

# October 2014

Click on the desired [View Agenda](#) for detailed information. Click on the application number on the agenda to access the staff report.

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
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5	6	7	8 <a href="#">View Agenda</a>	9 <a href="#">View Agenda</a> <i>Committee Meeting</i>	10	11
12	13  Columbus Day County Closed	14	15 <a href="#">View Agenda</a>	16 <a href="#">View Agenda</a>	17	18
19	20	21	22 <a href="#">View Agenda</a> <i>Committee Meeting</i>	23 <a href="#">View Agenda</a> <i>Committee Meeting</i>	24	25
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Planning Commission Meetings are held in the Board Auditorium of the Government Center at:  
 12000 Government Center Parkway, Fairfax, VA 22035  
 All Planning Commission meetings begin at 8:15 p.m., unless otherwise noted.

**FAIRFAX COUNTY PLANNING COMMISSION**

**MEETING AGENDA**

**Wednesday, October 1, 2014**

Posted: 10/1/14  
Revised: 10/2/14

**KEY**  
P/H – Public Hearing  
D/O – Decision Only

Listed below are items scheduled for public hearing and/or decision by the Planning Commission on this date. For more information on an application, including the staff report, return to this page approximately two weeks prior to the meeting date and click on the application number. You can also contact the Department of Planning and Zoning staff at 703-324-1290.

**COMMITTEE MEETINGS**

None at this time

**FEATURE SHOWN ITEMS**

**FS-D14-22** - Verizon Wireless, 1633 Davidson Road

**FS-P14-27** - Cellco Partnership d/b/a Verizon Wireless, 7501 Leesburg Pike

**FS-P14-25** - Cellco Partnership d/b/a Verizon Wireless, 1651 Old Meadow Road

**FS-M14-29** - AT&T, 5100 Backlick Road

**FS-P14-30** - Verizon Wireless, 3052 Gatehouse Plaza

**2232A-Y11-9-2** - Newpath Networks & New Cingular Wireless, LLC, 3601 Vale Station Road - **CONCUR**

**CONSENT AGENDA ITEMS**

None at this time

**ITEMS SCHEDULED FOR DECISION ONLY**

<b>Application</b>	<b>Applicant</b>	<b>Staff</b>	<b>PC Action</b>
<a href="#"><u>SE 2014-SU-010</u></a> (Sully)	<a href="#"><u>CSH ARTISAN FAIRFAX, LLC</u></a> – Appl. under Sect. 3-104 of the Zoning Ordinance to permit a medical care facility (assisted living). Located at 13622 Lee Jackson Memorial Hwy., Chantilly, 20151, on approx. 6.49 ac. of land zoned R-1, WS, and HC. Tax Map 34-4 ((1)) 60.	W. O'Donnell	<b>D/O TO 10/9/14</b> (P/H from 9/18/14) (from 9/17/14)

**ITEMS SCHEDULED FOR PUBLIC HEARING**

<b>Application</b>	<b>Applicant</b>	<b>Staff</b>	<b>PC Action</b>
<a href="#"><u>Plan Amendment</u></a> (Countywide)	<a href="#"><u>PA 2013-CW-T2 – FAIRFAX COUNTY BICYCLE MASTER PLAN</u></a> – to consider proposed revisions to the Comprehensive Plan for Fairfax County, VA, in accordance with the <i>Code of Virginia</i> , Title 15.2, Chapter 22. This Amendment proposes to amend the Comprehensive Plan by incorporating chapters 1, 2, 3 and 4 of the Fairfax County Bicycle Master Plan (BMP) and a Bicycle Network Map into the Transportation element of the Policy Plan. Corresponding modifications to the four Area Plans volumes and associated maps are also included in this amendment. In addition to the Plan Amendment, staff will request the Planning Commission and Board of Supervisors to endorse chapters 5 and 6 of the BMP to provide guidance in matters such as bicycle facility implementation and maintenance, and bicycle safety education.	C. Strunk	<b>D/O TO 10/15/14</b> (from 9/24/14)

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**FAIRFAX COUNTY PLANNING COMMISSION**

**MEETING AGENDA**

**Wednesday, October 1, 2014**

Posted: 10/1/14  
Revised: 10/2/14

**KEY**  
**P/H – Public Hearing**  
**D/O – Decision Only**

SE 2014-MV-017  
(Mount Vernon)

**VERIZON VIRGINIA, LLC** – Appl. under Sect. 3-304 of the Zoning Ordinance to permit a telecommunications facility. Located at 2806 Popkins Ln., Alexandria, 22306 on approx. 1.33 ac. of land zoned R-3. Tax Map 93-1 ((1)) 7pt.

C. Bishop

**D/O TO 10/9/14**  
(from 9/25/14)

Z.O. Amendment  
(Countywide)

**ZONING ORDINANCE AMENDMENT (TELECOMMUNICATIONS FACILITIES)** – to consider proposed revisions to the Comprehensive Plan for Fairfax County, VA, in accordance with the *Code of Virginia*, Title 15.2, Chapter 22. This Amendment proposes to make those minor modifications to Par. 2 of Section 2-514, which facilitate the location of multiple telecommunication carriers, or allow a single carrier to operate within multiple frequency bands, on an otherwise compliant existing or re-placement utility pole or light/camera standard located in any street right-of-way or utility easement, to include an increase in the permitted cabinet size up to 8 feet in height and 60 cubic feet of volume and to remove any limitation on the number of antennas that may be mounted on such a pole or standard when the antennas are completed enclosed within a stealth sheath or cap.

D. Hushour

**ADOPTION REC**  
(from 9/17/14)

SEA 90-S-021  
(Sully)

**MILESTONE TOWER LP, III D/B/A MILESTONE COMMUNICATIONS AND CELLCO PARTNERSHIP D/B/A VERIZON WIRELESS** – Appl. under Sect(s). 3-C04 of the Zoning Ordinance to amend SE 90-S-021 previously approved for electric substation to permit a telecommunication facility and associated modifications to site design and development conditions. Located at 15001 Lee Hwy., Centreville, 20121 on approx. 2.76 ac. of land zoned R-C and WS. Tax Map 64-2 ((3)) 26A. (Concurrent with 2232-Y13-10).

