-L-054-3, RZ 1998-LE-064 and SE 01-L-020.

3:30 p.m. Public hearing regarding FASTRAN's application for FTA Section 5310 funding. If the application is approved, the funds will be used to support transportation services for elderly persons and individuals with disabilities. Any comments made at the hearing will be submitted to the Department of Rail and Public Transportation for inclusion into the grant application. A copy of the application is available for public inspection at FASTRAN, Department of Community and Recreation Services, 12011 Government Center Pkwy., Suite 1050, Fairfax.

3:30 p.m. Public Hearing on the matter of an amendment to Chapter 112 (the Zoning Ordinance) of the 1976 County Code regarding revisions to the Affordable Dwelling Unit Program provisions for mid-rise multiple family dwellings.

3:30 p.m. Public hearing on Special Exception Application SE 2002-PR-040 (FAIRFAX PLAZA COMPANY L.P.) to permit waiver of certain sign regulations. Located at 2960 - 2988 Gallows Rd. on approx. 4.13 ac. of land zoned I-5. **Providence District.** Tax Map 49-4 ((1)) 13 pt.

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Weekly Agenda

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Board of Supervisors Agenda, cont. from pg. 1

3:30 p.m. Public hearing on Special Exception Amendment Application SEA 84-M-089-3 (JERRY'S FORD INC.) to amend SE 84-M-089 previously approved for a vehicle sales, rental and ancillary service establishment and waiver of open space requirement to permit waiver of certain sign regulations. Located at 6510 Little River Tnpk. on approx. 7.68 ac. of land zoned C-6 and HC. **Mason District.** Tax Map 72-1 ((1)) 23.

4 p.m. Public hearing on Special Exception Amendment Application SEA 83-P-011-2 (LOYAL ORDER OF VIENNA MOOSE LODGE NO. 1896 INC.) to amend SE 83-P-011 previously approved for a private club to permit demolition of a portion of existing building and construction of building addition. Located at 9616 Courthouse Rd. on approx. 4.72 ac. of land zoned R-1. **Providence District.** Tax Map 48-1 ((1)) 62.

4 p.m. Public hearing regarding the acquisition of land rights necessary for the construction of Project 006615 - Telegraph Rd./ Florence La. **Lee District.**

4 p.m. Public hearing regarding proposed adoption of an ordinance

amending Appendix G of the County Code to expand the Graham Residential Permit Parking District, District 34. The proposed amendment will expand the district boundaries to include the following street blocks: Arlington Blvd. Service Dr. N. from Wallace Dr. to Fredsen Pl., residential part of Arlington Blvd. Service Dr. N. from Fredsen Pl. to Graham Rd. and Fredsen Pl. from Arlington Blvd. to the end. **Providence District.**

4 p.m. Public hearing regarding proposed adoption of an ordinance amending Appendix G of the County Code to expand the Broyhill Park Residential Permit Parking District, District 28. The proposed amendment will expand the district boundaries to include the following street blocks: Parkwood Ter. from Holly Hill Dr. to Carol La. and Zenith Ct. from Parkwood Ter. to the end. **Mason District.**

4:30 p.m. Public hearing regarding proposed adoption of an ordinance amending Appendix G of the County Code to expand the Robinson Residential Permit Parking District, District 17. The proposed amendment will expand the district boundaries to include the following street blocks: Concordia St. from Holden St. to Gadsen Dr. **Braddock District.**

4:30 p.m. Public hearing to receive citizen input on the proposed amendments to the County Code, Chapter 82, Motor Vehicles and Traffic.

4:30 p.m. Public hearing on Special Exception Application SE 2002-DR-012 (BETTY M. MEADOWS) to permit a plant nursery. Located at 11254 Leesburg Pi. on approx. 5.0 ac. of land zoned R-1. **Dranesville District.** Tax Map 11-2 ((1)) 22C.

4:30 p.m. Public hearing on Rezoning Application RZ 2002-SP-004 (EQUITY HOMES L.L.C.) to rezone from R-1 and WS to R-2 and WS to permit cluster residential development at a density of 1.42 du/ac and interim use as a plant nursery on a portion of the site. Located on the N. side of Route 29, approx. 200 ft. W. of Willowmeade Dr. on approx. 28.94 ac. of land. Comp. Plan Rec: Fairfax Center Area Residential 1.5 du/ac at Intermediate Level. **Springfield District.** Tax Map 55-4 ((1)) 1, 2, 3, 4A, 5 and 6. Concurrent with SE 2002-SP-032. (Reconsideration)

4:30 p.m. Public hearing on Special Exception Application SE 2002-SP-032 (CLIFFORD A.

