



Volume 14 | Issue 1

# James R. Walkinshaw

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## Braddock District Supervisor

# The Braddock Beacon

Dear Neighbor,

In last week's Advisory email, I shared some information regarding the County Executive's proposed FY **2023 budget**. As a reminder, that proposed budget kicks off a months-long process before the Board of Supervisors adopts the final budget this Spring. As always, my priority throughout will be listening to your thoughts, ideas, and concerns. A number of you have already contacted me to express concern about the property tax assessment notice you recently received.

Due to the exceptionally strong real estate market in Fairfax County, home values have increased significantly. The average increase in the Braddock District was 10.18%. It's important to note that homes in Virginia are required by law to be assessed at fair market value. The assessment or valuation of your home is not something the Board of Supervisors can influence. Please review the video on Page 6 of this newsletter to learn more about the assessment process.



County Executive's Presentation of the Proposed FY 2023 and FY 2024 Multi-Year Budget Plan

The tax rate, however, is set by the Board and is a key decision in our budget process. Given the dramatic rise in assessments, I'll be working to reduce the tax rate while maintaining funding for core county services like schools, public safety, and parks.

I encourage seniors and people with disabilities to carefully review the **real estate tax relief program**. Last year, we expanded the program by increasing the income and net worth thresholds. We also created a new property tax deferral program that will go into effect next year. Page 5 of this newsletter includes information on a real estate tax relief workshop that I'm hosting to ensure you have all of the information you need about this important program.

### **Car Taxes**

You are probably aware that, in a highly unusual development driven by supply chain challenges, the value of many used cars has been increasing. Absent action from the Board of Supervisors, many residents would see a significant increase in the personal property tax due on their vehicles this year, despite the fact that those vehicles are older and have higher mileage than

they did last year. Whatever the short-term valuations might suggest, a car is not an appreciating asset and we will be working to address the issue so that vehicle owners aren't hit with a dramatic increase when personal property taxes are due in October.

### **Stuff the Bus**

We'll be hosting the next Stuff the Bus event to support ECHO's food pantry at the Braddock District office on March 19 from 10:00 a.m. to 3:00 p.m. More details are on page 6 of this newsletter.

### **Ukraine Crisis**

I know all of us are appalled by the Russian invasion of Ukraine, the deliberate targeting of civilians, and the humanitarian crisis that is worsening by the day. If you are looking for ways to help, the U.S. State Department has shared resources provided by U.S. Agency for International Development's Center for International Disaster Information (CIDI). At the CIDI website, you can find a [\*\*list of reputable relief organizations\*\*](#) working on the ground to support victims of Russian aggression.

Yours in service,

A handwritten signature in blue ink, appearing to read "James W.", with a stylized, cursive script.

Supervisor James Walkinshaw

# Walkinshaw in the Community



Supervisor Walkinshaw and Senator Dave Marsden celebrated the opening of a new playground and dog park with the Oakwood Commons Condominium Association on February 12.



Supervisor Walkinshaw participated in the Americana Drive cleanup hosted by the Fairfax County Restoration Project on February 21.



Supervisor Walkinshaw attended the Lake Accotink Dredging Project virtual public meeting on February 10.



Supervisor Walkinshaw met with leadership of the Hillsdale Community Association on February 23.

In February, Supervisor Walkinshaw also:

- Attended the BSA court of Honor ceremony for two Eagle Scouts from Troop 1131 on February 2.
- Met with the Avenshire Homeowners Association on February 8.
- Attended the legislative Town Hall hosted by Senator Chap Petersen and Delegate David Bulova on February 12.
- Hosted members of the General Assembly delegation at the Board Legislative Reception in Richmond on February 16
- Kicked off the first Braddock District Neighborhood College session on February 17.
- Visited the hypothermia shelter at St. Matthew's UMC to thank the volunteers on February 23.

# Citizens of the Month

## Volunteers at St. Matthew's United Methodist Church



Since 2005, Fairfax County's Hypothermia Prevention Program has prevented death and serious injuries among Fairfax County's most vulnerable residents by ensuring that no one must sleep outside during the winter months. In partnership with FACETS, area faith and community sites agree to host hypothermia shelters on a rotating basis. St. Matthew's United Methodist Church in Annandale is one of those sites which generously offered not just its space, but volunteer time and resources as well.

We would like to recognize Pastor Mike Plasters, project coordinator Deb Ansman and all the hypothermia shelter volunteers at St. Matthew's as Citizens of the Month for March 2022. These volunteers have selflessly dedicated their time to provide a welcoming space, warm meals, and access to services for residents in need. St. Matthew's also hosts a walk-up ministry community food distribution twice a week.

Thank you to Pastor Mike Plasters, Deb Ansman, and all the volunteers who prepare meals, collect donations, and coordinate the programs to assist our neighbors in need.

The Hypothermia Prevention Program continues through March 31. Visit the [County website](#) for more information.



# Community News

## Braddock District Tax Relief Workshops Hosted by Supervisor Walkinshaw

The deadline to renew tax relief applications is May 2, 2022. The deadline for first-time applicants and certain hardship cases is December 31. Supervisor Walkinshaw is hosting tax relief workshops in Braddock Hall on March 16, 2022, from 10 a.m. to 1:30 p.m., and again on April 5, 2022, from 10:00 a.m. to 1:30 p.m. For more information, including virtual tax relief workshops, contact the Department of Tax Administration at (703) 222-8234, TTY 711, Monday through Friday, 8:00 a.m. to 4:30 p.m., or send an e-mail to [taxrelief@fairfaxcounty.gov](mailto:taxrelief@fairfaxcounty.gov), or [visit DTA's website](#).

### BRADDOCK SUPERVISOR **JAMES R. WALKINSHAW** INVITES YOU TO THE **BRADDOCK DISTRICT TAX RELIEF WORKSHOP SERIES**



#### WORKSHOP DATES:

- **Wednesday, March 16**, from 10:00 a.m. through 1:30 p.m. at Braddock Hall  
(9002 Burke Lake Road, Burke, VA 22015)
- **Tuesday, April 5**, from 10:00 a.m. through 1:30 p.m. at Braddock Hall  
(9002 Burke Lake Road, Burke, VA 22015)

## Understanding Real Estate Assessments



As part of the Fairfax County annual assessment program, the Department of Tax Administration (DTA) reviews the assessed values for all real property each year, with January 1 as the effective date of the assessments. The [Constitution of Virginia, Article X, Section 2](#) and the [Code of Virginia, § 58.1-3201](#) require real estate assessments to represent fair market value.

For more information, visit the DTA's [Understanding Real Estate Assessments page](#) or click on the video.

