

**FAIRFAX COUNTY PLANNING COMMISSION
POLICY AND PROCEDURES COMMITTEE
THURSDAY, MAY 27, 2004**

COMMITTEE MEMBERS PRESENT: Walter L. Alcorn, At-Large
John R. Byers, Mount Vernon District
Janet R. Hall, Mason District
Suzanne F. Harsel, Braddock District
James Hart, Commissioner At-Large
Nancy Hopkins, Dranesville District
Laurie F. Wilson, At-Large

STAFF PRESENT: Barbara J. Lippa, Executive Director, Planning Commission Office
Sara Robin Hardy, Assistant Director, Planning Commission Office
Linda B. Rodeffer, Clerk, Planning Commission Office
Barbara A. Byron, Director, Zoning Evaluation Division (ZED), Department of Planning & Zoning (DPZ)
Lorrie Kirst, Zoning Administration Division (ZAD), DPZ
William E. Shoup, Director, ZAD, DPZ
Diane Johnson-Quinn, ZAD, DPZ

OTHERS PRESENT: Frank A. de la Fe, Hunter Mill District
Kenneth Lawrence, Providence District
Gina McQuinn, Editor, Fairfax Newsletter

//

The meeting was called to order at 7:35 p.m. by Chairman Janet R. Hall.

//

Commissioner Byers MOVED APPROVAL OF THE MINUTES FOR FEBRUARY 18, 2004.

Commissioner Alcorn seconded the motion which carried by a vote of 3-0-1 (Commissioner Harsel abstaining; Commissioner Wilson not present for the vote).

//

Chairman Hall noted that the purpose of the meeting was to receive a briefing on the proposed Zoning Ordinance amendment regarding P-Districts. She then yielded the floor to Diane Johnson-Quinn, Staff Coordinator with the Zoning Administration Division (ZAD) of the Department of Planning and Zoning (DPZ).

Ms. Johnson-Quinn distributed copies of a 56-page memorandum from William E. Shoup, Zoning Administrator, to Janet R. Hall, Chairman of the Policy and Procedures Committee, dated May 20,

2004, concerning the proposed P District Zoning Ordinance Amendment (a copy of which is in the date file).

Ms. Johnson-Quinn explained that the Zoning Ordinance amendment would, if adopted, incorporate the Residential Development Criteria into the Purpose and Intent paragraphs of the P-Districts and into the General and Design Standards. She noted that the review process for new P-District applications would require submission of a single P-District Plan (PDP) development plan that would provide greater detail of a proposed development to include building footprints and building envelopes which determine the location of the minimum required yards for residential lots. Ms. Johnson-Quinn then distributed the following two documents (copies of which are also in the date file):

- A six-page document entitled *Planned District Yard Regulations*, and
- A four-page illustrative document entitled *Generic Yards*.

Ms. Johnson-Quinn reviewed the existing and proposed P-District yard regulations and then noted that the revisions would address conflicting provisions in the current Ordinance provision as well as issues associated with the addition of accessory structures to a yard or the construction of building additions.

Commissioner Alcorn asked that staff ensure that the proposed language, particularly on “comparable” districts was reviewed and endorsed by the County Attorney.

Ms. Johnson-Quinn, Ms. Kirst, and Commissioner Hart briefly discussed the issue of comparability within P-Districts with regard to decks and patios.

Commissioner Byers offered the suggestion that a deck be defined as an above-grade structure and that a patio be defined as an at-grade structure.

Ms. Byron agreed with the need to revise the definition of decks and patios and Mr. Shoup said that staff would review this issue to consider removing patio from the “deck” definition.

Ms. Johnson-Quinn then directed attention to the illustrative *Generic Yards* handout. She explained that a front yard is that area between the farthest structure and the lot line.

In response to a question from Commissioner Wilson, Ms. Johnson-Quinn confirmed that pages 2 and 3 should be corrected to show extension of the dotted line depicting the rear house boundary to the lot line.

Following a discussion between Commissions Byers, Wilson, Hall, Ms. Johnson-Quinn, and Ms. Byron, Ms. Byron emphasized that many issues associated with side and rear lot lines would be resolved by requiring building envelopes to be shown on the PDP.

Ms. Kirst and Ms. Johnson-Quinn both said that fences, sidewalks, driveways, and small unattached accessory structures would not be required to be shown on a PDP.

Ms. Kirst referred to pages 21 and 22 of the 56-page document and noted that the proposed Zoning Ordinance Amendment would apply design standards to all planned districts. Commissioner Wilson expressed the opinion that the language in items 2, 3, and 5 on page 22 was not sufficiently definitive and consideration should be given to whether more specific requirements should be incorporated into these design standards.

//

Chairman Hall pointed out that the Planning Commission meeting was scheduled to commence momentarily therefore discussion on this topic would be continued, if necessary, at a future committee meeting.

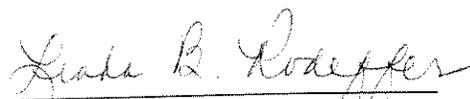
//

The meeting was adjourned at 8:23 p.m.
Janet R. Hall, Chairman

A verbatim record of this meeting is not available due to malfunction of the audio recording equipment.

Minutes by: Sara Robin Hardy

Approved on: 9/9/04


Linda B. Rodeffer, Clerk
Fairfax County Planning Commission