M. Lynskey  
D. Hansen

**P/H to 10/22/14**

2232-Y13-10  
(Sully)

**MILESTONE TOWER LP, III D/B/A MILESTONE COMMUNICATIONS AND CELLCO PARTNERSHIP D/B/A VERIZON WIRELESS** – App. Under Sect(s). 15.2-2204 and 15.2-2232 of the Code of Virginia to permit a telecommunications facility. Located at 15001 Lee Hwy., Centerville, 20121 on approx. 2.76 ac. of land zoned R-C and WS. Tax Map 64-2 ((3)) 26A. (Concurrent with SEA 90-S-021).

M. Lynskey  
D. Hansen

**P/H to 10/22/14**

**FAIRFAX COUNTY PLANNING COMMISSION**

**MEETING AGENDA**

**Thursday, October 2, 2014**

Posted: 10/2/14  
Revised: 10/3/14

**KEY**  
P/H – Public Hearing  
D/O – Decision Only

Listed below are items scheduled for public hearing and/or decision by the Planning Commission on this date. For more information on an application, including the staff report, return to this page approximately two weeks prior to the meeting date and click on the application number. You can also contact the Department of Planning and Zoning staff at 703-324-1290.

**COMMITTEE MEETINGS**

The Environment Committee met in the Board Conference Room at 7:00 p.m.

**FEATURE SHOWN ITEMS**

- FS-D14-22** - Verizon Wireless, 1633 Davidson Road
- FS-P14-27** - Cellco Partnership d/b/a Verizon Wireless, 7501 Leesburg Pike
- FS-P14-25** - Cellco Partnership d/b/a Verizon Wireless, 1651 Old Meadow Road
- FS-M14-29** - AT&T, 5100 Backlick Road
- FS-P14-30** - Verizon Wireless, 3052 Gatehouse Plaza

**CONSENT AGENDA ITEMS**

None at this time

**ITEMS SCHEDULED FOR DECISION ONLY**

None at this time

**ITEMS SCHEDULED FOR PUBLIC HEARING**

<b>Application</b>	<b>Applicant</b>	<b>Staff</b>	<b>PC Action</b>
<a href="#"><u>SEA 84-D-004-03</u></a> (Dranesville)	<b><u>SUNOCO, INC. (R&amp;M)</u></b> – Appl. under Sects. 4-604, 9-610, and 2-405 of the Zoning Ordinance to amend SE 84-D-004, previously approved for a service station and mini mart, to replace with a service station and quick service food store and to permit associated modifications to site design and development conditions, and a waiver of the minimum lot size and lot width requirements. Located at 2150 Centreville Rd., Herndon, 20170, on approx. 33,220 sq. ft. of land zoned C-6. Tax Map 16-1 ((1)) 7A.	S. Wright	<b>APPROVAL REC</b> (from 9/24/14)
SE 2013-DR-019 (Dranesville)	<b>CWS VII, LLC &amp; THE TRUSTEES OF ANDREW CHAPEL UNITED METHODIST CHURCH</b> – Appl. under Sects. 3-104, 3-105, and 9-314 of the Zoning Ordinance to permit church and nursery school/ child care center with a total enrollment of 99 children, and a telecommunications facility with a 120 ft. tall tower. Located at 1301 Trap Rd., Vienna, 22182, on approx. 7.01 ac. of land zoned R-1. Tax Map 19-4 ((1)) 47. (Concurrent with 2232-D-13-9).	C. Bishop	<b>P/H TO 10/30/14</b> (from 9/24/14) (from 6/25/14) (from 5/22/14) (from indef.)
2232-D-13-9 (Dranesville)	<b>CWS VII, LLC &amp; THE TRUSTEES OF ANDREW CHAPEL UNITED METHODIST CHURCH</b> – Appl. under Sects. 15.2-2204 and 15.2-2232 of the <i>Code of Virginia</i> to permit telecommunications facility with a 120 ft. tall tower. Located at 1301 Trap Rd., Vienna, 22182, on approx. 7.01 ac. of land zoned R-1. Tax Map 19-4 ((1)) 47. (Concurrent with SE 2013-DR-019).	C. Bishop	<b>P/H TO 10/30/14</b> (from 9/24/14) (from 6/25/14) (from 5/22/14) (from indef.)

**FAIRFAX COUNTY PLANNING COMMISSION**

**MEETING AGENDA**

**Thursday, October 2, 2014**

*Posted: 10/2/14  
Revised: 10/3/14*

**KEY**  
**P/H – Public Hearing**  
**D/O – Decision Only**

2232-M14-5  
(Mason)

**MILESTONE COMMUNICATION AND AT&T MOBILITY** –  
Appl. under VA code Sects. 15.2-2204 and 15.2-2232 of the *Code of Virginia* to consider the proposal by Milestone Communications and AT&T Mobility to develop a telecommunications facility located at 3301 Peace Valley Lane, Falls Church VA 22044. Tax Map 6-1 ((1)) 13A. Mason District. Area I

D. Stinson

**P/H TO 10/15/14**

**FAIRFAX COUNTY PLANNING COMMISSION**

**MEETING AGENDA**

**Wednesday, October 8, 2014**

Posted: 10/8/14  
Revised: 10/9/14

**KEY**  
P/H – Public Hearing  
D/O – Decision Only

Listed below are items scheduled for public hearing and/or decision by the Planning Commission on this date. For more information on an application, including the staff report, return to this page approximately two weeks prior to the meeting date and click on the application number. You can also contact the Department of Planning and Zoning staff at 703-324-1290.