## Stuff the Bus Returns March 19

Supervisor Walkinshaw is pleased to host another Stuff the Bus event at the Braddock District office on Saturday, March 19 from 10:00 a.m. to 3:00 p.m. Additionally, Supervisor Pat Herrity will be hosting the Springfield Stuff the Bus at Cardinal Forest Giant. For more information, visit the [Stuff the Bus website](#). These events will benefit the food pantry ECHO. Details below:

- **Braddock Stuff the Bus**  
Saturday, March 19, 10:00 a.m. to 3:00 p.m.  
Braddock District Office  
9002 Burke Lake Rd  
Burke, VA 22015
- **Springfield Stuff the Bus**  
Saturday, March 19, 10:00 a.m. to 3:00 p.m.  
Cardinal Forest Giant  
8320 Old Keene Mill Rd  
Springfield, VA 22152



[Visit ECHO's website for a list of requested donation items.](#)

**Supervisor James R. Walkinshaw**  
invites you to participate in the  
**2022 Braddock District Budget Town Hall**



Braddock District School  
Board Member  
Megan McLaughlin



Braddock District Supervisor  
James Walkinshaw



Fairfax County Chief  
Financial Officer  
Christina Jackson

**Tuesday, March 15, 2022 at 7:00 p.m.**

*Share your thoughts on the Fiscal Year 2023 Budget*

**Ways to Watch**

Channel 16 online live stream

Verizon/Comcast Channel 16; Cox Channel 1016

Live on Supervisor Walkinshaw's Facebook page

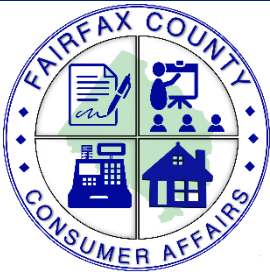
**Ways to Submit Questions**

Phone: (703) 324-1114 during the program or (703) 239-3215 before the program

Email: [BraddockTownHall@fairfaxcounty.gov](mailto:BraddockTownHall@fairfaxcounty.gov)

Facebook Live comments section during the program





# National Consumer Protection Week

## March 7 to March 11, 2022

### Monday, March 7, 2022

11:00 a.m. to 11:30 a.m.

Department of Cable and Consumer Services Facebook Live Program

*Consumer Connection : Mail Fraud from the United States Postal Inspection Service*

Watch:

[Fairfax County Consumer Affairs Facebook](#)

### Wednesday, March 9, 2022

7:00 p.m. to 8:00 p.m.

George Mason Regional Library Virtual Presentation

*Is it a Charity or is it a Scam?*

Register at:

<https://librarycalendar.fairfaxcounty.gov/event/8902875>

### Tuesday, March 8, 2022

10:00 a.m. to 4:00 p.m.

Virginia Department of Treasury  
Unclaimed Property

Virtual Call In Event

Call: 1-833-302-0704

### Thursday, March 10, 2022

11:00 a.m. to 1:00 p.m.

George Mason University Housing Fair  
Consumer Affairs Booth

Visit: 4400 University Drive, Fairfax, VA

### Wednesday, March 9, 2022

1:00 p.m. to 2:00 p.m.

Department of Cable and Consumer Services Virtual Presentation

*Who's Watching Whom? Your Smart TV and Your Privacy*

Register: 703-324-5902

### Thursday, March 10, 2022

6:30 p.m. to 7:30 p.m.

Financial Empowerment Center Virtual Presentation

*How to Avoid a Scam?*

Register at:

<https://fecsoco.setmore.com/bookclass>

### Friday, March 11, 2022

12:00 p.m. to 12:30 pm.

Department of Cable and Consumer Services  
Virtual Presentation

*Consumer Affairs 101*

Register: 703-222-8435

National Consumer Protection Week highlights consumer protection and education efforts across the country.  
<https://www.fairfaxcounty.gov/cableconsumer/csd/consumer>

To request this information in an alternate format, call 703-222-8435.

A Fairfax County, Va., publication, March 2022



## Public Hearing on Changes to Precincts and Polling Places

As a result of redistricting, Fairfax County is proposing changes to its voting precincts, adjusting boundaries, consolidating and creating new precincts and moving or establishing polling places.

As required by state law, these adjustments and changes focus on eliminating split precincts before the June 21 primary election. To meet this deadline, the Board of Supervisors approved a [March 8 public hearing](#) on the proposal.

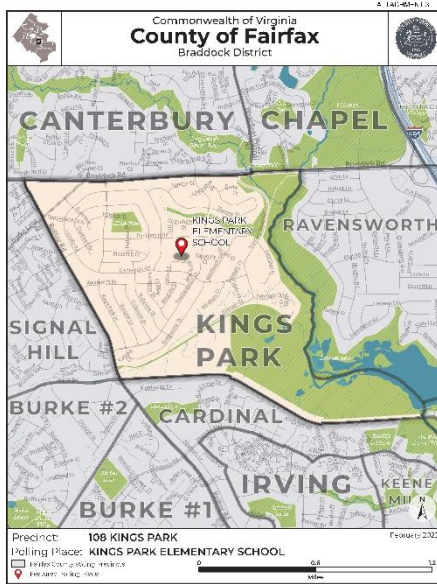
**Precincts must reside within a single magisterial, state senate, delegate and congressional district** under a state law passed before last year's redistricting efforts. The Virginia Supreme Court's approved [redistricting plan for state legislative and Congressional districts](#) created numerous split precincts in Fairfax County that must now be resolved.

Full details and maps can be found in the [Board Package](#) for March 8, starting on page 211. Proposed changes in the Braddock District include:

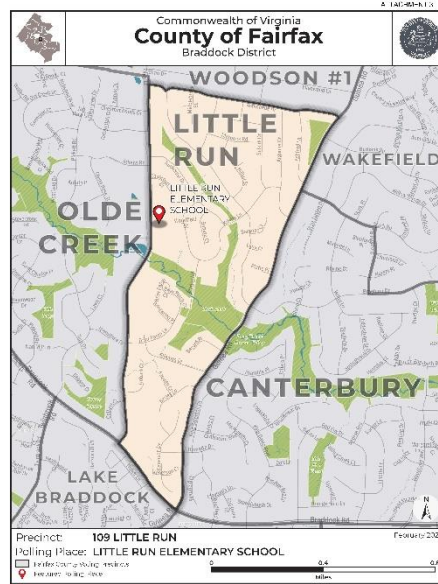
1. **108 KINGS PARK** and **133 DANBURY**, previously divided by a political boundary, now share common attributes.
  - a. Absorb 133 DANBURY (751 voters) into 108 KINGS PARK (2,589 voters) and maintain as 108 KINGS PARK (3,340 voters) that will vote at Kings Park Elementary School.
2. **113 CANTERBURY** was split due to redistricting.
  - a. Absorb the western part of 113 CANTERBURY (348 voters) into 109 LITTLE RUN (1,340 voters) and maintain as 109 LITTLE RUN (1,688 voters) that will vote at Little Run Elementary School.
3. **117 WOODSON** was split due to redistricting.
  - a. Create 117 WOODSON #1 (2,159 voters) and 136 WOODSON #2 (1,071 voters) that will co-locate and continue to vote at Woodson High School.
4. **120 SIDEBURN** was split due to redistricting.
  - a. Create 120 SIDEBURN #1 (1,140 voters) and 137 SIDEBURN #2 (2,200 voters) that will co-locate and continue to vote at Oak View Elementary School.
5. **121 VILLA** and **131 EAGLE VIEW** were each split due to redistricting.
  - a. Maintain the eastern part of 121 VILLA (2,230 voters) as a precinct that will continue to vote at Fairfax Villa Elementary School.
  - b. Maintain the northern part of 131 EAGLE VIEW (2,092 voters) as 131 EAGLE VIEW #1 that will continue to vote at Eagle View Elementary School.
  - c. Merge the western part of 121 VILLA (1 voter) and southern part of 131 EAGLE VIEW (2,055 voters) to create 138 EAGLE VIEW #2 (2,056 voters) and establish its polling place at Eagle View Elementary School.
6. **827 IRVING** was re-assigned to Braddock District during county-level redistricting.
  - a. Maintain this precinct as 135 IRVING (2,816 voters) and continue to vote at Irving Middle School.

