MINUTES OF
FAIRFAX COUNTY PLANNING COMMISSION
WEDNESDAY, APRIL 13, 2005

PRESENT: Walter L. Alcorn, Commissioner At-Large
John R. Byers, Mount Vernon District
Frank A. de la Fe, Hunter Mill District
Janet R. Hall, Mason District
Suzanne F. Harsel, Braddock District
James R. Hart, Commissioner At-Large
Nancy Hopkins, Dranesville District
Ronald W. Koch, Sully District
Kenneth A. Lawrence, Providence District

ABSENT: Rodney L. Lusk, Lee District
Peter F. Murphy, Jr., Springfield District
Laurie Frost Wilson, Commissioner At-Large

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The meeting was called to order at 8:19 p.m. by Vice Chairman John R. Byers, in the Board Auditorium of the Fairfax County Government Center at 12000 Government Center Parkway, Fairfax, Virginia 22035.

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COMMISSION MATTERS

Commissioner Lawrence announced his intent to defer APR 04-II-13TC from its scheduled April 21, 2005 public hearing date and include it with the other previously deferred Tysons Corner Urban Center nominations.

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Commissioner de la Fe announced his intent to defer the decision only on Out-of Turn Plan Amendment, S01-CW-15CP (Parks), from Thursday, April 21, 2005 to Thursday, May 12, 2005.

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Commissioner de la Fe noted that the Parks Committee would meet on Thursday, April 28, 2005, at 7:00 p.m. in the Board Conference Room, to review proposed changes to the Parks Section of the Fairfax County Policy Plan as contained in S01-CW-15CP.

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Commissioner Koch announced his inter to defer the public hearings on APR 04-III-5DS and APR 04-III-6DS indefinitely. Commissioner de la Fe indicated that APR 04-III-4DS would not be deferred.

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Commissioner Hall noted that the Policy and Procedures Committee would meet on May 12, 2005, at 7:30 p.m. in the Board Conference Room, to review Fairfax County Policy Plan issues.

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Vice Chairman Byers noted that there would be a farewell party for Bill Mayland, Planner, Zoning Evaluation Division, Department of Planning and Zoning, on Friday, April 15, 2005, at 3:30 p.m. in Suite 804 in the Herrity Building.

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Vice Chairman Byers then reminded Commissioners that there would be no meeting tomorrow evening.

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Commissioner Harsel also reminded Commissioners that the Area Plans Review public hearings would begin at 7:30 p.m. next Wednesday and Thursday.

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FSA-P96-36-2 - AT&T WIRELESS, 3211 Jermantown Road

Commissioner Lawrence MOVED THAT THE PLANNING COMMISSION CONCUR WITH THE “FEATURE SHOWN” DETERMINATION IN FSA-P96-36-2.

Commissioner Hall seconded the motion which carried unanimously with Commissioner Harsel not present for the vote; Commissioners Lusk, Murphy, and Wilson absent from the meeting.

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2232A-P00-5-3 - NEW CINGULAR, I-495 & Route 50 interchange

Commissioner Lawrence MOVED THAT THE PLANNING COMMISSION CONCUR WITH THE “FEATURE SHOWN” DETERMINATION IN 2232A-P00-5-3.

Commissioner Hall seconded the motion which carried unanimously with Commissioner Harsel not present for the vote; Commissioners Lusk, Murphy, and Wilson absent from the meeting.

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PROPOSED *CITIZEN'S GUIDE TO THE 2005-2006 SOUTH COUNTY AREA PLANS REVIEW PROCESS*

Commissioner Hall MOVED THAT THE PLANNING COMMISSION APPROVE THE *CITIZEN'S GUIDE TO THE 2005-2006 SOUTH COUNTY AREA PLANS REVIEW* AS RECOMMENDED AND MODIFIED BY THE POLICY AND PROCEDURES COMMITTEE AND COUNTY STAFF.

Commissioner de la Fe seconded the motion which carried unanimously with Commissioners Lusk, Murphy, and Wilson absent from the meeting.

Commissioner Hall FURTHER MOVED THAT THE PLANNING COMMISSION'S RECOMMENDATION BE FORWARDED TO THE BOARD OF SUPERVISORS AS AN INFORMATION ITEM AT THEIR SCHEDULED APRIL 25, 2005 MEETING.

Commissioner de la Fe seconded the motion which carried unanimously with Commissioners Lusk, Murphy, and Wilson absent from the meeting.

