



# *Fairfax County, Virginia*

## **BOARD OF SUPERVISORS**

### **DRAFT AGENDA**

**Tuesday**  
**October 6, 2015**

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

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- 8:30 Domestic Violence Awareness Month Reception, Reception Area of the Lambert Conference Center
- 9:00 2015 Exceptional Design Awards Reception, Conference Room 7 of the Lambert Conference Center
- 9:30 Presentations
- 10:30 Presentation of the Environmental Excellence Awards
- 10:40 Presentation of the Exceptional Design Awards
- 10:50 Items Presented by the County Executive
- 11:00 Matters Presented by Board Members
- 11:50 Closed Session

3:00 p.m. Public Hearing on SE 2015-MV-003 (First Years Learning Center LLC / Claudia Tramontana) (Mount Vernon District)

3:30 p.m. Public Hearing on SE 2015-MV-007 - FELECIA HAYES / SARATOGA LEARNING CENTER, SE Appl. under Sect(s). 6-105, 6-106 and 8-305 of the Zoning Ordinance to permit a home child care facility. Located at 8047 Winding Way Ct., Springfield, 22153, on approx. 15,639 sq. ft. of land zoned PDH-3. Mt. Vernon District. Tax Map 98-1 ((4)) 542.

3:30 p.m. Public Hearing on SEA 97-M-016 - EXTRA SPACE STORAGE INC., SEA Appl. under Sect(s). 4-804 and 9-622 of the Zoning Ordinance to amend SE 97-M-016, previously approved for a mini warehouse establishment to permit modifications to site and development conditions in a commercial revitalization district. Located at 5821 Seminary Rd., Falls Church, 22041, on approx. 2.09 ac. of land zoned C-8, CRD, HC, and SC. Mason District. Tax Map 61-2 ((21)) 1.

3:30 p.m. Public Hearing on PCA 2004-PR-044-02 - TYSONS CORNER PROPERTY HOLDINGS LLC, TYSONS CORNER HOLDINGS LLC, TYSONS CORNER RESIDENTIAL I LLC, TYSONS CORNER OFFICE I LLC, AND TYSONS CORNER HOTEL PLAZA LLC, PCA Appl. to amend the proffers for RZ 2004-PR-044 previously approved for an urban, mixed-use development at Tysons Corner Metrorail Station to permit associated modifications to proffers and site design with an overall Floor Area Ratio (FAR) of 1.77. Located E. of International Dr., S. of Chain Bridge Rd., W. of Interstate 495, N. of Towers Crescent Dr. and Leesburg Pike, on approx. 77.66 ac. of land zoned PDC, SC, and HC. Comp. Plan Rec: Retail Mixed Use and Open Space. Providence District. Tax Map 29-4 ((1)) 35A, 35C, 35D, 35E, and 35F; and 39-2 ((1)) 2, 4, and 5. (Concurrent with CDPA 2004-PR-044).

3:30 p.m. Public Hearing on CDPA 2004-PR-044 - TYSONS CORNER PROPERTY HOLDINGS LLC AND TYSONS CORNER HOLDINGS LLC, CDPA Appl. to amend the conceptual development plan for RZ 2004-PR-044 to permit mixed use development and associated changes to development conditions. Located E. of International Dr., S. of Chain Bridge Rd., W. of Interstate 495, N. of Towers Crescent Dr. and Leesburg Pike, on approx. 10.09 ac. of land zoned PDC, SC, and HC. Providence District. Tax Map 29-4 ((1)) 35A pt.; 39-2 ((1)) 2 pt., 4 pt., and 5 pt. (Concurrent with PCA 2004-PR-044-02).

3:30 p.m. Public Hearing on RZ 2014-MA-011 - SPECTRUM DEVELOPMENT, LLC, RZ Appl. to rezone from R-3, C-2, CRD, HC and SC to C-6, CRD, HC, and SC to permit retail, pharmacy with drive-through, and fast food uses with an overall Floor Area Ratio (FAR) of 0.22 and waivers and modifications in a CRD. Located on the S. side of Leesburg Pike, between Charles St. and Washington Dr., on approx. 2.72 ac. of land. Comp. Plan Rec: Retail and Office. Mason District. Tax Map 61-2 ((17)) (D) 1, 3, 4 and 5; and 61-2 ((18)) 1, 2, 3, 4 and 5. (Concurrent with SE 2014-MA-013).