For more information, contact the Fairfax County [Office of Elections](#) at 703-222-0776, TTY 711.

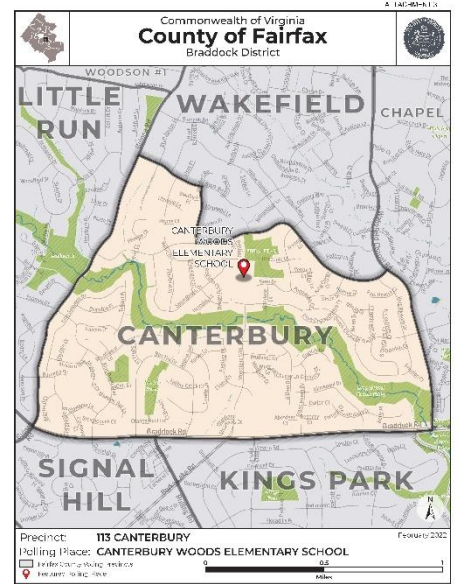
## Proposed precinct changes for Braddock District:



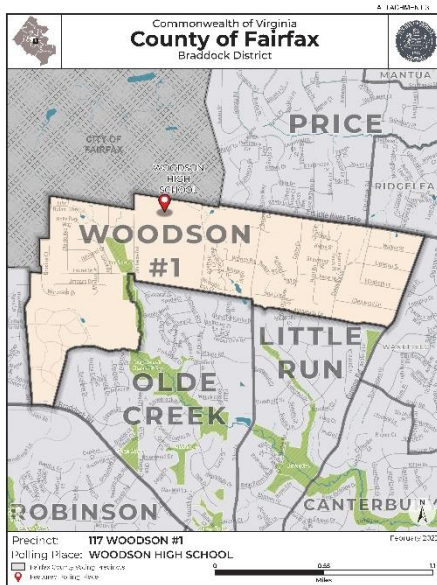
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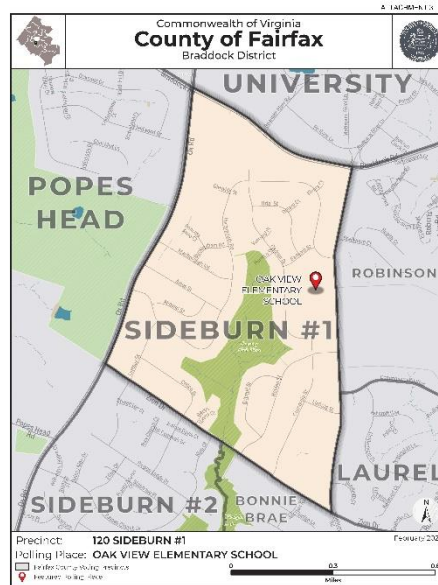
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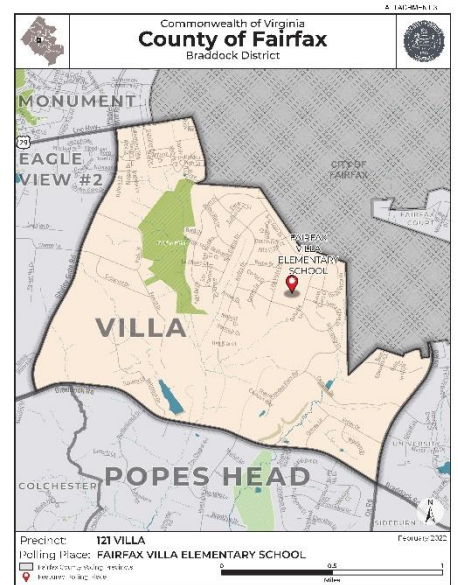
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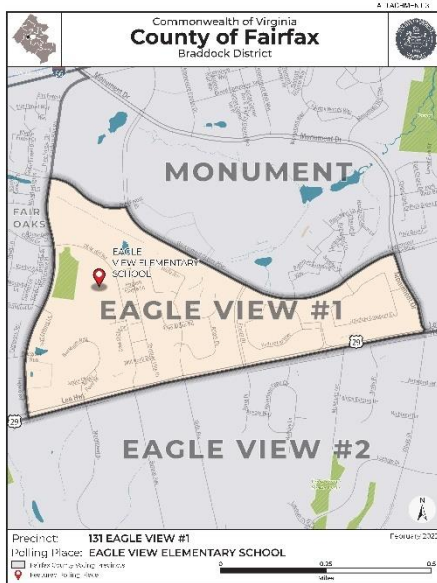


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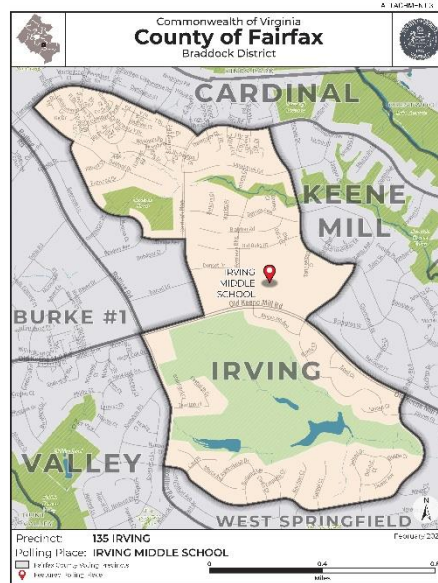


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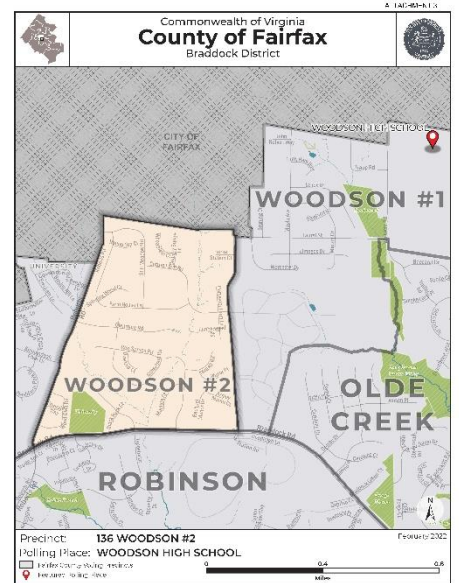




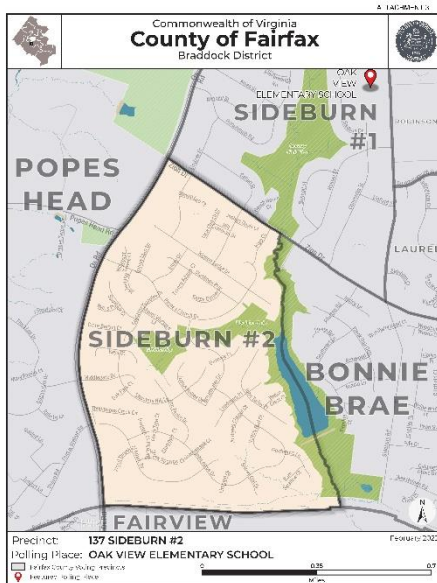
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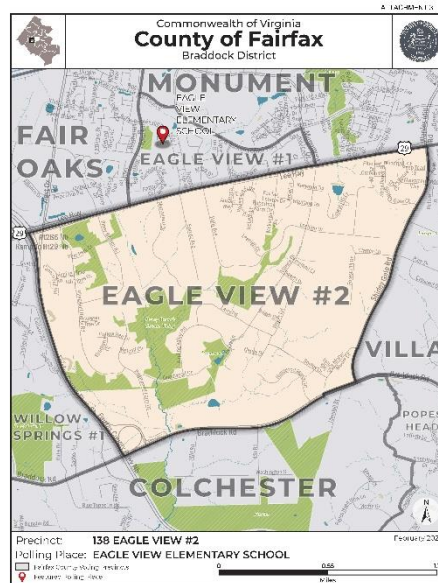
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# Environmental News