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Site Plan #6178-SP-096 for SEA 96-Y-054 - VIRGINIA INNS, INC. AND WESTFIELDS 21 LLC

Commissioner Koch MOVED THAT SITE PLAN NUMBER 6178-SP-096 FOR SEA 96-Y-054 BE ADMINISTRATIVELY APPROVED (WITH THE SLIGHT ADJUSTMENTS TO THE APPLEBEE'S RESTAURANT LOCATION).

Commissioner Hart seconded the motion which carried unanimously with Commissioners Lusk, Murphy, and Wilson absent from the meeting.

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ORDER OF THE AGENDA

Secretary Harsel established the following order of the agenda:

1. RZ 2004-BR-040 - MELVIN E. EDELIN & HAZEL F. EDELIN
2. SEA 96-Y-011-2 - OGELTHORPE LIMITED PARTNERSHIP
3. SEA 94-M-067 - AMERICAN LEGION POST 1976
4. SE 2004-HM-036 - WALKER MANAGEMENT, INC.

5. PCA 88-P-052 - RAILROAD TREE CORPORATION
6. 4711-WPSF-001-1 AND 4711-WPSF-002-1 (WAIVERS OF THE PUBLIC STREET FRONTAGE REQUIREMENT) - VAN METRE DEVELOPMENT, INC. , "EAST BOULEVARD PROPERTIES"

This order was accepted without objection.

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RZ 2004-BR-040 - MELVIN E. EDELIN & HAZEL F. EDELIN - Appl. to rezone from R-1 to R-3 to permit residential development at a density of 2.61 dwelling units per acre (du/ac). Located on the E. side of Clara Barton Dr., N. of its intersection with Little Ox Rd. and N. of Fairfax County Pkwy. on approx. 33,367 sq. ft. of land. Comp. Plan Rec: Alternative Uses. Tax Map 77-3 ((1)) 6. BRADDOCK DISTRICT. PUBLIC HEARING.

Kenton Edelin, Esquire, on behalf of his parents, Melvin and Hazel Edelin, reaffirmed the affidavit dated February 26, 2005. There were no disclosures by Commission members.

Aaron Shriber, Zoning Evaluation Division (ZED), Department of Planning and Zoning (DPZ), presented the staff report, a copy of which is in the date file. He noted that staff recommended approval of the application.

In response to questions from Commissioner Harsel, Mr. Shriber explained that a waiver of the trail requirement had not been included in the staff report since the Trails Committee had not made a recommendation. He pointed out that this issue would need to be addressed by the applicant during the subdivision plan review process.

Commissioner Hart commented that if the Trails Committee had been aware of this application, a recommendation should have been made before the public hearing. He expressed concern about waivers and stressed the importance of coordinating the timing of reviews.

Vice Chairman Byers suggested that Barbara Lippa, Executive Director, Planning Commission Office, prepare a letter to the Trails Committee about this issue.

Mr. Edelin stated that approval of the application would permit his parents' lot to be subdivided into two lots so that a house, compatible with the existing neighborhood, could be built for him and his family. He noted that he had been working diligently since April 2003 to address staff's concerns.

Vice Chairman Byers called the first listed speaker and recited the rules for public testimony.

Merrill Phelan, 5945 Oakland Park Drive, Burke, noted that his home was located immediately behind the existing home. He said he supported the proposal to subdivide the subject lot to build an additional home, but expressed concern about New Dimensions constructing it and causing further drainage problems onto his property. Mr. Phelan distributed photographs that showed flooding on his property after rainfall. He requested that the County correct this problem before further construction took place and take steps to prevent this situation in the future.

In response to a question from Commissioner Alcorn, Mr. Phelan indicated that if the proposed dwelling was constructed in a similar way as the existing one, then the current drainage problem on his property would be exacerbated.

Responding to questions from Commissioner Hart, Mr. Shriber explained that the proposal to install an infiltration trench would not be approved by the Department of Public Works and Environmental Services (DPWES) and if a waiver of stormwater management was not approved, the applicant would need to file a Proffered Condition Amendment application to provide stormwater management on-site.

Mr. Shriber responded to questions from Commissioner Harsel regarding drainage toward Clara Barton Drive and the southeast corner of the subject property.

Phil Pool, 5939 Oakland Park Drive, Burke, noted that his lot bordered the proposed lot and the location of the proposed trench. He said that his yard received significant drainage from the empty lot and expressed concern about construction causing further drainage problems on his property without some type of stormwater management.