**COMMITTEE MEETINGS**

None at this time

**FEATURE SHOWN ITEMS**

- FS-D14-22** - Verizon Wireless, 1633 Davidson Road
- FS-P14-27** - Cellco Partnership d/b/a Verizon Wireless, 7501 Leesburg Pike
- FS-P14-25** - Cellco Partnership d/b/a Verizon Wireless, 1651 Old Meadow Road
- FS-M14-29** - AT&T, 5100 Backlick Road
- FS-P14-30** - Verizon Wireless, 3052 Gatehouse Plaza
- 2232A-L05-8-1**- T-Mobile, 6601 Telegraph Road

**CONSENT AGENDA ITEMS**

None at this time

**ITEMS SCHEDULED FOR DECISION ONLY**

None at this time

**ITEMS SCHEDULED FOR PUBLIC HEARING**

<b>Application</b>	<b>Applicant</b>	<b>Staff</b>	<b>PC Action</b>
<a href="#"><u>SE 2014-SU-021</u></a> (Sully)	<a href="#"><u>GAY ANN SCHULTE D/B/A MS. GAY’S DAY CARE</u></a> – Appl. under Sect. 6-105 of the Zoning Ordinance to permit a home child care facility. Located at 5874 Linden Creek Ct., Centreville, 20120, on approx. 8,174 sq. ft. of land zoned PDH-4 and WS. Tax Map 53-2 ((7)) 23.	W. O’Donnell	<b>APPROVAL REC</b>
<a href="#"><u>SE 2014-MV-014</u></a> (Mount Vernon)	<a href="#"><u>FOZIA HUSSAIN/KIDS CLUB INFANT DAY CARE</u></a> – Appl. under Sect. 6-105 of the Zoning Ordinance to permit a home child care facility. Located at 8156 American Holly Rd., Lorton, 22079, on approx. 9,023 sq. ft. of land zoned PDH-4. Tax Map 107-1 ((5)) (C) 11.	N. Rogers	<b>D/O TO 10/15/14</b> (from 9/10/24)
<a href="#"><u>SEA 2011-MV-002</u></a> (Mount Vernon)	<a href="#"><u>UZMA TANVEER BUTT/SUNNY DAY CARE ONE, LLC</u></a> – Appl. under Sect. 6-105 of the Zoning Ordinance to amend SE 2011-MV-002 previously approved for a home child care facility to permit an increase in children and associated modifications to the development conditions. Located at 8740 Talbott Farm Dr., Alexandria, 22309, on approx. 4,150 sq. ft. of land zoned PDH-5, CRD, and HC. Tax Map 110-1 ((27)) 11A.	N. Rogers	<b>D/O TO 10/15/14</b> (from 10/8/14)

**FAIRFAX COUNTY PLANNING COMMISSION**

**MEETING AGENDA**

**Thursday, October 9, 2014**

Posted: 10/9/14  
Revised: 10/10/14

**KEY**  
P/H – Public Hearing  
D/O – Decision Only

Listed below are items scheduled for public hearing and/or decision by the Planning Commission on this date. For more information on an application, including the staff report, return to this page approximately two weeks prior to the meeting date and click on the application number. You can also contact the Department of Planning and Zoning staff at 703-324-1290.

**COMMITTEE MEETINGS**

The Tysons Corner Committee will meet in the Board Conference Room at 7:00 p.m.

**FEATURE SHOWN ITEMS**

- FS-D14-22 - Verizon Wireless, 1633 Davidson Road
- FS-P14-27 - Cellco Partnership d/b/a Verizon Wireless, 7501 Leesburg Pike
- FS-P14-25 - Cellco Partnership d/b/a Verizon Wireless, 1651 Old Meadow Road - **CONCUR**
- FS-M14-29 - AT&T, 5100 Backlick Road - **CONCUR**
- FS-P14-30 - Verizon Wireless, 3052 Gatehouse Plaza
- 2232A-L05-8-1- T-Mobile, 6601 Telegraph Road

**CONSENT AGENDA ITEMS**

None at this time

**ITEMS SCHEDULED FOR DECISION ONLY**

<b>Application</b>	<b>Applicant</b>	<b>Staff</b>	<b>PC Action</b>
<a href="#"><u>SE 2014-SU-010</u></a> (Sully)	<a href="#"><u>CSH ARTISAN FAIRFAX, LLC</u></a> – Appl. under Sect. 3-104 of the Zoning Ordinance to permit a medical care facility (assisted living). Located at 13622 Lee Jackson Memorial Hwy., Chantilly, 20151, on approx. 6.49 ac. of land zoned R-1, WS, and HC. Tax Map 34-4 ((1)) 60.	W. O'Donnell	<b>D/O TO 10/22/14</b> (D/O from 10/1/14) (P/H from 9/18/14) (from 9/17/14)
<a href="#"><u>SE 2014-MV-017</u></a> (Mount Vernon)	<a href="#"><u>VERIZON VIRGINIA, LLC</u></a> – Appl. under Sect. 3-304 of the Zoning Ordinance to permit a telecommunications facility. Located at 2806 Popkins Ln., Alexandria, 22306 on approx. 1.33 ac. of land zoned R-3. Tax Map 93-1 ((1)) 7pt.	C. Bishop	<b>D/O TO 10/15/14</b> (P/H from 10/1/14) (from 9/18/14) (from 9/25/14)

**ITEMS SCHEDULED FOR PUBLIC HEARING**

<b>Application</b>	<b>Applicant</b>	<b>Staff</b>	<b>PC Action</b>
<a href="#"><u>SE 2014-HM-024</u></a> (Hunter Mill)	<a href="#"><u>MARY BETH SWICORD D/B/A FIRST MARKS ART STUDIO</u></a> – Appl. under Sect. 6-304 of the Zoning Ordinance to permit a private school of special education with a maximum enrollment of 12 students at one time. Located at 1398 Concord Point Ln., Reston, 20194, on approx. 17,234 sq. ft. of land zoned PRC-R. Tax Map 11-4 ((6)) 12.	C. Bishop	<b>APPROVAL REC</b>
Plan Amendment (Braddock)	<a href="#"><u>PA 2014-I-A1 (5285 PORT ROYAL ROAD/RAVENSWORTH INDUSTRIAL AREA)</u></a> – To consider proposed revisions to the Comprehensive Plan for Fairfax County, VA, in accordance with the Code of Virginia, Title 15.2, Chapter 22. This Amendment concerns an approximately 4.6 acre parcel located at 5285 Port Royal Road [Tax Map Parcels 70-4 ((10)) 503 and 503A]. The site is located within the Ravensworth Industrial Area, which south of Braddock	T. Bolden	<b>APPROVAL REC</b>

*-continued on the next page-*

Road, west of I-495 and east of the Ravensworth Farms residential community. The proposed Plan amendment would facilitate the conversion of an existing warehouse to a self-storage facility use which could result in an overall intensity up to 1.0 FAR. In addition, the proposed amendment considers future inclusion of residential uses within the existing building.