## Update on Accotink Creek at Wakefield Park Stream Restoration Project



Accotink Creek at Wakefield Park Stream Restoration project was substantially completed on November 23, 2021. This project consists of restoring, enhancing, and stabilizing of approximately 4,900 linear feet of stream channel through the installation of four Newbury Riffles within the main channel of Accotink Creek and one Newbury Riffle within a side channel to provide aquatic benefits, grade control, improve water quality, and prevent further erosion.

For more information, [view the presentation](#) provided by the Fairfax County Department of Public Works and Environmental Services.

## 'Pardon Our Dust' Meeting Scheduled for March 28 on Shanes Creek Stream Restoration Project

Work on the [Shanes Creek Stream Restoration Project](#) is about to begin. This project in the Kings Park West area, also known as the Rabbit Branch Tributary at Collingham Drive Stream Restoration Project, was placed on the county's work plan in 2017. It will restore more than 4,800 linear feet of natural channel and about 1,300 linear feet of outfall leading to it. Restoration goals are to stabilize the channel and prevent future erosion along the stream, reconnect the channel to its floodplain, improve water quality, and restore native trees and plants to promote natural reforestation.

Supervisor Walkinshaw will host a virtual "Pardon Our Dust" community meeting from 6:30 to 7:30 p.m. on Monday, March 28, to provide information on the project and introduce the construction team. Join [online](#) or by phone at 571-429-5982, Conference ID 955 055 268#. Construction will begin in mid-April. However, between now and then, you will see increased staff onsite, including surveyors and inspectors, flagging tape, and fencing will begin to be installed. The project is expected to take 18 months to complete.

## Friends of Lake Accotink Park "FLAP" Announcements

### 1. FLAP Quarterly Membership Meeting

Do you want to see what we're all about? Are you interested in helping our mission? Please Join us!

**WHEN:** Thursday, March 10<sup>th</sup>  
**TIME:** 7:00pm-8:00pm  
**WHERE:** ZOOM - <https://us06web.zoom.us/j/9432288810>



## 2. MONTHLY FLAP LAKE ACCOTINK PARK CLEAN-UP

**WHEN:** 2nd Sunday of every month  
**TIME:** 9:00 am-12:00 pm  
**WHERE:** Lake Accotink Marina

**WHAT:** Arrive at the Marina, pick up gloves, FLAP information, bags, tools, maps, and more. You will be loaned a FLAP Safety Vest. If you volunteer 4 times, you will receive your very OWN safety vest to personalize!

**GOAL:** Collect trash, using provided bags, and other items, not intended for be in or around the lake.

**3. DOG WASTE DISPENSERS:** Refill the dog waste bag stations and remove any overgrowth and fallen branches around them.

**REGISTER:** [https://volunteer.fairfaxcounty.gov/custom/1380/#/organization\\_details/71653](https://volunteer.fairfaxcounty.gov/custom/1380/#/organization_details/71653)

## **CARING FOR THE POLLINATOR GARDEN**

**WHEN:** (2nd Sunday of every month)

**TIME:** 10:30am

**WHERE:** The Lake Accotink Park Margaret Kinder Pollinator Garden - Adjacent to the Marina

**ACTIVITIES:** Work alongside our experts as they care for the Pollinator Plants, Watering and Clean-up. We'll provide the tools and gloves or you can bring your own.

### **REGISTER:**

- On the [Volunteer Fairfax](#) Website
- [Eventbrite](#) page

## **EXPLORING THE POLLINATOR GARDEN**

**WHEN:** (2nd Sun of every Month)

**TIME:** 10:30am

**WHERE:** Lake Accotink Park Margaret Kinder Pollinator Garden - Adjacent to the Marina.

**ACTIVITY:** Our experts will guide you through the Pollinators and Pollinator Plants, Starting and maintaining your own (any size) Pollinator Garden.

**[REGISTER HERE](#)**

## **FRIENDS OF LAKE ACCOTINK PARK VOLUNTER OPPORTUNITIES**

Board & Committee positions are open- It Is YOUR LAKE ACCOTINK PARK help make a difference for a few hours a month! Accepting candidates. Send an email to [Contact@flapaccotink.org](mailto:Contact@flapaccotink.org) for more information.

## **DONATE TO FRIENDS OF LAKE ACCOTINK PARK**

**On-line:** [www.flapaccotink.org](http://www.flapaccotink.org)

**Mail:** Make check out to FLAP - P.O. Box 1203 Springfield VA 22151

## EVs From Every Angle



## EVs From Every Angle

The future of driving is electric. Transitioning from cars and trucks powered by fossil fuels to vehicles running on electricity from a grid that is growing ever-greener is one way we can make a major dent in our greenhouse gas emissions. To promote the adoption of electric vehicles in Fairfax County, the Office of Environmental and Energy Coordination is launching a new public education and outreach campaign called EVs From Every Angle. This campaign will offer Fairfax County residents opportunities to learn about electric vehicles and charging infrastructure in many different ways.

[Learn more at the OEEC website.](#)

## Compliance Corner

**Sheds** – As spring approaches, you may be thinking about the location of your existing shed, or perhaps considering a new one. The Zoning Ordinance regulates the location of sheds as accessory structures. On lots that contain 36,000 square feet or less of land area, sheds are not permitted in a front yard. On any lot, a shed is permitted in the side or rear yard depending on its height, which is measured from lowest grade of land to the highest point of the shed.

- A shed with a height not exceeding 8.5 feet may be located anywhere in the side or rear yard.
- A shed with a height between 8.5 feet and 12 feet must be located at least five feet from the side and rear lot lines.
- A shed with a height greater than 12 feet must be:
  - From the side lot line, located at least a distance equal to the side yard setback for the zoning district, and
  - From the rear lot line, located at least a distance equal to its height.

Certain sheds, including those that are prefabricated, may be subject to permit requirements, as [further detailed in the flyer.](#)



## Freestanding Accessory Structure Location

### *Do you know about the Location Regulations for Freestanding Accessory Structures on Residential Lots in Fairfax County?.*

Article 4 of the Zoning Ordinance regulates the type, size and location of freestanding accessory structures on a lot.

#### **What is a Freestanding Accessory Structure?**

An accessory structure is subordinate to a principal building on the same lot. Examples include detached garages, gazebos, playsets, and sheds.