There being no additional speakers, Vice Chairman Byers called for a rebuttal statement from Mr. Edelin.

David Guglielmi, with Metropolitan Investment Group, LLC, representing Mr. Edelin, pointed out that there was an existing sidewalk across from Clara Barton Drive and said the infiltration trench was becoming more common on single residential lots. He noted that the soils had been tested and would support a trench but if it was not approved, then a stormwater management area consisting of a collection of deciduous trees and shrubs that would absorb any surface water would be installed.

Responding to a question from Vice Chairman Byers, Mr. Guglielmi said he would like to meet with Mr. Phelan to address his concerns. He mentioned that the topography of the site would prevent stormwater runoff onto Mr. Phelan's lot.

Vice Chairman Byers reminded the applicant of the requirement that new construction could not increase stormwater runoff. Mr. Guglielmi agreed and noted that the infiltration trench would be able to handle this requirement.

Commissioner Harsel reported that infiltration trenches had not been approved for residential lots in Fairfax County, but a bio-retention pond would be acceptable as long as it was shown on the General Development Plan.

Commissioner Hall suggested that the applicant evaluate the area as a whole to find out what was currently causing the drainage problem and Commissioner Lawrence suggested that the applicant contend with the drainage divide on both lots.

Abe Chehab, engineer with Metropolitan Investment Group, LLC, said he believed that DPWES would approve the infiltration trench since tests had been performed on the proposed lot.

In response to a question from Vice Chairman Byers, Mr. Chehab noted that he had not been the engineer on the original construction.

There were no further comments or questions from the Commission and staff had no closing remarks; therefore, Vice Chairman Byers closed the public hearing and recognized Commissioner Harsel for action on this case. (A verbatim excerpt is in the date file.)

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Commissioner Harsel MOVED THAT THE DECISION ON RZ 2004-BR-040 BE DEFERRED TO A DATE CERTAIN OF WEDNESDAY, APRIL 20, 2005, WITH THE RECORD TO REMAIN OPEN FOR WRITTEN COMMENT.

Commissioners Alcorn and Hall seconded the motion which carried unanimously with Commissioners Lusk, Murphy, and Wilson absent from the meeting.

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SEA 96-Y-011-2 - OGELTHORPE LIMITED PARTNERSHIP - Appl. under Sect. 5-304 of the Zoning Ordinance to amend SE 96-Y-011 previously approved for a wholesale trade establishment to permit building addition and site modifications. Located at 15001 Northridge Dr. on approx. 9.47 ac. of land zoned I-3 and WS. Tax Map 43-2 ((2)) 17A pt. and 29D pt. SULLY DISTRICT. PUBLIC HEARING.

Robert Lawrence, Esquire, with Reed Smith LLP, reaffirmed the affidavit dated March 30, 2005. There were no disclosures by Commission members.

Commissioner Koch asked that Vice Chairman Byers ascertain whether there were any speakers for this application. There being none, he asked that presentations by staff and the applicant be waived and the public hearing closed. No objections were expressed; therefore, Vice Chairman

Byers closed the public hearing and recognized Commissioner Koch for action on this case. (A verbatim excerpt is in the date file.)

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Commissioner Koch MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF SEA 96-Y-011-2, SUBJECT TO THE PROPOSED DEVELOPMENT CONDITIONS DATED APRIL 13, 2005.

Commissioners Hall and Hart seconded the motion which carried unanimously with Commissioner Harsel not present for the vote; Commissioners Lusk, Murphy, and Wilson absent from the meeting.

Commissioner Koch MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF A MODIFICATION OF THE BARRIER REQUIREMENT ALONG THE NORTHERN AND EASTERN PROPERTY BOUNDARIES.

Commissioners Hall and Hart seconded the motion which carried unanimously with Commissioner Harsel not present for the vote; Commissioners Lusk, Murphy, and Wilson absent from the meeting.

Commissioner Koch MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF A MODIFICATION OF THE COMPREHENSIVE PLAN TRAIL REQUIREMENT.

Commissioner Hart seconded the motion which carried by a vote of 7-0-1 with Commissioner Hall abstaining; Commissioner Harsel not present for the vote; Commissioners Lusk, Murphy, and Wilson absent from the meeting.