TAYLOR AND MADONNA E. TAYLOR) to permit a plant nursery. Located at 12908 Lee Hwy. on approx. 2.10 ac. of land zoned either R-1 or R-2 (with RZ 2002-SP-004) and WS. **Springfield District.** Tax Map 55-4 ((1)) 2 pt. Concurrent with RZ 2002-SP-004. (Reconsideration)

5 p.m. Public hearing on Special Exception Application SE 01-M-053 (BP PRODUCTS NORTH AMERICA INC.) to permit a service station, quick-service food store and fast food restaurant. Located at 6540 Edsall Rd. on approx. 31,276 sq. ft. of land zoned C-8. **Mason District.** Tax Map 80-2 ((1)) 58.

5 p.m. Citizens and businesses of Fairfax County are encouraged to present their views on issues of concern. The Board will hear public comment on any issue except: issues under litigation, issues which have been scheduled for public hearing before the Board (this date and future dates), personnel matters and/or comments regarding individuals. Each speaker may have up to three minutes and a maximum of 10 speakers will be heard. Speakers may address the Board only once during a six-month period.

Board of Zoning Appeals Agenda - Feb. 25, 2003

Board of Zoning Appeals meetings are aired live on the county government's cable TV Channel 16. For more Board of Zoning Appeals information, call 703-324-1280, TTY 711 (Virginia Relay Center).

9 a.m. JOHNA & DOROTHEA E. SUTTON, VC 2002-SU-195 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of addition 9.4 ft. from rear lot line. Located at 13554 Point Pleasant Dr. on approx.

11,500 sq. ft. of land zoned PDH-2 and WS. **Sully District.** Tax Map 45-3 ((3)) 105.

9 a.m. IAN LIU AND LIMIN CHENG, VC 2002-DR-194 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of addition 24.4 ft. from front lot line. Located at 6740 Churchill Rd. on approx. 9,834 sq. ft. of land zoned R-3. **Dranesville District.** Tax Map 30-2 ((4)) (C) 21.

9 a.m. HEATHER L. CARROLL, SP 2002-SP-066 Appl. under Sect(s). 8-917 of the Zoning Ordinance to permit modification to the limitations on the keeping of animals. Located at 5855 Kara Pl. on approx. 3,350 sq. ft. of land zoned R-8 (Cluster). **Springfield District.** Tax Map 78-4 ((7)) 14.

9 a.m. KARL J. FRYXELL, SP 2002-BR-064 Appl. under Sect(s).

8-914 of the Zoning Ordinance to permit reduction to minimum yard requirements based on error in building location to permit accessory structure to remain 2.0 ft. from rear lot line and dwelling 10.1 ft. from side lot line. Located at 4405 Alta Vista Dr. on approx. 10,500 sq. ft. of land zoned R-3. **Braddock District.** Tax Map 57-3 ((7)) 148. Admin. moved from 1/28/03.

Fairfax County Government Online
www.fairfaxcounty.gov

Planning Commission Agendas - Feb. 26-27, 2003

Planning Commission meetings are aired live on the county government's cable TV Channel 16. For more Planning Commission information, call 703-324-2865, TTY 703-324-7951.

FEB. 26

7p.m. The Planning Commission's Environment Committee will meet in the Board Conference Room to continue discussions related to proposed amendments to the Chesapeake Bay Preservation Ordinance.

8:15 p.m. The Planning Commission secretary will set the order for the following agenda items. Commission matters may be discussed before the public hearings begin.