**FAIRFAX COUNTY PLANNING COMMISSION**

**MEETING AGENDA**

**Wednesday, October 15, 2014**

Posted: 10/10/14  
Revised: 10/20/14

**KEY**  
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**COMMITTEE MEETINGS**

**None at this time**

**FEATURE SHOWN ITEMS**

- FS-D14-22** - Verizon Wireless, 1633 Davidson Road
- FS-P14-27** - Cellco Partnership d/b/a Verizon Wireless, 7501 Leesburg Pike - **CONCUR**
- FS-P14-30** - Verizon Wireless, 3052 Gatehouse Plaza - **CONCUR**
- 2232A-L05-8-1**- T-Mobile, 6601 Telegraph Road - **CONCUR**

**CONSENT AGENDA ITEMS**

**None at this time**

**ITEMS SCHEDULED FOR DECISION ONLY**

<b>Application</b>	<b>Applicant</b>	<b>Staff</b>	<b>PC Action</b>
<a href="#"><u>SE 2014-MV-014</u></a> (Mount Vernon)	<a href="#"><u>FOZIA HUSSAIN/KIDS CLUB INFANT DAY CARE</u></a> – Appl. under Sect. 6-105 of the Zoning Ordinance to permit a home child care facility. Located at 8156 American Holly Rd., Lorton, 22079, on approx. 9,023 sq. ft. of land zoned PDH-4. Tax Map 107-1 ((5)) (C) 11.	N. Rogers	<b>APPROVAL REC</b> (P/H from 10/8/14) (from 9/10/24)
<a href="#"><u>SEA 2011-MV-002</u></a> (Mount Vernon)	<a href="#"><u>UZMA TANVEER BUTT/SUNNY DAY CARE ONE, LLC</u></a> – Appl. under Sect. 6-105 of the Zoning Ordinance to amend SE 2011-MV-002 previously approved for a home child care facility to permit an increase in children and associated modifications to the development conditions. Located at 8740 Talbott Farm Dr., Alexandria, 22309, on approx. 4,150 sq. ft. of land zoned PDH-5, CRD, and HC. Tax Map 110-1 ((27)) 11A.	N. Rogers	<b>APPROVAL REC</b> (P/H from 10/8/14) (from 10/8/14)
<a href="#"><u>Plan Amendment</u></a> (Countywide)	<a href="#"><u>PA 2013-CW-T2 – FAIRFAX COUNTY BICYCLE MASTER PLAN</u></a> – to consider proposed revisions to the Comprehensive Plan for Fairfax County, VA, in accordance with the <i>Code of Virginia</i> , Title 15.2, Chapter 22. This Amendment proposes to amend the Comprehensive Plan by incorporating chapters 1, 2, 3 and 4 of the Fairfax County Bicycle Master Plan (BMP) and a Bicycle Network Map into the Transportation element of the Policy Plan. Corresponding modifications to the four Area Plans volumes and associated maps are also included in this amendment. In addition to the Plan Amendment, staff will request the Planning Commission and Board of Supervisors to endorse chapters 5 and 6 of the BMP to provide guidance in matters such as bicycle facility implementation and maintenance, and bicycle safety education.	C. Strunk	<b>ADOPTION REC</b> (P/H from 10/1/14) (from 9/24/14)

**FAIRFAX COUNTY PLANNING COMMISSION**

**MEETING AGENDA**

**Wednesday, October 15, 2014**

Posted: 10/10/14  
Revised: 10/20/14

**KEY**  
P/H – Public Hearing  
D/O – Decision Only

SE 2014-MV-017  
(Mount Vernon)

**VERIZON VIRGINIA, LLC** – Appl. under Sect. 3-304 of the Zoning Ordinance to permit a telecommunications facility. Located at 2806 Popkins Ln., Alexandria, 22306 on approx. 1.33 ac. of land zoned R-3. Tax Map 93-1 ((1)) 7pt.

C. Bishop

**D/O TO 10/29/14**  
(P/H from 10/1/14  
from 9/18/14  
from 9/25/14)

**ITEMS SCHEDULED FOR PUBLIC HEARING**

<b>Application</b>	<b>Applicant</b>	<b>Staff</b>	<b>PC Action</b>
<u>SE 2014-MV-019</u> (Mount Vernon)	<b>QIN H. ZHENG</b> – Appl. under Sect. 2-904 of the Zoning Ordinance to permit fill in floodplain. Located at 6430 Wood Haven Rd., Alexandria, 22307, on approx. 7,000 sq. ft. of land zoned R-3. Tax Map 93-2 ((8)) (37) 28A. Also under consideration will be the Resource Protection Area Encroachment Exception (RPA) 1391-WRPA-001-1 and Water Quality Impact Assessment (WQIA) 1391-WQ-001-1 under section 118-6-7 (Chesapeake Bay Preservation Ordinance) of Chapter 118 of the Code of the County of Fairfax to permit encroachment within a Resource Protection Area (RPA) for the purpose of fill in the floodplain.	M. Duca	<b>D/O TO 11/5/14</b>
<u>2232-M14-5</u> (Mason)	<b>MILESTONE COMMUNICATION AND AT&amp;T MOBILITY</b> – Appl. under VA code Sects. 15.2-2204 and 15.2-2232 of the <i>Code of Virginia</i> to consider the proposal by Milestone Communications and AT&T Mobility to develop a telecommunications facility located at 3301 Peace Valley Lane, Falls Church VA 22044. Tax Map 6-1 ((1)) 13A. Mason District. Area I	D. Stinson	<b>APPROVED</b> (from 10/2/14)

**FAIRFAX COUNTY PLANNING COMMISSION**

**MEETING AGENDA**

**Thursday, October 16, 2014**

Posted: 9/11/14  
Revised: 9/22/14

**KEY**  
P/H – Public Hearing  
D/O – Decision Only

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# **MEETING CANCELLED**

(As noted below all the scheduled agenda items have moved and the meeting is therefore cancelled)

## **ITEMS ADMINISTRATIVELY MOVED TO OTHER DATES**

<b><u>Application</u></b>	<b><u>Applicant</u></b>	<b><u>Staff</u></b>	<b><u>Schedule Notes</u></b>
RZ/FDP 2013-PR-009 (Providence)	Westpark Plaza (NE quadrant of intersection of Leesburg Pike and Westpark Drive) (From C-7 to PTC for mixed use)	B. Katai	<b>P/H to 10/22/14</b> (from 7/9/14) (from 2/25/14)
AR 97-D-002-02 (Dranesville)	Charles E. Jenkins, Trustee (10509 Beach Mill Road, Great Falls, VA) (Agricultural Renewal)	M. Lynskey	<b>P/H to 10/22/14</b> (from 9/10/14)

**FAIRFAX COUNTY PLANNING COMMISSION**  
**MEETING AGENDA**  
**Wednesday, October 22, 2014**

Posted: 10/22/14  
 Revised: 10/23/14

**KEY**  
 P/H – Public Hearing  
 D/O – Decision Only

Listed below are items scheduled for public hearing and/or decision by the Planning Commission on this date. For more information on an application, including the staff report, return to this page approximately two weeks prior to the meeting date and click on the application number. You can also contact the Department of Planning and Zoning staff at 703-324-1290.