#### **Location in Front Yard**

In most cases, any part of a property that lies between a street and the dwelling is a front yard. On lots that contain 36,000 square feet or less of land area, freestanding accessory structures are not permitted in any front yard. There are exceptions for the following to locate in front yards:

- ♦ Trellises: Up to two trellises are allowed, not to exceed eight feet in height and four feet in width.
- ♦ Gates and gateposts: Up to two gates are allowed, not to exceed eight feet in height; and up to four gate posts are allowed, not to exceed ten feet in height. Gates and gateposts must not exceed 15 percent of the lot width.
- ♦ Basketball standards: Must be at least 15 feet from a front lot line or street line, and 12 feet or the side setback of the applicable zoning district from a side lot line, whichever is less.
- ♦ Flagpoles: On a single-family lot, the height of a flagpole is limited to 25 feet and the flagpole may be located no closer than five feet from any front lot line or street line. The flagpole is also subject to the side and rear setback regulations that are described below.

#### **Location in Side and Rear Yards (if not greater than 12 feet tall)**

A freestanding accessory structure, which does not exceed 8.5 feet in height (measured from the highest point of the structure to the lowest point of adjacent grade, may be located in any part of any side yard or rear yard.

Turn Over



A freestanding accessory structure that is between 8.5 feet and 12 feet in height may be located as close as five feet to any side or rear lot line.

### **Location in Side and Rear Yards (if over 12 feet tall)**

In a residential (R) zoning district, a freestanding accessory structure that exceeds 12 feet in height must meet the side setback requirement of that R district. In a planned development (P) district, the side setback may be determined by proffered yards. If there are no proffered yards, the side setback is eight feet in the PRC District and, in other P districts, the side setback is either the side setback of the most similar conventional R district or it can be equivalent to the distance of the existing dwelling to the side lot line. Further information on side setbacks for P district lots can be obtained from the Zoning Permits Section at 703-222-1082, TTY 711.

In all districts, a freestanding accessory structure that exceeds a height of 12 feet must be located a minimum distance equal to the structure's height from the rear lot line. For example, a detached garage that is 15 feet tall must be 15 feet away from the rear lot line.

### **Corner Lot Regulations**

When applying the front yard regulations mentioned on Page 1, it is noted that corner lots have two or more front yards.

The rear lot line on a corner lot is the lot line that is most opposite and parallel the shortest street line. This is the lot line from which the applicable rear setback is required.

The applicable side setbacks must be maintained from all lot lines that are not the front lot line, street lines, or the rear lot line.

**More information on zoning regulations for accessory structures is available from the Planner of the Day in the Zoning Administrator Division at 703-324-1314, TTY 711.**

**Structures over 256 square feet in size require a building permit. Also, most plumbing or electrical lines that are run to a structure require trade permits. Permit information is available from the Permit Application Center in Land Development Services at 703-222-0801, TTY 711, or email: [LDSBuildingPermits@fairfaxcounty.gov](mailto:LDSBuildingPermits@fairfaxcounty.gov).**



**To report a possible violation contact:**

**Fairfax County Department of Code Compliance  
12055 Government Center Parkway, Fairfax, VA 22035**

**Phone: 703-324-1300, TTY 711**

**Web: [www.fairfaxcounty.gov/code](http://www.fairfaxcounty.gov/code)**



To request this information in an alternate format, call the Department of Code Compliance.

*This Fairfax County, VA Publication (published July 2021) summarizes a few regulations. See relevant codes for specific requirements.*





# Public Safety



## Scout Nights

Scout Nights have returned to the West Springfield District Station! The next meeting will be on Tuesday, March 15, 2022. If your den or troop would like to visit the police station and speak with officers, please contact them for available times. They will give a presentation to the kids in the community room, a video tour of the station, and then a hands-on tour of the police car outside. Due to the pandemic, they are limiting the visits to one den/troop every half hour. Slots are still available. If your older scouts need specific requirements for a badge, please contact FCPD to discuss arrangements. You can contact either MPO Robert Urps at 703-277-2357, or MPO Tony Capizzi at 703-277-2363 for scheduling or further questions.

# Human Services Corner

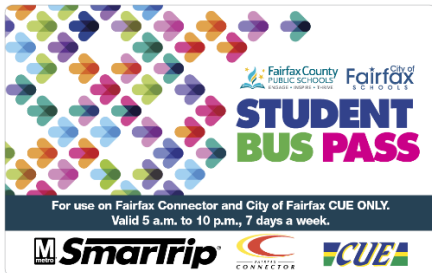
## VITA Tax Assistance

The **Volunteer Income Tax Assistance program** (VITA), located at Access Fairfax at the Gerry Hyland Government Center, 8350 Richmond Hwy, will provide Tax Services by **appointment only** for clients with an **income of \$58,000 or less**.

**In-Person Tax Preparation:** Bring your photo I.D., Social Security Cards, and tax documents needed to prepare your return. **Complete the intake form**, and an IRS-certified volunteer will prepare your taxes. Your taxes will be electronically filed once you have reviewed all forms. Allow **2 hours** for the in-person filing appointment. If you **require any accommodations**, please let VITA know in advance in the notes section, by **calling Loulit Tadesse** at 703-533-5320 711 VA Relay or [emailing](#). One appointment is available daily for each person. All customers will **receive an email** to confirm their appointment and a reminder of the [Fairfax County Government health and safety guidelines](#) that must be followed during their appointment. [Schedule an appointment today...](#)

## Free Student Bus Pass Program

Get where you need to go **FREE and FAST!** Students can sign up for the **Free Student Bus Pass Program** at all FCPS middle and high schools: Visit the **Fairfax Connector website** for more information and to download the application. [Learn more...](#)



## Learn about CareRing

Are you a 60+ resident who would like **someone to connect with you**? CareRing is a free program with **friendly staff who call people** to chat, check-in on you, and offer reminders. They're available 24 hours a day. You can **choose when** you'd like to receive their calls. CareRing partners with **local law enforcement and first responders**, so if you have an emergency and can't answer the phone, they **have a way to check on you**.

[Learn more about CareRing and their services...](#)



## March in to donate blood.

The Burke Volunteer Fire & Rescue Department will once again host a blood drive with Inova Blood Donor Services on March 10. Slots are still available.

### **Burke VFRD Blood Drive**

Thursday, March 10, 1:00 - 6:00 p.m.

9501 Old Burke Lake Rd

Burke, VA 22015

[Click here to make an appointment](#)

## **Housing Symposium March 17 – Supervisor Walkinshaw to Present**



2022  
**FAIRFAX COUNTY HOUSING SYMPOSIUM**

A Foundation for **Economic Recovery,**  
**Growth, and Opportunity.**

THURSDAY, MARCH 17, 2022

9 A.M. TO 4:30 P.M.

Hosted by:

**Fairfax County, the Fairfax County Redevelopment and Housing Authority  
and the George Mason University School of Business**

*The 2022 Fairfax County Housing Symposium will be a virtual event.  
The event link will be sent to all registered participants via email approximately one week prior  
to March 17.*

**[Register Here!](#)**

For more details, visit [\*\*fairfaxcounty.gov/housing/2022housingsymposium\*\*](https://fairfaxcounty.gov/housing/2022housingsymposium)



Service Source and NCS proudly present....



## It's like a book club---but with movies!

Join experts Phyllis Miller Palombi, MS, and Dr. Richard Hilburn to discuss movies about the joys and challenges associated with aging.

The movie we will discuss is ***The Intern***, in which a seventy-year-old widower discovers that retirement isn't all that it is cracked up to be.