3:30 p.m. Public Hearing on SE 2014-MA-013 - SPECTRUM DEVELOPMENT, LLC, SE Appl. under Sect.(s) 4-604 and 9-622 of the Zoning Ordinance to permit a pharmacy with drive-through and fast food restaurant(s) and waivers and modifications in a CRD. Located at 5885 Leesburg Pike, 3408 & 3410 Washington Dr., and 3425 & 3401 Charles St., Falls Church, 22041, on approx. 2.72 ac. of land zoned C-6, CRD, HC, and SC. Mason District. Tax Map 61-2 ((17)) (D) 1, 3, 4 and 5; and 61-2 ((18)) 1, 2, 3, 4 and 5. (Concurrent with RZ 2014-MA-011).

3:30 p.m. Public Hearing on SE 2015-BR-011 - JAYE S. BAWA, SE Appl. under Sect(s). 9-610 of the Zoning Ordinance to permit a waiver of the minimum lot width requirements. Located at 5210 Dunleigh Dr., Burke, 22015, on approx. 1.71 ac. of land zoned R-2. Braddock District. Tax Map 69-4 ((14)) 45.

3:30 p.m. Public Hearing on PCA 85-C-088-10 - BLOCK 4 LLC, PCA Appl. to amend the proffers for RZ 85-C-088 previously approved for a mixed use development to permit modifications to proffers, site design, and development plan. Located S. of New Dominion Pkwy., W. of Reston Pkwy., N. of Market St. and Freedom Dr., E. of Fountain Dr., on approx. 4.52 ac. of land zoned PRC. Comp. Plan Rec: Residential Planned Community. Hunter Mill District. Tax Map 17-1 ((16)) 1A (formerly known as 1 and 4). (Concurrent with PRCA 85-C-088-03 and DPA 85-C-088-08).

3:30 p.m. Public Hearing on DPA 85-C-088-08 - BLOCK 4 LLC, DPA Appl. to permit the 8<sup>th</sup> amendment of the Development Plan for RZ 85-C-088 to permit a mixed use development with an overall Floor Area Ratio (FAR) of 3.2 and associated modifications to proffers, site design, and development plan. Located S. of New Dominion Pkwy., W. of Reston Pkwy., N. of Market St. and Freedom Dr., E. of Fountain Dr., on approx. 4.52 ac. of land zoned PRC. Comp. Plan Rec: Residential Planned Community. Hunter Mill District. Tax Map 17-1 ((16)) 1A (formerly known as 1 and 4). (Concurrent with PCA 85-C-088-10 and PRCA 85-C-088-03).

3:30 p.m. Public Hearing on PRCA 85-C-088-03 - BLOCK 4 LLC, PRCA Appl. to approve an amendment of the Planned Residential Community Plan associated with RZ 85-C-088 previously approved for a mixed-use development to permit modifications to proffers, site design, and development plan. Located S. of New Dominion Pkwy., W. of Reston Pkwy., N. of Market St. and Freedom Dr., E. of Fountain Dr., on approx. 4.52 ac. of land zoned PRC. Comp. Plan Rec: Residential Planned Community. Hunter Mill District. Tax Map 17-1 ((16)) 1A (formerly known as 1 and 4). (Concurrent with PCA 85-C-088-10 and DPA 85-C-088-08).