**COMMITTEE MEETINGS**

The Tysons Corner Committee met in the Board Conference Room at 7:00 p.m.

**FEATURE SHOWN ITEMS**

**FS-D14-22** - Verizon Wireless, 1633 Davidson Road - **CONCUR**  
**FS-B13-94** - Verizon Wireless, 5114 Twinbrook Road

**CONSENT AGENDA ITEMS**

None at this time

**ITEMS SCHEDULED FOR DECISION ONLY**

<b>Application</b>	<b>Applicant</b>	<b>Staff</b>	<b>PC Action</b>
<a href="#"><u>SE 2014-SU-010</u></a> (Sully)	<a href="#"><u>CSH ARTISAN FAIRFAX, LLC</u></a> – Appl. under Sect. 3-104 of the Zoning Ordinance to permit a medical care facility (assisted living). Located at 13622 Lee Jackson Memorial Hwy., Chantilly, 20151, on approx. 6.49 ac. of land zoned R-1, WS, and HC. Tax Map 34-4 ((1)) 60.	W. O'Donnell	<b>APPROVAL REC</b> (D/O from 10/9/14) (D/O from 10/1/14) (P/H from 9/18/14) (from 9/17/14)

**ITEMS SCHEDULED FOR PUBLIC HEARING**

<b>Application</b>	<b>Applicant</b>	<b>Staff</b>	<b>PC Action</b>
<a href="#"><u>RZ/FDP 2013-PR-009</u></a> (Providence)	<a href="#"><u>TYSONS WESTPARK, LC</u></a> – Appls. to rezone from C- 7, HC, and SC to PTC, HC and SC to permit mixed use development with an overall floor area ratio (FAR) up to 6.37 to approve the conceptual and final development plans, and to approve waiver # 826-WPFM-002-1 to permit the location of underground storm water management facilities in a residential development. Located in the S.E. quadrant of the intersection of Leesburg Pi. and Westpark Dr. on approx. 5.37 ac. of land. Comp. Plan Rec: Residential Mixed Use. Tax Map 29-3 ((15)) 8.	B. Katai	<b>D/O TO 10/23/14</b> (from 10/16/14) (from 7/9/14) (from 2/25/14)
<a href="#"><u>AR 97-D-002-02</u></a> (Dranesville)	<a href="#"><u>CHARLES E. JENKINS, TRUSTEE</u></a> – 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 10509 Beach Mill Rd., Great Falls, 22066, on approx. 21.24 ac. of land zoned R E. Please call the Zoning Evaluation Division at 703-324-1290 after October 22, 2014 to obtain the AFDAC and Planning Commission recommendations. Tax Map 3-4 ((1)) 44Z, 45Z, and 46Z.	M. Lynskey	<b>APPROVAL REC</b> (from 10/16/14) (from 9/10/14)
Plan Amendment (Braddock) (Providence) (Springfield) (Sully)	<b>PA 2013-III-FC1 (A) – FAIRFAX CENTER AREA SUBURBAN CENTER STUDY, PHASE I S13-III-FC1 – FAIRFAX CENTER LAND UNITS T, U, AND V</b> – to consider proposed revisions to the Comprehensive Plan for Fairfax County, VA, in accordance with the Code of Virginia, Title 15.2, Chapter 22. These Amendments concern revisions to Comprehensive Plan	K. Rybold	<b>P/H TO 11/12/14</b> (from 9/18/14)

*-continued on the next page-*

# FAIRFAX COUNTY PLANNING COMMISSION

## MEETING AGENDA

Wednesday, October 22, 2014

Posted: 10/22/14  
Revised: 10/23/14

**KEY**  
P/H – Public Hearing  
D/O – Decision Only

recommendations for the Suburban Neighborhood and Low Density Residential Area portions of the Fairfax Center Area. The areas consist of approx. 2,700 ac. generally located along Lee Highway (Route 29), Lee Jackson Memorial Highway (Route 50) and Stringfellow Road in the Braddock, Providence, Springfield, and Sully Supervisor Districts. The areas are planned for low density residential uses with some office and retail uses. The revisions primarily focus on editorial updates and changes to sub-unit boundaries. These updates include the modification of some land use recommendations to reflect implementation. This includes Tax Map parcels 55-4 ((17)) 1-54 and 55-4 ((17)) 188 and 189 (12615 to 12648 Buckley's Gate Drive, 4850 to 4864 Muddler Way, 4870 to 4882 Mayde Court, 4900 to 4906 Finchem Court, 4920 to 4929 Cahoon Court, and 4950 and 4952 Wyndham Creek Court) which are currently planned for residential use at 2 du/ac at the overlay level and are recommended to be revised to residential use at 4 du/ac at the overlay level; Tax Map parcels 45-2 ((7)) 1-465 and 45-4 ((6)) 142-159 (3953 to 3977 Acorn Ridge Court, 12537 to 12547 Alder Woods Drive, 3847 to 3880 Alder Woods Court, 3946 to 3979 Burning Bush Court, 3901 to 3967 Collis Oak Court, 3851 to 3873 Corkwood Place, 12490 to 12530 Fanleaf Court, 12500 to 12542 Flatwood Circle, 12550 to 12584 Garland Tree Court, 12650 to 12682 Marcum Court, 3846 to 3898 Mohr Oak Court, 3930 to 3973 Rosebay Court, 12452 to 12554 Sweet Leaf Terrace, 3900 to 3955 Tallow Tree Place, 3845 to 3886 Waythorn Place, and 3851 to 3883 Zelkova Court) which are currently planned for residential mix at 5 du/ac and are recommended to be revised to residential use at 5 du/ac. Recommendations that can no longer be implemented are proposed to be removed as follows. An option for a Senior Care Community at a residential density up to 4 du/ac on Tax Map parcels 55-2 ((3)) G2; 55-1 ((8)) H (pt.); 55-1 ((28)) inclusive and 55-2 ((11)) inclusive (present Heatherbrook subdivision) is proposed to be removed. An option for restaurant use on Tax Map parcels 56-2 ((1)) 47A and 51A and former Tax Map parcels 56-2 ((1)) 48 and 49 is proposed to be removed. A recommendation for residential use at up to 3 du/ac at the overlay level is proposed to be removed for Tax Map parcels 56-2 ((6)) 1 and 56-2 ((21)) inclusive (present Cloisters of Fairfax Subdivision). Land use and intensity recommendations are proposed to be amended as follows. Tax Map parcels 55-4 ((1)) 9A, 11, 11A, and 14; 55-4 ((1)) 30, 31, 33, 34, 35, and 36B (12710, 12716, 12723 to 12815 Lee Highway), are currently planned for residential use at a range of 1-2 du/ac. The amendments consider options for residential use up to 3-4 du/ac. Tax Map parcels 56-2 ((1)) 62, 63B, 63C, 66, 67A (pt.), and 67B (11611 to 11725 Lee Highway and 4401 Village Drive) are currently planned for office use up to .25 FAR at the overlay level. The amendments consider adding guidance to support alternative uses such as assisted living or residential use at 2 du/ac. Tax Map parcels 56-2 ((4)) 2, 4, and 6 (pt.) (11335 and 11343 Lee Highway) are currently planned for office use up to .25 FAR at the overlay level. The amendments consider an option for residential use up to 3 du/ac. Recommendations relating to the transportation network may also be modified.