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> SEA 94-M-067 - AMERICAN LEGION POST 1976 - Appl. under Sects. 4-304 and 9-622 of the Zoning Ordinance to amend SE 94-M-067 previously approved for a private club and public benefit association to permit building addition, site modifications and waivers and modifications in a commercial revitalization district. Located at 4206 Daniels Ave. on approx. 24,907 sq. ft. of land zoned C-3, CRD, HC and SC. Tax Map 71-1 ((4)) H1 and X. MASON DISTRICT. PUBLIC HEARING.

John Farrell, with McCandlish & Lillard, PC, reaffirmed the affidavit dated August 10, 2004. There were no disclosures by Commission members.

Kristen Crookshanks, Zoning Evaluation Division (ZED), Department of Planning and Zoning (DPZ), presented the staff report, a copy of which is in the date file. She noted that staff recommended approval of the application.

Mr. Farrell noted that his letter dated March 31, 2005, concerning outstanding issues, had been distributed to the Commission, a copy of which is in the date file. He said the application had the support of the Mason District Land Use Committee, the Annandale Revitalization Committee, and the Unit Owners Association of the Annandale Gardens Condominiums. He pointed out that the Annandale Revitalization Committee had recognized the American Legion's landscaping efforts as exemplary for the entire Annandale revitalization area. Mr. Farrell explained that one of the outstanding issues, the desire of the community to maximize the amount of on-site parking, would require a modification of the peripheral screening requirements, which staff did not support. He said the applicant supported either choice and requested that the Commission make this decision. Concerning the second outstanding issue, Mr. Farrell stated that the applicant did not agree with staff that a flat roof would be architecturally incompatible with the design of the existing structure. Therefore, he requested that the second sentence of Development Condition Number 12 be deleted because it was the responsibility of the Zoning Administrator, not the Department of Public Works and Environmental Services (DPWES), to determine if the proposed design was compatible.

Responding to questions from Vice Chairman Byers, Mr. Farrell said an ADA ramp would be provided in front of the building and if required by the architect, an elevator would also be installed.

In response to a question from Commissioner Hall, Ms. Crookshanks indicated that DPWES approved building permits and site plans in concert with DPZ.

Responding to a question from Commissioner Hall, Mr. Farrell pointed out that the *Code of Virginia* stated that the Zoning Administrator was responsible for determining whether a development condition had been satisfied and asked if a determination by DPWES could be appealed to the Board of Zoning Appeals (BZA). Commissioner Hart replied that he thought a decision of DPWES could be appealed to the BZA if the issue was within the scope of the Zoning Ordinance. Ms. Abrahamson added that if DPWES determined that the design was not consistent with the existing structure, an interpretation could be requested from DPZ.

There being no speakers for this application, Vice Chairman Byers noted that a rebuttal statement was not necessary. There were no further comments or questions from the Commission and staff had no closing remarks; therefore, he closed the public hearing and recognized Commissioner Hall for action on this case. (A verbatim excerpt is in the date file.)

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Commissioner Hall MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF SEA 94-M-067, INCLUDING THE CRD

MODIFICATION TO REDUCE THE FRONT YARD ALONG DANIELS AVENUE, SUBJECT TO THE DEVELOPMENT CONDITIONS DATED APRIL 13, 2005.

Commissioner Koch seconded the motion which carried unanimously with Commissioner Harsel not present for the vote; Commissioner Lusk, Murphy, and Wilson absent from the meeting.

Commissioner Hall MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF A MODIFICATION TO THE MINOR PAVED TRAIL REQUIREMENT TO ALLOW A 7 FOOT WIDE BRICK PAVER SIDEWALK IN LIEU OF A 4 TO 7 FOOT WIDE PAVED TRAIL.

Commissioner Koch seconded the motion which carried unanimously with Commissioner Harsel not present for the vote; Commissioner Lusk, Murphy, and Wilson absent from the meeting.

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SE 2004-HM-036 - WALKER MANAGEMENT, INC. - Appl. under Sect. 9-620 of the Zoning Ordinance to permit a waiver of certain sign regulations. Located at 12001 Sunrise Valley Dr. on approx. 5.33 ac. of land zoned I-4. Tax Map 17-3 ((8)) (4) 1. HUNTER MILL DISTRICT. PUBLIC HEARING.

Inda Stagg, planner with Walsh, Colucci, Lubeley, Emrich & Terpak, PC, reaffirmed the affidavit dated March 18, 2005. There were no disclosures by Commission members.