The movie is available from: Redbox, YouTube, and Amazon Prime.

Please join in an online discussion.

*We will not be viewing the movie. Please watch it in advance and come prepared to discuss.*

**The program is free, and all are welcome!**



**Wednesday, March 23, 2022**

**7:00 p.m.**

Registration is required.



<https://bit.ly/R2RMarch2022>

Please contact Jacqueline Rich if you have any questions.

[jacqueline.rich@fairfaxcounty.gov](mailto:jacqueline.rich@fairfaxcounty.gov)

A Fairfax County, Virginia publication. 2/2022 Fairfax County is committed to nondiscrimination on the basis of disability in all county programs, services and activities. Where a TTY number is not indicated, use 711/Virginia Relay.

Reasonable accommodations made upon request; call 703-324-4600.

[www.fairfaxcounty.gov/neighborhood-community-services](http://www.fairfaxcounty.gov/neighborhood-community-services)



**Phyllis Miller Palombi, MS, LMFT, LPC** studied family therapy at Albert Einstein Medical College and holds an advanced psychotherapy degree from Hahnemann Medical College and Hospital in Philadelphia. She has a private practice and is an adjunct professor at Georgetown University.



**Dr. Richard Hillburn** is an internal medicine physician and board certified in geriatric medicine. A 3-war veteran, he attended the Medical College of Georgia and complete a geriatrics fellowship at George Washington University. He currently works with mental health issues affiliated aging at his practice, Goals of Care.



# Children's Corner



## **Chess Club at the Kings Park Library**

Kids ages 8-16 and their caregivers are invited to learn and practice the game at Chess Club at the Fairfax County Public Library's Kings Park branch March 10 at 4:30 p.m. [\*\*Register today!\*\*](#)

## **Pediatric Immunization Clinic**

The Health Department is hosting a special clinic for Fairfax County students to complete their school vaccine requirements. Appointments are required.

**Saturday, March 12, 2022, 8am to 12pm**

Annandale District Office  
7611 Little River Turnpike, #400-E  
Annandale, VA 22003

[\*\*Click here for more information\*\*](#)

# Land Use & Development

## UPCOMING MEETINGS & HEARINGS

### Braddock District Land Use & Environment Committee Meeting

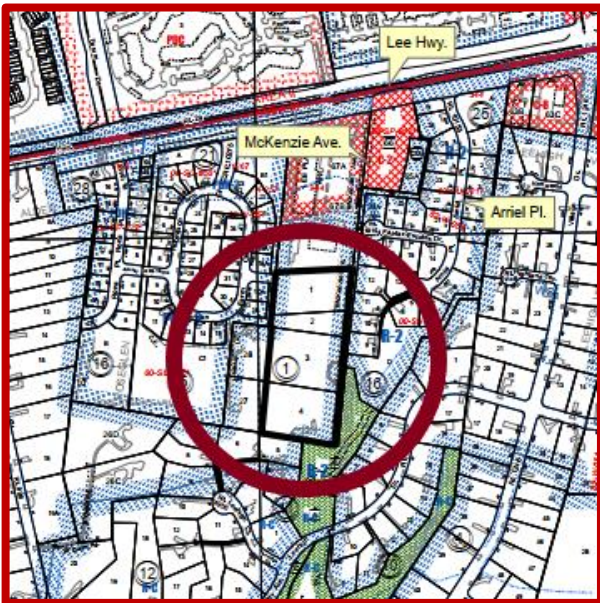
- March 22 at 7:00 p.m. – virtual  
\*\*note new date\*\*

### Board of Supervisors Hearing

- Sekas Homes – March 8 at 4:00 p.m. – Board Auditorium

## Application to Redevelop McKenzie Avenue Properties Scheduled for March 8 Board of Supervisors Hearing

Sekas Homes, Ltd. has filed an application to rezone 6.51 acres of land located along McKenzie Avenue, south of its intersection with Lee Highway in Fairfax, from the R-1 District to the R-2 Cluster District to permit the development of 11 new single-family detached dwelling units. The land consists of four properties currently developed with three vacant single-family homes and several outbuildings and primarily covered with upland forest. On February 2, the Planning Commission recommended approval of this application.



The new development has been named Marshall Hills. The proposed lot sizes would range from approximately 13,000 square feet to 21,000 square feet and the maximum building height of the dwellings would be 35 feet. Two open space parcels are proposed and would be maintained by the future homeowners' association. Tree preservation areas, an underground stormwater facility, and trail connections to the adjacent parkland are proposed within these parcels. The applicant has proffered to work with the county's Urban Forest Management Division at the time of subdivision review to meet the tree preservation requirements. In addition, the applicant would provide supplemental plantings around the lot lines.

Two access points are proposed. The primary access would be through a new public street extending from an existing stub off Robertson Farm Circle. A second access is proposed to connect to Lee Plaza Center just west of KinderCare. This interparcel access was conditioned when the child care center was approved in the shopping center, and the applicant has committed to providing both a sidewalk connection and a vehicular connection in this location. Sekas Homes has worked with the Estates at Leewood, which owns the land on which McKenzie Avenue is located. The vehicular connection would be closed, and the gravel road would be cleaned up and replaced with a new asphalt trail that connects to the

shopping center on the north and the Park Authority property on the south. Access would continue to remain from the service road to the private family cemetery.

In response to concerns raised by the community and the Braddock District Land Use and Environment Committee, once the subdivision plan has been approved and work is ready to proceed, the applicant has agreed to hold a pre-construction meeting with the neighboring Robertson Farm and Estates at Leewood Homeowners' Associations to outline the projected construction schedule and the timing of heavy equipment arrival and deliveries. Sekas Homes has also committed to providing personnel on Robertson Farm Circle when the trucks are arriving to safely guide them through the subdivision and to the site.

The Board of Supervisors hearing in this case is scheduled for March 8 at 4:00 p.m. in the Board Auditorium at the Government Center. Community groups or individuals who are interested in providing testimony on this application are encouraged to do so. Information on how to testify may be found on the [Board of Supervisors website](#). The application number is RZ 2021-BR-009. The Staff Report and final proffers (voluntary commitments from the applicant to reduce the impacts of the new development) are available on the [PLUS website](#).

## **Public Storage Rezoning Application Approved by Board of Supervisors**

On February 22, the Board approved Supervisor Walkinshaw's motion to rezone the northwest corner of Lee Highway and Waples Mill Road. This site is currently occupied by a vacant single-family house, an abandoned contractor's yard, an unsightly section of service drive, and a Public Storage facility. We have been working with the applicant for more than two years to develop a plan that would allow Public Storage to consolidate the corner parcel with their existing self-storage property, modernize the facility, and make a series of improvements that will benefit the community.

Public Storage will remove the vacant house and all accessory structures on the corner property as well as one single-story self-storage building and construct a LEED-certified five-story, 147,000 square foot self-storage facility on the southeast corner of the site. The new building has been designed to resemble an office building. The exterior will be red brick with stucco



accents and spandrel glass windows, which will be back-painted with a coating to reduce glare and be visible to birds. Interior storage bay doors and hallways will not be visible from the exterior. The applicant will also remove the end portions of two of the existing buildings fronting on Lee Highway to construct a new one-story, 1,200 square foot office and provide additional parking spaces. The existing pole-mounted sign will be replaced with a monument-style sign.