**FAIRFAX COUNTY PLANNING COMMISSION**

**MEETING AGENDA**

**Wednesday, October 22, 2014**

Posted: 10/22/14  
Revised: 10/23/14

**KEY**  
**P/H – Public Hearing**  
**D/O – Decision Only**

RZ/FDP 2014-MA-003  
(Mason)

**MARKHAM PLACE, LLC** – Appls. to rezone from PDC, CRD, HC, and SC to PRM, CRD, HC, and SC to permit mixed-use development, waivers and modifications in a CRD with an overall Floor Area Ratio (FAR) of 2.42, and approval of final development plans and a waiver #4604-WPFM-002-1 to allow underground storm water detention facility in residential development. Located on the E. side of Markham St., approx. 263 ft. N. of its intersection with Little River Tnpk. on approx. 3.44 ac. of land. Comp. Plan Rec: Mixed Use. Tax Map 71-1 ((20)) 2.

M. Lynskey

**P/H TO 10/30/14**  
(from 10/1/14)  
(from 9/17/14)  
(from 9/10/14)  
(from 7/24/14)

RZ 2014-PR-006  
(Providence)

**TRUSTEES OF FIRST BAPTIST CHURCH OF MERRIFIELD** – Appl. to rezone from R-3 and HC to C-3 and HC, to permit an expansion of an existing place of worship (church), nursery school, and childcare, with an overall Floor Area Ratio (FAR) of 0.44. Located on the S. side of Porter Rd., approx. 200 ft. E. of its intersection with Gallows Rd., approx. 1.69 ac. of land. Comp. Plan Rec: Mixed Use. Tax Map 49-4 ((1)) 36, 37 and 37A; 49-4 ((3)) 8, 8A and 9.

W. O'Donnell

**P/H TO 10/30/14**  
(from 9/18/14)  
(from 7/24/14)

SEA 90-S-021  
(Sully)

**MILESTONE TOWER LP, III D/B/A MILESTONE COMMUNICATIONS AND CELLCO PARTNERSHIP D/B/A VERIZON WIRELESS** – Appl. under Sect. 3-C04 of the Zoning Ordinance to amend SE 90-S-021 previously approved for electric substation to permit a telecommunication facility and associated modifications to site design and development conditions. Located at 15001 Lee Hwy., Centreville, 20121 on approx. 2.76 ac. of land zoned R-C and WS. Tax Map 64-2 ((3)) 26A. (Concurrent with 2232-Y13-10).

M. Lynskey  
D. Hansen

**APPROVAL REC**  
(from 10/1/14)

2232-Y13-10  
(Sully)

**MILESTONE TOWER LP, III D/B/A MILESTONE COMMUNICATIONS AND CELLCO PARTNERSHIP D/B/A VERIZON WIRELESS** – Appl. under Sects. 15.2-2204 and 15.2-2232 of the *Code of Virginia* to permit a telecommunications facility. Located at 15001 Lee Hwy., Centreville, 20121 on approx. 2.76 ac. of land zoned R-C and WS. Tax Map 64-2 ((3)) 26A. (Concurrent with SEA 90-S-021).

M. Lynskey  
D. Hansen

**APPROVED**  
(from 10/1/14)

**FAIRFAX COUNTY PLANNING COMMISSION**  
**MEETING AGENDA**  
**Thursday, October 23, 2014**

Posted: 10/23/14  
 Revised: 10/24/14

**KEY**  
 P/H – Public Hearing  
 D/O – Decision Only

Listed below are items scheduled for public hearing and/or decision by the Planning Commission on this date. For more information on an application, including the staff report, return to this page approximately two weeks prior to the meeting date and click on the application number. You can also contact the Department of Planning and Zoning staff at 703-324-1290.

**COMMITTEE MEETINGS**

The Environment Committee met in the Board Conference Room at 7:00 p.m.

