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The Braddock Beacon

Community Meeting on Erickson Proposal Scheduled for December 17

I will be hosting a community information meeting on **Monday, December 17**, for Erickson Living to present the details of their proposal to build a Continuing Care Facility on the site of the former Northern Virginia Training Center (NVTC) on Braddock Road. The meeting will be held in the **Grand Hall at the Church of the Good Shepherd, 9350 Braddock Road (Braddock Road and Olley Lane), Burke, at 7:30 p.m.**

On November 20, following over a year of community outreach by my office, the Board of Supervisors adopted a Comprehensive Plan Amendment that would allow residential uses on the former NVTC site, which was previously only planned for governmental public facilities. The area is now planned for residential use at 2 to 3 dwelling units per acre, except for the Environmental Quality Corridor located on the southwest portion of the site, which is planned for a public park. The Comprehensive Plan includes language allowing a Continuing Care Facility on the 78.8-acre site if certain conditions are met:

- The Continuing Care Facility should be compatible with the character of the surrounding communities.
- Building heights should be limited to a maximum height of 65 feet, with some flexibility for a maximum height of 75 feet toward the center of the site (including above-ground parking structures).
- Landscaped screening and buffering should be preserved or augmented to provide a transition to neighboring residential areas.
- The existing mature tree canopy around the perimeter of the property should be preserved in consultation with the Fairfax County Urban Forest Management Division.
- Stormwater management measures should be provided to promote water quantity and quality controls for the site.
- Affordable accommodations should be provided consistent with county policy guidance relating to Continuing Care Facilities.
- A publicly accessible park space should be provided that includes active and all-abilities recreational uses as well as intergenerational gathering spaces.

Erickson Living plans to file their rezoning application with the county this week, which is the next step in the process. Rezoning applications contain significant details, while the Plan Amendment, which just passed, was a conceptual outline. The community meeting on December 17 will be an opportunity for the public to learn more about Erickson's plans, including what their proposed Continuing Care Facility would look like, how it would be laid out, the number of units proposed, circulation on the site, proposed landscaping, parking, and how stormwater would be handled. Also included will be affordable housing and They will also discuss proposed traffic impacts and how they intend to address them.

I hope you will be able to attend this meeting to learn more about this project and offer your thoughts. If you are unable to be there in person, the meeting will be live streamed on my Facebook page and will be available for viewing afterward. I also plan to post the PowerPoint and any documents provided at the meeting on my website. The Braddock District Land Use and Environment Committee will be studying Erickson's proposal in early 2019. I will be hosting a follow-up community meeting on this proposal in early February. In the meantime, if you have questions or would like more information, please contact Marcia Pape of my staff at marcia.pape@fairfaxcounty.gov.

Supervisor Cook's Statement on Board's Vote on Pension Reform

On Tuesday December 4, the Board of Supervisors voted on a package of county pension reforms that were the result of almost two years of study and deliberation. Unfortunately, most of the reform measures failed. I am profoundly disappointed in the Board's failure to act decisively to stabilize our county retirement systems.

I served on a working group of county employee representatives, chaired by Supervisor Penny Gross, which spent a significant amount of time studying the health of our county retirement systems. We reviewed three systems – the ones serving general county employees, the police system, and the uniformed (fire fighter) system. Teachers are *not* part of the county retirement system – they are part of a state system – so teacher pensions were not part of the county's review, although a number of administrative positions in the school system are part of the general county employees system. The employee work group did not reach consensus on any reforms. Most employee unions and organizations ended up formally opposing all proposed reform measures.