Tracy Swagler, Zoning Evaluation Division, Department of Planning and Zoning, presented the staff report, a copy of which is in the date file. She noted that staff recommended denial of the application because the applicant had not demonstrated that there were unusual circumstances of location, topography, size or configuration of the lot; access to the lot; unusual size or orientation of the structure on the lot; or other unique circumstances.

Ms. Stagg stated that the proposed sign would be located in an area that presented an unusual circumstance because it impaired the applicant's ability to provide for reasonable identification of the Cascades Executive Center. She described the topography and traffic conditions on Sunrise Valley Drive and said that moving the proposed sign to the east side of the entrance would improve the current situation. She noted that the proposed sign clearly denoted the name of the center as required by the Zoning Ordinance and the numerical addresses of the buildings were clearly marked as requested by the Fire Marshal. Ms. Stagg described the text area and design of the proposed sign and said that a total of 40 square feet was permitted by-right. She indicated that the applicant hoped to alleviate the situation of drivers missing the entrance to the center when traveling east. She concluded that the application had been thoroughly reviewed by the Reston Architectural Review Board and the Reston Planning and Zoning Committee and had received recommendations of approval from both.

At the request of Commissioner de la Fe, Ms. Stagg presented a graphic that depicted what a by-right sign would look like on the subject property. Commissioner de la Fe commented that the Reston Architectural Review Board would not approve that proposal.

Commissioner de la Fe commented that a sign located directly across Sunrise Valley Drive was similar to the proposed sign in size and design. Ms. Swagler explained other signs along Sunrise Valley Drive identified individual properties whereas this was for an industrial park sign which was governed by different regulations. She added that the sign referred to by Commissioner de la Fe had been approved as a building sign even though it had faces for individual tenants.

Ms. Stagg responded to questions from Commissioner Lawrence regarding the reflectivity of the finish of the proposed sign. Commissioner de la Fe mentioned that this issue had been addressed by the Reston Planning and Zoning Committee and the Reston Architectural Review Board.

Commissioner Hart commented that he thought the sign shown on the right-hand side of the attachment to the special exception plat contained in the staff report would be preferable.

There being no speakers for this application, Vice Chairman Byers noted that a rebuttal statement was not necessary. There were no further comments or questions from the Commission and staff had no closing remarks; therefore, he closed the public hearing and recognized Commissioner de la Fe for action on this case. (A verbatim excerpt is in the date file.)

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Commissioner de la Fe MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF SE 2004-HM-036, SUBJECT TO THE DEVELOPMENT CONDITIONS DATED APRIL 13, 2005.

Commissioner Hopkins seconded the motion which carried by a vote of 8-1 with Commissioner Byers opposed; Commissioners Lusk, Murphy, and Wilson absent from the meeting.

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> PCA 88-P-052 - RAILROAD TREE CORPORATION - Appl. to amend the proffers for RZ 88-P-052 previously approved for commercial development to permit parking with no overall Floor Area Ratio (FAR). Located in the S.E. quadrant of the intersection of Gallows Rd. and Railroad St. on approx. 7,092 sq. ft. of land zoned C-2. Comp. Plan Rec: 3-4 du/ac. Tax Map 39-4 ((1)) 61, 61A pt., 61B and 61C. PROVIDENCE DISTRICT. PUBLIC HEARING.

Inda Stagg, planner with Walsh, Colucci, Lubeley, Emrich & Terpak, PC, reaffirmed the affidavit dated February 2, 2005. There were no disclosures by Commission members.

In response to a question from Commissioner Lawrence, Ms. Stagg stated that if permitted by the Virginia Department of Transportation, the applicant volunteered to install a no u-turn sign on the southern end of Railroad Street in proximity to the subject property.

Commissioner Lawrence asked that Vice Chairman Byers ascertain whether there were any speakers for this application. There being none, he asked that presentations by staff and the applicant be waived and the public hearing closed. No objections were expressed; therefore, Vice Chairman Byers closed the public hearing and recognized Commissioner Lawrence for action on this case. (A verbatim excerpt is in the date file.)

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Commissioner Lawrence MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF PCA 88-P-052, SUBJECT TO THE EXECUTION OF PROFFERS CONSISTENT WITH THOSE CONTAINED IN APPENDIX 1 OF THE STAFF REPORT, AS AMENDED ON APRIL 13, 2005.

Commissioner Hall seconded the motion which carried unanimously with Commissioner Koch not present for the vote; Commissioners Lusk, Murphy, and Wilson absent from the meeting.