**CONSENT AGENDA ITEMS**

None at this time

**FEATURE SHOWN ITEMS**

FS-B13-94 – Verizon Wireless, 5114 Twinbrook Road  
 FS-V14-16 – Verizon Wireless c/o Network Building & Consulting, LLC

**ITEMS SCHEDULED FOR DECISION ONLY**

<b>Application</b>	<b>Applicant</b>	<b>Staff</b>	<b>PC Action</b>
<a href="#"><u>RZ/FDP 2013-PR-009</u></a> (Providence)	<b><u>TYSONS WESTPARK, LC</u></b> – Appls. to rezone from C- 7, HC, and SC to PTC, HC and SC to permit mixed use development with an overall floor area ratio (FAR) up to 6.37 to approve the conceptual and final development plans, and to approve waiver # 826-WPFM-002-1 to permit the location of underground storm water management facilities in a residential development. Located in the S.E. quadrant of the intersection of Leesburg Pi. and Westpark Dr. on approx. 5.37 ac. of land. Comp. Plan Rec: Residential Mixed Use. Tax Map 29-3 ((15)) 8.	B. Katai	<b>APPROVAL REC</b> (P/H from 10/22/14) (from 10/16/14) (from 7/9/14) (from 2/25/14)

**ITEMS SCHEDULED FOR PUBLIC HEARING**

<b>Application</b>	<b>Applicant</b>	<b>Staff</b>	<b>PC Action</b>
<a href="#"><u>SE 2014-MV-028</u></a> (Mount Vernon)	<b><u>EJIGAYEHU AVALEW (JC'S CHILD CARE)</u></b> – Appl. under Sect. 6-105 of the Zoning Ordinance to permit a home child care facility. Located at 9607 Sloway Coast Dr., Lorton, 22079 on approx. 4,330 sq. ft. of land zoned PDH-4. Tax Map 107-3 ((6)) 182.	C. Bishop	<b>D/O TO 11/6/14</b> (from 10/9/14)
<a href="#"><u>SE 2014-MV-029</u></a> (Mount Vernon)	<b><u>NEGAT H. IEHDEGO/NEGAT'S HOME CHILD CARE</u></b> – Appl. under Sect. 6-105 of the Zoning Ordinance to permit a home child care facility. Located at 8940 Singleleaf Cir., Lorton, 22079, on approx. 1,598 sq. ft. of land zoned PDH-4. Tax Map 107-2 ((8)) (E) 31.	C. Bishop	<b>D/O TO 11/6/14</b>
<a href="#"><u>SE 2014-MA-012</u></a> (Mason)	<b><u>AAA MID-ATLANTIC, INC.</u></b> – Appl. under Sect. 4-704 of the Zoning Ordinance to permit a vehicle light service establishment and modifications in a CRD. Located on the N. side of Arlington Blvd. E. of its intersection with Wilson Blvd., on approx. 1.06 ac. of land zoned C-7, CRD, HC, and SC. Tax Map 51-3 ((1)) 35 A pt. and 35 B pt.	J. Gorney	<b>APPROVAL REC</b> (from 10/15/14)

# FAIRFAX COUNTY PLANNING COMMISSION

## MEETING AGENDA

Wednesday, October 29, 2014

Posted: 10/29/14  
Revised: 10/30/14

**KEY**  
P/H – Public Hearing  
D/O – Decision Only

Listed below are items scheduled for public hearing and/or decision by the Planning Commission on this date. For more information on an application, including the staff report, return to this page approximately two weeks prior to the meeting date and click on the application number. You can also contact the Department of Planning and Zoning staff at 703-324-1290.

### COMMITTEE MEETINGS

None at this time

### FEATURE SHOWN ITEMS

**FS-B13-94** – Verizon Wireless, 5114 Twinbrook Road - **CONCUR**  
**FS-V14-16** – Verizon Wireless c/o Network Building & Consulting, LLC, 10112 Furnace Road

### CONSENT AGENDA ITEMS

**456A-S89-34-2** - Verizon Wireless, 6401 Little Ox Road - **CONCUR**

### ITEMS SCHEDULED FOR DECISION ONLY

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
<a href="#">SE 2014-MV-017</a> (Mount Vernon)	<a href="#">VERIZON VIRGINIA, LLC</a> – Appl. under Sect. 3-304 of the Zoning Ordinance to permit a telecommunications facility. Located at 2806 Popkins Ln., Alexandria, 22306 on approx. 1.33 ac. of land zoned R-3. Tax Map 93-1 ((1)) 7pt.	C. Bishop	<b>APPROVAL REC</b> (D/O from 10/15/14) (D/O from 10/9/14) (P/H from 10/1/14) (from 9/18/14) (from 9/25/14)

### ITEMS SCHEDULED FOR PUBLIC HEARING

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
<a href="#">SE 2014-SU-016</a> (Sully)	<a href="#">MAL-HUONG THI NGUYEN/HELEN HOME DAYCARE, LLC</a> – Appl. under Sect. 6-105 of the Zoning Ordinance to permit a home child care facility. Located at 13506 Ridge Rock Dr., Chantilly, 20151, on approx. 13,860 sq. ft. of land zoned PDH-2 and WS. Tax Map 44-4 ((2)) 193.	M. Lynskey	<b>P/H TO 11/13/14</b>
<a href="#">RZ/FDP 2014-PR-004</a> (Providence)	<a href="#">AMHERST PROPERTY, LLC</a> – Appls. to rezone from C-3 to PTC to permit mixed use with an overall density of 1.8, which includes bonus density for workforce housing, approval of the conceptual and final development plans, and a waiver # 25530-WPFM-001-1 to permit the location of underground stormwater management facilities in a residential area. Located W. of Jones Branch Dr., approx. 400 ft. N. of its intersection with Westpark Dr., on approx. 5.75 ac. of land. Comp. Plan Rec: Mixed Use and park/open space. Tax Map 29-4 ((7)) 6 and 7B pt. (Concurrent with PCA 88-D-005-08).	S. Wright	<b>P/H TO 11/6/14</b>
<a href="#">PCA 88-D-005-08</a> (Providence)	<a href="#">AMHERST PROPERTY, LLC</a> – Appl. to amend the proffers for RZ 88-D-005 previously approved for office use to permit deletion of land area and associated modifications to proffers and site design with an overall Floor Area Ratio (FAR) of 1.8, which includes bonus density for workforce dwelling units. Located W. of Jones Branch Dr., approx. 400 ft. N. of its intersection with Westpark Dr., on approx. 5.75 ac. of land zoned C-3. Comp. Plan Rec: Mixed Use	S. Wright	<b>P/H TO 11/6/14</b>