COUNTYWIDE

SUBDIVISION ORDINANCE (ILLEGAL LOTS) - Appl. to consider amendments to Chapter 101 of the County Code which address issues related to the validation of lots that were not legally created. The proposed amendments would validate all divisions of land that occurred prior to Sept. 1, 1947, and that met all applicable provisions of the Zoning Ordinance in effect at the time the division of land occurred. The proposed amendments would also validate all subdivisions of property undertaken by recordation of a plat approved by the county that complied with all applicable provisions of the Subdivision Ordinance and Zoning Ordinance in effect at the time the plat was recorded even though the lot or parcel being subdivided was not a legally created lot or parcel. The proposed amendments would also allow validation, upon approval of a validation plat and subject to stipulated conditions, of individual parcels that were created in violation of provisions of the Subdivision Ordinance after Aug. 31, 1947, provided that: a) the parcel met all applicable provisions of the Zoning Ordinance in effect at the time the parcel was created or at the time of validation; and b) the parcel has sufficient frontage on a public street, or ob-

tains a waiver of the street frontage requirement. The proposed amendments would allow validation, upon approval of a validation plat and subject to stipulated conditions, of individual parcels that were created in violation of provisions of the Subdivision Ordinance, provided that on Aug. 14, 1978, and at the time of the request for validation, there is an existing single family home on the parcel, or the county issued a building permit for construction of a single family home on the parcel, the construction was in fact completed and there is an existing single family home at the time of the request for validation. Parcels created after the effective date of the amendments may not be validated until two years after the date the parcel was recorded and then only if the owner(s) have not been notified by the county during that two-year period that the purported subdivision was illegal. The proposed amendments would become effective on March 11 at 12:01 a.m.

HUNTER MILL

RZ-2002-HM-024/FDP 2002-HM-024- ENGLE HOMES VIRGINIA INC. - Appls. to rezone from R-1 to PDH-8 to permit residential development at a density of 5.84 du/ac and approval of the conceptual and final development plans. Located on the S. side of Frying Pan Rd. at the terminus of Fox Mill Rd. on approx. 2.74 ac. of land. Comp. Plan Rec: 5-8 du/ac. Tax Map 25-1 ((1)) 5. Decision only.

PROVIDENCE

RZ-2002-PR-025/FDP-2002-PR-025 - DSF/LONG METRO L.L.C. - Appls. to rezone from I-4 to PRM to permit mixed use development with an overall FAR of 1.75 and approval of the conceptual and final development plans. Located on the S. side of Prosperity Ave. approx. 500 ft. W. of Gallows Rd. on approx. 6.23 ac. of land. Comp. Plan Rec: Mixed use and/

or residential up to 2.25 FAR. Tax Map 49-1 ((16)) A pt., A1, 8A, 9, 9A, 10, 10A and a portion of Merrilee Dr. public right-of-way to be vacated and/or abandoned. Approval of this application may enable the vacation and/or abandonment of portions of the public rights-of-way for Merrilee Dr. to proceed under Section 15.2-2272 (2) of the State Code.

PCA-84-D-049-5/FDPA-84-D-049-6 - TYSONS HILL LAND COMPANY L.L.C. - Appls. to amend the proffers and conceptual and final development plans for RZ-84-D-049 to permit mixed use development at an overall FAR of 1.45. Located N. of Chain Bridge Rd. and E. of International Dr. on approx. 57.44 ac. of land zoned PDC, HC and SC. Comp. Plan Rec: Mixed use. Tax Map 29-4 ((10)) B, 2A1, 2A2, 2C, 2D, 3A, 3B, 3C, 3D, 4A, 4B, 5A, 5B, 5C and 6.

SULLY

SE-97-Y-042 - FAI OLD CENTREVILLE L.L.C. - Appl. under Sect. 9-620 of the Zoning Ordinance to permit a waiver of certain sign regulations. Located at 13810 Braddock Rd. on approx. 15.90 ac. of land zoned C-6, HC, SC and WS. Tax Map 54-4 ((1)) 87C.

FEB. 27

8:15 p.m. The Planning Commission secretary will set the order for the following agenda items. Commission matters may be discussed before the public hearings begin.

HUNTER MILL

PCA-93-H-004/FDP-93-H-004-2 - THE JEFFERY FINANCIAL GROUP INC. - Appls. to amend the proffers and permit approval of the second final development plan for RZ-93-H-004 to permit offsite parking for residential development. Located on the E. side of Old Reston Ave. approx. 450 ft. N. of

its intersection with Sunset Hills Rd. on approx. 4,797 sq. ft. of land zoned PDC. Comp. Plan Rec: Office. Tax Map 17-4 ((1)) 35D1. Concurrent with PCA/DPA-87-C-088.