Commissioner Lawrence MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF THE MODIFICATION TO THE TRANSITIONAL SCREENING REQUIREMENT ALONG THE NORTHERN PROPERTY LINE TO THAT SHOWN ON THE GDP.

Commissioner Hall seconded the motion which carried unanimously with Commissioner Koch not present for the vote; Commissioners Lusk, Murphy, and Wilson absent from the meeting.

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The next case was in the Mount Vernon District; therefore Vice Chairman Byers relinquished the Chair to Secretary Harsel.

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4711-WPSF-001-1 AND 4711-WPSF-002-1 (WAIVERS OF THE PUBLIC STREET FRONTAGE REQUIREMENT) - VAN METRE DEVELOPMENT, INC., "EAST BOULEVARD PROPERTIES" - Applications for waivers of the public street frontage requirement which state, "All lots for single-family detached dwellings shall have frontage on existing VDOT maintained public streets or standard streets for which construction is to be provided in accordance with this subsection," Section 101-2-2.3C, located at 7989 East Boulevard Drive, Tax Map # 102-2-01-0022C-1 and 0022D-1. MOUNT VERNON DISTRICT. PUBLIC HEARING.

Greg McLaughlin, Environmental and Site Review Division (ESRD), Department of Public Works and Environmental Services (DPWES), presented the staff report, a copy of which is in the date file. He noted that staff recommended approval of both public street frontage waivers.

In response to a question from Commissioner Hart, Mr. McLaughlin explained that the two existing lots had been subdivided outside of subdivision control since they were each 5 acres or greater.

Responding to questions from Secretary Harsel, Mr. McLaughlin explained that the tax map was not accurate because the lots had been reconfigured before the waivers had been submitted.

Sheri Hoy, a planner with McGuire Woods LLP, stated that she was appearing on behalf of Van Metre Development Inc. to request a waiver of Virginia Department of Transportation frontage requirements pursuant to the Subdivision Ordinance. She noted that the subject property fronted on East Boulevard Drive which was owned by the federal government and maintained by the National Park Service. Ms. Hoy explained that although Van Metre had received permission from the Park Service to access this road, a waiver could not be administratively approved because the Subdivision Ordinance required that public street frontage requirement waivers be decided by the Board of Supervisors following public hearings before both the Planning Commission and the Board as long as five requirements were met. She said these five requirements had been met as shown in the staff report and articulated by Mr. McLaughlin.

Bruce Nassimbeni, ESRD, DPWES, and Mr. McLaughlin responded to questions from Commissioner Alcorn about criterion 3, requiring that an unusual hardship not generally shared by other landowners be demonstrated.

Secretary Harsel called the first listed speaker and recited the rules for public testimony.

Peter Boer, 8221 East Boulevard Drive, Alexandria, noted that his wife was the owner of the property located immediately south of the subject property. He spoke in favor of the waivers because he felt that the proposed plan would be an excellent use of the subject property and harmonious with neighboring properties.

There being no additional speakers, Secretary Harsel noted that a rebuttal statement was not necessary. She then called for concluding staff remarks from Mr. McLaughlin, who declined.

Commissioner Alcorn encouraged the Planning Commission to be very careful when considering frontage waivers because they could have significant environmental impacts when not applied correctly.

There were no further comments or questions from the Commission; therefore, Secretary Harsel closed the public hearing and recognized Commissioner Byers for action on this case. (A verbatim excerpt is in the date file.)

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Commissioner Byers MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF PUBLIC STREET FRONTAGE WAIVERS, 4711-WPSF-001-1 AND 4711-WPSF-002-1, SUBJECT TO THE DEVELOPMENT CONDITIONS CONTAINED IN THE STAFF REPORT.

Commissioner Hall seconded the motion which carried unanimously with Commissioners Lusk, Murphy, and Wilson absent from the meeting.

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Vice Chairman Byers resumed the Chair and adjourned the meeting.

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The meeting was adjourned at 10:17 p.m.
Peter F. Murphy, Jr., Chairman
Suzanne F. Harsel, Secretary

Audio and video recordings of this meeting are available at the Planning Commission Office, 12000 Government Center Parkway, Suite 330, Fairfax, Virginia 22035.

Minutes by: Kara A. DeArrastia

Approved on: June 21, 2007

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Linda B. Rodeffer, Clerk to the
Fairfax County Planning Commission