**FAIRFAX COUNTY PLANNING COMMISSION**

**MEETING AGENDA**

**Wednesday, October 29, 2014**

Posted: 10/29/14  
Revised: 10/30/14

**KEY**  
**P/H – Public Hearing**  
**D/O – Decision Only**

- SE 2014-LE-027  
(Lee)
- and park/open space. Tax Map 29-4 ((7)) 6 and 7B pt. (Concurrent with RZ/FDP 2014-PR-004).
- AZEB IDRIS** – Appl. under Sect. 6-105 of the Zoning Ordinance to permit a home child care facility. Located at 6132 Summer Park Ln., Alexandria, 22315, on approx. 2,475 sq. ft. of land zoned PDH-4 and NR. Tax Map 91-3 ((11)) (11) 59.
- M. Van Atta      **P/H to 12/3/14**
- 
- 2232-P14-6  
(Providence)
- VERIZON WIRELESS AND MILESTONE COMMUNICATIONS** – Appl. under Sects. 15.2-2204 and 15.2-2232 of the *Code of Virginia* to develop a telecommunications facility located at 8100 Wolftrap Road, Vienna, VA 22182. Tax Map: 39-2 ((8)) 2A. Area II.
- D. Hansen      **P/H TO 11/19/14**  
(from 10/8/14)

**FAIRFAX COUNTY PLANNING COMMISSION**

**MEETING AGENDA**

**Thursday, October 30, 2014**

Posted: 10/30/14  
Revised: 10/31/14

**KEY**  
P/H – Public Hearing  
D/O – Decision Only

Listed below are items scheduled for public hearing and/or decision by the Planning Commission on this date. For more information on an application, including the staff report, return to this page approximately two weeks prior to the meeting date and click on the application number. You can also contact the Department of Planning and Zoning staff at 703-324-1290.

**COMMITTEE MEETINGS**

**None at this time**

**FEATURE SHOWN ITEMS**

**FS-V14-16 – Verizon Wireless** c/o Network Building & Consulting, LLC, 10112 Furnace Road

**CONSENT AGENDA ITEMS**

**None at this time**

**ITEMS SCHEDULED FOR DECISION ONLY**

**None at this time**

**ITEMS SCHEDULED FOR PUBLIC HEARING**

<b>Application</b>	<b>Applicant</b>	<b>Staff</b>	<b>PC Action</b>
<a href="#"><u>SE 2014-MA-015</u></a> (Mason)	<a href="#"><u>AFGHAN ACADEMY INC.</u></a> – Appl. under Sect. 3-204 of the Zoning Ordinance to permit a funeral chapel. Located 6839 Braddock Rd., Annandale, 22003, on approx. 40,162 sq. ft. of land zoned R-2. Tax Map 71-4 ((1)) 34.	J. Gorney	<b>D/O TO 11/20/14</b> (from 10/29/14)
<a href="#"><u>2232-H13-16</u></a> (Hunter Mill) (Providence)	<a href="#"><u>NEWPATH NETWORKS, LLC</u></a> – Appl. under Sects. 15.2-2204 and 15.2-2232 of the <i>Code of Virginia</i> to construct a Distributed Antenna System telecommunications (DAS) facility, consisting of three (3) nodes co-located on replacement utility poles in Dominion Power electrical utility easements for portions of Vale Road, Carey Lane, and Fair Oaks Road. The DAS telecommunications facility is located in Tax Map 38-3. Area II.	R. Lambert	<b>APPROVED</b> (from 11/12/14) (from 12/10/14) (from indef.)
<a href="#"><u>SE 2013-DR-019</u></a> (Dranesville)	<a href="#"><u>CWS VII, LLC &amp; THE TRUSTEES OF ANDREW UNITED METHODIST CHURCH</u></a> – Appl. under Sect. 3-104, 9-105, and 9-314 of the Zoning Ordinance to permit church and nursery school child care center with a total enrollment of 99 children, and a telecommunications facility with a 120 ft. tall tower. Located at 1301 Trap Rd., Vienna, 22182, on approx. 7.01 ac. of land zoned R-1. Tax Map 19-4 ((1)) 47. (Concurrent with 2232-D-13-9).	C. Bishop	<b>D/O TO 11/12/14</b> (from 10/2/14) (from 9/24/14) (from 6/25/14) (from 5/22/14) (from indef.)
<a href="#"><u>2232-D13-9</u></a> (Dranesville)	<a href="#"><u>CWS VII, LLC &amp; THE TRUSTEES OF ANDREW UNITED METHODIST CHURCH</u></a> – Appl. under Sect(s). 15.2-2204 and 15.2-2232 of the <i>Code of Virginia</i> to permit telecommunications facility with a 120 ft. tall tower. Located at 1301 Trap Rd., Vienna, 22182, on approx. 7.01 ac. of land zoned R-1. Tax Map 19-4 ((1)) 47. (Concurrent with SE 2013-DR-019).	C. Bishop	<b>D/O TO 11/12/14</b> (from 10/2/14) (from 9/24/14) (from 6/25/14) (from 5/22/14) (from indef.)

**FAIRFAX COUNTY PLANNING COMMISSION**

**MEETING AGENDA**

**Thursday, October 30, 2014**

Posted: 10/30/14  
Revised: 10/31/14

**KEY**  
**P/H – Public Hearing**  
**D/O – Decision Only**

RZ/FDP 2014-MA-003

(Mason)

**MARKHAM PLACE, LLC** – Appls. to rezone from PDC, CRD, HC and SC to PRM, CRD, HC, and SC to permit mixed use development, waivers and modifications in a CRD with an overall Floor Area Ratio (FAR) of 2.42, and approval of final development plans and a waiver #4604-WPFM-002-1 to allow underground storm water detention facility in residential development. Located on the E. side of Markham St., approx. 263 ft. N. of its intersection with Little River Tnpk. on approx. 3.44 ac. of land. Comp. Plan Rec: Mixed Use. Mason District. Tax Map 71-1 ((20)) 2.

M. Lynskey

**APPROVAL REC**

(from 10/22/14)  
(from 10/1/14)  
(from 9/10/14)  
(from 7/24/14)

RZ 2014-PR-006

(Providence)

**TRUSTEES OF FIRST BAPTIST CHURCH OF MERRIFIELD** – Appl. to rezone from R-3 and HC to C-3 and HC, to permit an expansion of an existing place of worship (church), nursery school, and childcare, with an overall Floor Area Ratio (FAR) of 0.44. Located on the S. side of Porter Rd., approx. 200 ft. E. of its intersection with Gallows Rd., approx. 1.69 ac. of land. Comp. Plan Rec: Mixed Use. Tax Map 49-4 ((1)) 36, 37 and 37A; 49-4 ((3)) 8, 8A and 9.

W. O'Donnell

**APPROVAL REC**

(from 9/22/14)  
(from 9/18/14)  
(from 7/24/14)