Public Storage will update the garage-style doors on the existing building along Waples Mill Road by painting them a red brick color. Decorative art panels will be attached in an alternating



pattern to the north and east facades of the building to enhance the pedestrian experience along the adjacent sidewalks. The southern-facing facades of the existing single-story buildings visible from Lee Highway will be updated with red brick materials similar to the new facility.

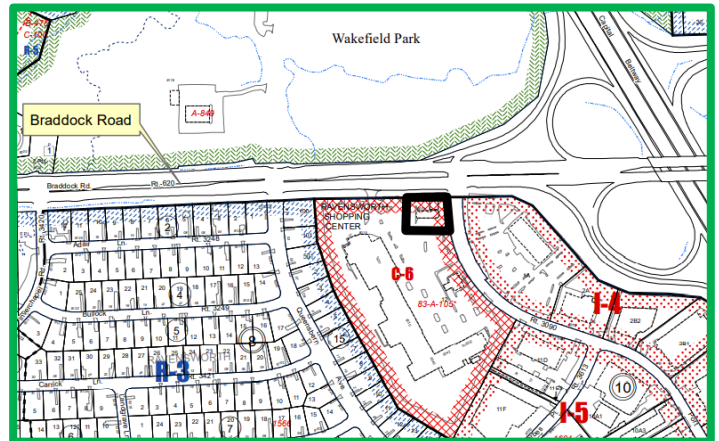
Pedestrian trails on the site will be upgraded. The existing service road parallel to Lee Highway, which is currently being used for parking of commercial vehicles, including food trucks and contractors' equipment, will be removed and replaced with landscaping and a pedestrian pathway. Additional landscaping featuring a mix of evergreen and deciduous trees and shrubs, supplemented by natural landscape features, will be provided around the new building. The stormwater management system for the site will be upgraded.

The applicant will develop a new pocket park, open to the public, adjacent to the existing pocket park on the interior portion of the block. It will include a dog park, to be maintained by Public Storage. Securing the commitment for the new dog park was one of Supervisor Walkinshaw's top priorities, as it will be the only public off-leash dog park in this part of the county and a tremendous amenity for the thousands of nearby residents.

The project will now enter the site design and review process, which could take up to a year, after which construction may begin.

## **Application Filed to Convert Repair Shop into Convenience Store at Ravensworth Shell**

Capital Services, Inc. has filed an application to modify Ravensworth Shell's existing vehicle fueling station by replacing the light vehicle repair and maintenance component with a convenience store. The gas station is located in Ravensworth Shopping Center on Braddock Road, just west of the I-495 interchange. The applicants have stated that as consumer preferences have evolved, the expectation is that a gas station will also have an associated convenience store to serve the community. A number of site and architectural improvements would be included as part of the project.



This site contains a 2,600 square foot building housing four vehicle service bays, associated office and storage space, an exterior vehicle lift, and six fuel pumps under a canopy. The current building was constructed in 1967 and renovated in 1984. The service bays and exterior vehicle lift are located along the south side of the building. This area currently has a large number of vehicular conflicts and includes several speed bumps. To the east of the building is a large paved area where fuel trucks access the underground fuel tanks. The building entrance is located on the north side, adjacent to the six-pump island and canopy. There is a freestanding sign about 15 feet in height near Braddock Road; the signs will remain.

Vehicular access is currently provided from both Braddock Road and Port Royal Road. The access from Braddock Road, with right-in and right-out movements, is proposed to remain the same. Port Royal Road includes two curb cuts serving the station along with a traffic signal further south providing full access for the shopping center. The northernmost curb cut is proposed to remain and become right-in only to allow fuel trucks to access the station without

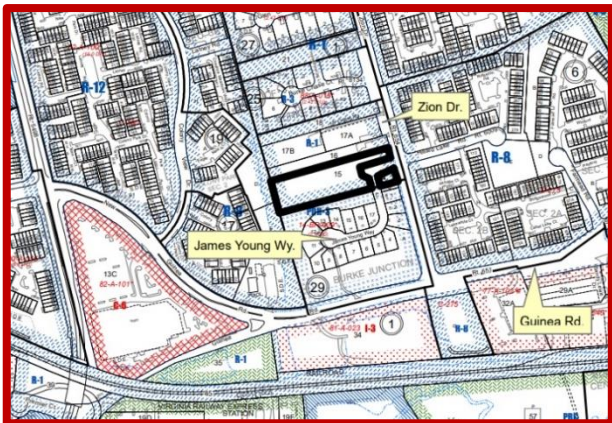


backing up. The second curb cut further south is proposed to continue to permit full movements.

The application would convert the four service bays into a convenience store. There would be two entrances, one on the north and the other on the south. A small second-story office would also be added. The building architecture would be upgraded and be in harmony with the shopping center. This would include brick veneer, glass windows and doors, and a gabled metal roof with a small tower. Both the fuel pumps and convenience store would operate 24 hours a day, 7 days a week. Overall daily trips are expected to increase from the current 3,128 trips to 4,033 trips and would be spread out throughout the day and evening hours. New and/or increased landscaping would be added.

Capital Services, Inc. will present more information on this proposal at the March 22 meeting of the Braddock District Land Use and Environment Committee. Representatives of the applicant and the station owner will also be available to respond to questions. The application is currently scheduled for a Planning Commission hearing on May 11.

## Proposal to Develop Day Property on Zion Drive



A rezoning proposal has been filed for 10121 Zion Drive, a wooded undeveloped site known as the Day property. This 2.51-acre site is located on the west side of Zion Drive, just north of its intersection with Guinea Road and adjacent to the Burke Junction community. The applicant has proposed rezoning the property from the R-1 District to the PDH-3 District to permit the development of seven single-family detached homes. Access to the property would be provided from James Young Way, which connects to Zion Drive opposite Hillard Lake Road and links to the Burke Junction neighborhood to the south. A new private street would connect to the public road.

Although the property to the north is not part of this rezoning, the applicant has proposed reserving an area for future interparcel access.

The applicant has requested a deferral in the schedule to allow time to further examine redevelopment options for the site. Look for more information and a rescheduled community meeting date this summer. A Planning Commission hearing is scheduled for September 28.

## Braddock District Land Use & Environment Committee Meeting

The Braddock District Land Use and Environment Committee will hold a virtual meeting on **Tuesday, March 22**, at 7:00 p.m. Please note that this is a week later than usual due to the Braddock District Budget Town Hall. The agenda will include a presentation by Capital Services, Inc. on their proposal to modify the Ravensworth Shell station and updates and discussion on other pending Braddock District land use cases. Braddock District Land Use and Environment Committee meetings are open to the public and interested residents are encouraged to participate. Join [online](#) or by phone: (571) 429-5982, Phone Conference ID: 730 922 969#.

## **Stormwater-Wastewater Facility Project Update**

The Fairfax County Department of Public Works and Environmental Services (DPWES) is getting closer to the start of construction for the new Stormwater-Wastewater Facility to be located at 6000 Freds Oak Road in Burke. The site is currently occupied by the county's Wastewater Collections Division facility and an abandoned private concrete batch plant. A notice to proceed is slated for March 15. In the next few weeks, the general contractor, Manhattan Construction, will be surveying the site and getting prepared for a pre-construction meeting with the county. Separately, county staff and Manhattan Construction are working through the details of the project's phasing and site utilization. Mobilization is anticipated by mid-April.