Nevertheless, county staff developed a package of seven reform options. These options would have ONLY pertained to new county employees, hired after July 1, 2019. None of the proposed reforms would have affected any employees hired before that date. The package included the following: (1) increasing the minimum retirement age for general county employees from 55 to 60, (2) increasing the eligibility for retirement from the rule of 85 (age plus years of service) to 90, (3) changing the retirement payment calculation basis from the average of the highest three years of salary to five years, (4) eliminating the additional retirement allowance, which has the effect of increasing the retirement annuity by 3%, (5) eliminating the social security supplement, which pays the equivalent of social security payments as a "second pension" from the time of county retirement (at 55 or older) to social security eligibility (usually 65), (6) increasing the public safety retirement age from 47 to 50, and (7) increasing the county employee percentage contribution to the pension fund from about 5% to about 6%. Earlier this fall the Board of Supervisors advertised the first five options, meaning that those five were on the table for Tuesday's vote and the last two were off the table at the time of advertisement. (I supported advertising all seven options.) On Tuesday, the Board approved option 5, to eliminate the social security supplement, and option 4, which was the 3% additional annuity allowance. The rest of the options were rejected. Supervisors Herrity, Lindy Smyth, and I voted to approve all five options, but that vote lost on a 3-7 vote.

I support strong pay and benefits for county employees. Despite the fiscal troubles facing pension plans across the country, I supported continuing our plan if it could be made more fiscally sustainable. Our plans are among the best managed plans in the country, and have traditionally benefited from a high rate of return in

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investment. In the year 2000, our plans were funded at over 100%. Today, however, despite strong growth in the stock market over the last several years, our plans are funded between 70% and 80%, leaving a significant unfunded liability. County projections were that the plans would return to 100% funded by 2032 under existing policies. However, I was concerned that projection was optimistic. I was also concerned that reaching that funding level required too much support from taxpayers. In the year 2000, employees contributed 5% of their salary to retirement and taxpayers contributed 6%. Today, employee still contribute about 5% but taxpayers contribute almost 28%. Even if 100% funding is attained by 2032, projections show the required the taxpayer contribution will need to continue at 10% to keep the pensions balanced. The package of seven reforms would have reduced the cost of our retirement plans by about 25%, which would have brought greater stability to the plans and also brought down the future taxpayer responsibility closer to the traditional level of 6% (but not all the way). And, the benefit packages would still have been significant and attractive to employees. This vote ends the county's long review of retirement plans. However, I believe the approved measures will not solve the problem, and some future Board will need to pick up the issue down the road. As with any fiscal problem, the solution does not get better with age.



Cook in the Community

Paul's Beauty Warehouse Ribbon Cutting: Supervisor Cook attended the ribbon cutting for Paul's Beauty Warehouse on Port Royal Road on December 3.



GMU Social Work Class: Supervisor Cook spoke to a George Mason University Social Work class about the role of politics in their field on November 17.

Monticello Dog Park Grand Opening: Supervisor Cook attended the grand opening of Monticello Park, the Braddock District's FIRST dog park on November 17.



Burke Centre Volunteer Reception: Supervisor Cook attended a reception to celebrate the generous Burke Centre volunteers on November 16.

WWI Memorial and Veteran's Day Ceremony: Supervisor Cook participated in a ceremony at the Fairfax County Courthouse to commemorate the 100th anniversary of the Armistice of WWI on November 11.



Braddock Neighborhood News

Supervisor Cook hosts a monthly television show, Braddock Neighborhood News, on Fairfax County Channel 16, which is available on most cable networks. Supervisor Cook invites special guests to cover important topics on important matters that affect the Braddock District. This month's episode will discuss Restorative Justice Techniques used in Fairfax County. The special guests are Bob Bermingham, Court Service Unit Director, Fairfax County Juvenile and Domestic Relations District Court, and Derwin Overton, Executive Director for (OAR) Opportunities, Alternatives and Resources of Fairfax County, Inc. Episodes air on Sundays at 5 p.m., Wednesdays at 7 p.m. and Fridays at 5 p.m. You may also watch the episodes online.