PCA-87-C-088/DPA-87-C-088 - JEFFERY FINANCIAL GROUP INC. - Appls. to amend the proffers and development plan for RZ-87-C-088 to permit residential development at a density of 47.8 du/ac. Located on the E. side of Old Reston Ave. approx. 500 ft. N. of its intersection with Sunset Hills Rd. on approx. 10,212 sq. ft. of land zoned PRC. Comp. Plan Rec: Residential Planned Community. Tax Map 17-4 ((1)) 5B. Concurrent with PCA-93-H-004 and FDP-93-H-004-2.

PROVIDENCE

SE-2002-PR-042 - FEDERAL REALTY INVESTMENT TRUST - Appl. under Sect. 9-620 of the Zoning Ordinance to permit a waiver of certain sign regulations for Pan Am Shopping Center. Located in the S.E. quadrant of the intersection of Lee Hwy. and Nutley St. on approx. 25.25 ac. of land zoned C-6 and HC. Tax Map 48-4 ((1)) 12F.

S02-II-V1 - OUT OF TURN PLAN AMENDMENT - Appl. to consider revisions to the Adopted Comprehensive Plan for Fairfax County in accordance with the State Code, Title 15.2, Chapter 22 concerning approx. 3 ac. generally located N. of the Vienna Oaks subdivision and S.E. of the Flint Hill Rd. and Chain Bridge Rd. intersection (Tax Map 38-3((1))28 and 38-3((1))32). The area is planned for residential use at 3-4 du/ac. The Plan Amendment will consider the addition of Plan guidance indicating that infill development should not provide vehicular access from Route 123 to Whitecedar Ct.

Other Boards, Authorities & Commissions Feb. 24-28, 2003

MONDAY, FEB. 24

Small Business Commission - 7 p.m., 12000 Government Center Pkwy., Room 9, Fairfax. Call 703-324-3212, TTY 711.

Commission on Organ and Tissue Donation and Transplantation - 7:30 p.m., 12000 Government Center Pkwy., Room 8, Fairfax. Call 703-246-3060, TTY 703-591-6435.

All meeting times and locations are subject to change. Please call the listed contact number to confirm prior to attending.

TUESDAY, FEB. 25

Northern Virginia Soil and Water Conservation Board - 9:30 a.m., 12055 Government Center Pkwy., Room 941, Fairfax. Call 703-324-1460, TTY 711.

WEDNESDAY, FEB. 26

Park Authority Board - 7:30 p.m., 12055 Government Center Pkwy., Suite 941, Fairfax. Call 703-324-8662, TTY 703-691-0324.

McLean Community Center Board - 7:30 p.m., 1234 Ingleside Ave., McLean. Call 703-790-0123, TTY 703-827-8255.

Fairfax County Board of Supervisors

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Phone: 703-471-5076, TTY 711 (Virginia Relay Center)
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E-mail: dranesville@fairfaxcounty.gov

Fairfax County Executive

Anthony H. Griffin, 703-324-2531, TTY 703-222-5494

* Due to renovations, the Mount Vernon District Supervisor's office has temporarily relocated to the Sherwood Regional Library, 2501 Sherwood Hall Lane. The office phone numbers and mailing address remain the same.

** Due to renovations, the Springfield District Supervisor's office has relocated to 8438 Bauer Drive, which is to the rear of the West Springfield Post Office. The office phone numbers and mailing address will remain the same.

Board of Supervisors Committee Meetings Feb. 24-28, 2003

FRIDAY, FEB. 28

Legislative Committee - 4 p.m., 12000 Government Center Pkwy., Rooms 9 & 10, Fairfax.

Fairfax County Government Hotline 703-817-7771

Your link to essential emergency information.*

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* Dial 911 for police, fire and medical emergencies.

All meeting times and locations are subject to change. Unless noted, meetings of the Board of Supervisors, Planning Commission and Board of Zoning Appeals are held in the Board Auditorium of the Fairfax County Government Center, 12000 Government Center Pkwy., Fairfax, and are open to the public. To testify at public hearings before the Board of Supervisors, call the Office of the Clerk at 703-324-3151, TTY 703-324-3903. The full text of all proposed amendments to the County Code may be reviewed at public libraries and at the Office of the Clerk to the Board of Supervisors (Suite 533).

The *Weekly Agenda* is published by the Office of Public Affairs, 12000 Government Center Pkwy., Suite 551, Fairfax, VA 22035-0065. For a free subscription, call 703-324-3185, TTY 703-324-2935.

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Merni Fitzgerald, Director

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