To kick off construction on the project, Supervisor Walkinshaw will host a virtual "Pardon Our Dust" information session in late March. Please watch the weekly Walkinshaw Advisories for the date and further details.



## **Update on Construction at Erickson Living's Woodleigh Chase Project & Temporary Sidewalk Closure**

Foundation work on the first phase of the new Woodleigh Chase Erickson Senior Living community is underway. Progress continues on the temporary marketing center, with the primary focus now on interior work. The parking lot is in place and plantings will be installed in the coming weeks. Erickson Senior Living anticipates that the marketing center may be ready to open in late summer. In the meantime, for specific questions about Woodleigh Chase, please contact the Greenspring Village sales office at (703) 923-3187.

A portion of the sidewalk will be closed for about a month on the south side of Braddock Road in front of the new affordable senior housing project being built by the Arlington Partnership for Affordable Housing. This is on the western side of the former Northern Virginia Training Center site, across from Red Spruce Road. The closure is necessary for the contractor to finish constructing a small retaining wall, demolish the old path and entrance, and install a new vehicular entrance and shared use path along the front of that area. The closure is expected to last until April 1. If you walk along Braddock Road, you will see "Sidewalk Closed" signs that direct you to use the crosswalks at Burke Station Road on the east and Roberts Road on the west to access the sidewalk on the north side of Braddock Road.

## Update on One University Project Construction

Site excavation for the future student-oriented housing building is continuing and should complete this month, after which concrete foundation work will begin. Temporary electric service is being installed in coordination with Dominion Energy. The demolition of the townhouses has been completed and mass excavation is beginning on the western portion of the site for the parking structures under the affordable housing buildings. Storm drain installation is progressing along the north side of University Drive. Once it is complete, sanitary sewer and water main installation will begin. The sanitary sewer work will include construction in the middle of University Drive. During this phase, traffic will shift to the perimeter lanes and there will be no on-street parking. Installation of the sanitary sewer will take approximately four months and is estimated to be completed in August.

The Parking Reimagined project continues to make progress in its review and in-depth analysis of the county's off-street parking and loading rates and regulations, located in Article 6 of the Zoning Ordinance. With the goal to

modernize parking and loading requirements, county staff is currently drafting a conceptual framework for the revised approach to determine parking requirements. This framework would implement parking tiers, based on development density/intensity and availability of transit. This approach recognizes that a one size fits all approach to parking regulations is not appropriate for Fairfax County. The proposed conceptual framework will be shared with the Board of Supervisors Land Use Policy Committee on March 15.



To stay informed about the Parking Reimagined project, subscribe to email updates by selecting 'Off-Street Parking and Loading ZOA' on the county's [Email subscriptions page](#). The latest information about the project is also available online at [Parking Reimagined](#).

## Cases Filed with the Board of Zoning Appeals

The Fairfax County Board of Zoning Appeals (BZA) hears and makes decisions on requests for variances (relief from specific zoning regulations such as lot width, building height, or minimum yard requirements) and Special Use Permits. It meets on Wednesdays beginning at 9:00 a.m. BZA meetings are aired live on the county government's cable TV Channel 16. Residents who have concerns about an application are encouraged to submit a letter for the record or testify at the hearing on the case in person, by telephone, or by pre-submitted video. For information on how to submit comments or testify, please visit the [Board of Zoning Appeals website](#). These matters will not come before the Board of Supervisors but will be decided by the BZA. Staff reports are normally available online a week before the scheduled hearing.

Access to information on BZA cases is available through the Planning and Land Use System, or PLUS, which came online for zoning applications on July 1, 2021. This system allows users to



create and submit applications online, pay fees, track the status of applications, and receive electronic notifications. It also offers more information to the public than the previous system and does so in real time. Visit the [\*\*PLUS Information and Support website\*\*](#) for more information on this new land use platform.

➤ **Robert E. Fenneman & Christine L. Fenneman – 5110 Kings Grove Court, Burke  
SP 2021-BR-00109**

The applicants requested a reduction in setback requirements to permit an addition (screened-in patio) 12.8 feet from the rear lot line. On March 2, the BZA by a vote of 5-0 approved the application with modifications to the development conditions. Information, including a map of the site and staff report, may be found on the [\*\*PLUS website\*\*](#).

➤ **Carrie Lee Ward – 5631 Southampton Drive, Springfield  
SP 2021-BR-087**

The applicant is seeking an increase in fence height to allow a 6-foot fence in a front yard. This application has been scheduled for a BZA hearing on March 16. Information, including a map of the site and staff report, when available, may be found on the [\*\*PLUS website\*\*](#).

➤ **Bhardwaj Tushar – 4700 Ox Road, Fairfax  
VC-2021-BR-00010**

The applicant is seeking a Variance to reduce the setback requirements to allow construction of a 6,000-square foot single-family house 18.4 feet from the western front lot line (40-foot setback required), 18.9 feet from the rear lot line (20-foot setback required), and 17.2 feet from the western lot line (20-foot setback required). The BZA hearing on this application has been rescheduled for March 23. Information, including a map of the site and staff report, when available, may be found on the [\*\*PLUS website\*\*](#).

➤ **Cimbria M. Peterson, Keith A. Peterson, and Marigold Montessori LLC – 5205  
Lindsay Street, Fairfax  
SP 2021-BR-00127**

The applicants are seeking approval to expand a home child care facility to care for 12 children. Arrival times would be between 9:00 and 10:00 a.m. and pick-up times would be between 2:30 and 3:30 p.m. A part-time assistant would increase hours from three hours to six hours per day. The applicants are also requesting a reduction in setback requirements based on error in building location to permit a 11.7-foot tall shed to remain 3.4 feet from the rear lot line. This application has been scheduled for a BZA hearing on March 23. Information, including a map of the site and staff report, when available, may be found on the [\*\*PLUS website\*\*](#).

➤ **Daniel Forlai – 12219 Rowan Tree Drive, Fairfax  
SP 2021-BR-00132**

The applicant is seeking a reduction in setback requirements to permit an addition 20.1 feet from the front lot line adjacent to Pheasant Ridge Road and 37.7 feet from the front lot line adjacent to Rowan Tree Drive. This application has been scheduled for a BZA hearing on March 30. Information, including a map of the site and staff report, when available, may be found on the [\*\*PLUS website\*\*](#).

➤ **Daniel Forlai – 12219 Rowan Tree Drive, Fairfax  
VC 2021-BR-008**

The applicant is seeking a Variance to allow a freestanding accessory structure (shed) to remain in a front yard on a lot less than 36,000 square feet in area. This application has been scheduled for a BZA hearing on March 30. Information, including a map of the site and staff report, when available, may be found on the [PLUS website](#).

➤ **Joseph Adam Rittierodt – 5308 Dunleigh Drive, Burke  
SP 2021-BR-00120**

The applicant is seeking a reduction in setback requirements to permit an accessory structure (workshop) 8.5 feet from the rear lot line and 7.0 feet from the east side lot line. This application has been scheduled for a BZA hearing on April 6. Information, including a map of the site and staff report, when available, may be found on the [PLUS website](#).

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If you have questions regarding these land use cases or any other issues of concern to you, please email [braddock@fairfaxcounty.gov](mailto:braddock@fairfaxcounty.gov) or call the Braddock District office at 703-425-9300.