4:00 p.m. Public hearing on the matter of an amendment to Chapter 112 (the Zoning Ordinance) of the 1976 Code of the County of Fairfax, as follows: 1) Revises Par. 2B(2) of Sect 2-514 to increase the permitted height of directional/panel antennas from 6 feet to 8.5 feet when mounted on existing or replacement utility distribution and transmission poles or light/camera standards. Also revises Par. 2C(3)(b) to increase the permitted diameter for certain new or replacement light/camera standards from 42 inches to 60 inches. 2) Revises Par. 1 of Sect 8-305 to permit the BZA to allow an expansion of the permitted hours of attendance for a nonresident employee beyond the current limits of 7 a.m. to 6 p.m. 3) Revises Paragraphs 3 and 4 of Sect. 8 810 to allow temporary farmers' markets when there is frontage or safe and convenient access to any arterial street and clarifies the kinds of display items (canopies, tables, temporary portable shelving, hanging racks, etc.) that may be utilized for the market. 4) Revises the reference to the Noise Standards from Chapter 108 of the Code to 108.1 of the Code to reflect the recodification in the Code of Fairfax County. 5) Deletes references to metric units of measure and inserts the English equivalent in Sections 17-106 and 17-201 and 18-704. 6) Modifies the definition of group residential facility in Article 20 to be consistent with the amended language in the Code of Virginia, which permits a resident or nonresident staff person. For the convenience of the public, access to the full text will also be available for review at the County's website, [www.fairfaxcounty.gov/dpz](http://www.fairfaxcounty.gov/dpz) under the Zoning heading by clicking on Pending Zoning Ordinance Amendments.

4:00 p.m. Public hearing on a proposed amendment to the Zoning Ordinance, on the matter of an amendment to Chapter 112 (the Zoning Ordinance) of the 1976 Code of the County of Fairfax, specifically Zoning Ordinance Sections 10-102 and 20-300, as follows:

1) Defines a donation drop-off box as a portable outdoor container for the collection and storage of unwanted textile and household items that are periodically removed from the container. 2) Permits donation drop-off boxes as an accessory use in the C-5, C 6, C-7, C-8 and C-9 Districts on lots 40,000 square feet or greater in size; in any commercial area of a P district when ancillary to the principal use and only when shown on an approved development plan; in any R district where the principal use of the development is not residential; or in conjunction with approval of another use by a special permit, special exception, or a proffered rezoning and only when shown on an approved development plan. The donation drop-off box operator or owner is required to obtain written permission from the property owner when requested by Fairfax County, the property owner, lessee, donation drop-off box operator or owner, or their authorized agent must make this written consent available. 3) Limits the number, location and size of donation drop-off boxes to a) a maximum number of 2 per lot; b) any yard except the minimum required front yard; c) one contiguous area of no greater than 120 square feet in size; and d) a maximum size of 7 feet in height, 6 feet in width and 6 feet in length. 4) Prohibits donation drop-off boxes to be located in any required open space; in any landscaped area; on any street, sidewalk or trail; in the sight distance triangle on corner lots; and in any location that blocks or interferes with vehicular or pedestrian circulation. 5) Requires donation drop-off boxes to be weather-proof, constructed of painted metal, plastic, or other similarly noncombustible material; maintained in good repair and in any manner that does not comply with all applicable Building Code and Fire Code regulations; secured from unauthorized access and screened from street-level view of any abutting residential property. 6) Requires that donation drop-off boxes be emptied on an as needed basis or within 48 hours of a request by the property owner or authorized agent and prohibits storage of items or trash outside or in proximity to a donation drop-off box for more than 24 hours. 7) Requires donation drop-off boxes to display the following information: a) requested items and materials for donation; b) name of operator or owner; c) name of entity responsible for maintenance and removal of items, including items left outside the box; d) telephone number of owner, operator or designated agent and e) notice that states no items shall be left outside the box and that liquids and refuse disposal are prohibited.

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

4:30 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.

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



Fairfax County is committed to nondiscrimination on the basis of disability in all county programs, services and activities and supports the Americans with Disabilities Act by making reasonable accommodations for persons with disabilities. Open captioning will be provided in the Board Auditorium. For sign language interpreters or other accommodations, please call the Clerk's Office, 703-324-3151, TTY: 771, as soon as possible but no later than 48 hours before the public hearing. Assistive listening devices are available at the meeting.