Citizen of the Month



Dr. Mike Couchman, Ph.D., and his wife Kate are the Braddock District Citizens of the Month. The couple owns and operates an online food bank from their home in Burke. Their website, www.Feed-A-Family.org, uses monetary donations to buy food for needy families nationwide. The couple started their charity when they lived in California and could not find the time to volunteer at a food pantry with limited hours. They used their ingenuity to create a virtual food bank that matches needy families with \$70 of groceries, monthly for three months at a time. While most food banks offer only processed food, Feed-A-Family supplies families with healthy, fresh produce delivered by online services such

as Peapod and Instacart. Feed-A-Family raised \$9.5 thousand at their annual gala on December 1, which is enough money for 7.6k meals for 2019.

Community News

A Taste of Braddock

Join Braddock District Supervisor John C. Cook, his staff and the Braddock District Council for the 24th annual A Taste of Braddock on Wednesday, December 12 from 5:30 – 7:30 pm at the Kings Park Library/Braddock District office, 9002 Burke Lake Road. Come sample the culinary delights of local restaurants and caterers and mingle with your friends and neighbors during this seasonal celebration of all delicious things Braddock!

Braddock District Night at George Mason University, December 21, 2018!

Come join Supervisor John C. Cook for Braddock District Night with George Mason Athletics as their men's basketball team plays Navy! Tickets are \$10/pp which includes a free beverage, special group seating in Sections 123 & 124, and photo opportunities with Hall of Fame Redskin, Darrell Green & Mason's "Patriot Claus"! Bring your ticket to the South Concourse for further details. There will be in-game recognition of Braddock residents and Supervisor Cook. EagleBank Arena has FREE parking, so bring your family and friends to celebrate the season and the Braddock District!! Follow the link for tickets

https://www.ticketmaster.com/george-mason-university-patriots-mens-basketball-fairfax-virginia-12-21-2018/event/15005532849021F7?CAMEFROM=CFC_GEORGEMASON_PATS_EMAIL_COMM-REL_BRADDOCK-DISTRICT

Proposed Public, Institutional, and Community Uses Zoning Regulations Available for Review and Comment

Since early 2018, Clarion Associates has been assisting Fairfax County in modernizing its zoning ordinance. Fairfax County has just released proposed revisions to [public, institutional, and community land uses and zoning regulations](#) for public review and comment as part of the [zMOD project](#).

The zMOD project includes a categorization and modernization of the uses permitted or conditionally permitted in the different zoning districts. Drafts of the modernized use names, definitions and regulations are being released in four installments, in the following order:

- [Industrial uses](#) (October 2018)
- Public, institutional, and community uses (November 2018)
- Agricultural and commercial uses (expected early 2019)
- Residential, accessory, and temporary uses (expected Spring 2019)

A public meeting will be held on Jan. 8, 2019, to present the draft public, institutional, and community regulations released today. The public is invited to attend the meeting or to watch the Facebook Live event on the [Fairfax County Zoning Facebook Page](#). The meeting will be held at 7 p.m. in rooms 4 and 5 at the [Fairfax County Government Center](#), 12000 Government Center Parkway, Fairfax.

A similar presentation will be made to the [Board of Supervisors](#) at its [Development Process Committee](#) meeting on Tuesday, Dec. 11 at 9:30 a.m. The presentation will be [aired live on Channel 16](#) and can be viewed later online on the [Board of Supervisors video archive](#).

The county's zMOD consultant, Clarion Associates, will return in May 2019 to conduct several public and stakeholder meetings to present and answer questions about proposed changes to all of the land use regulations.

The community is encouraged to visit the [zMOD website](#) to view both current and previous presentations and documents associated with the project and provide comment. County staff is available to answer questions and receive feedback on the documents by [email](#) or by calling the Department of Planning and Zoning's [Zoning Administration Division](#) at 703-324-1314, TTY 711.

For more information or reasonable ADA accommodations, contact the Fairfax County [Office of Community Revitalization](#) at 703-324-9300, TTY 711.

Winter Weather Preparations

Meteorologists predict this winter will see significant snow fall. VDOT has a number of resources for winter weather to keep residents updated on their snow management efforts. Book mark these resources for future storms.

- [VDOT Northern Virginia snow season video](#)
- [Winter weather fact sheet](#)
- [VDOT Northern Virginia annual snow briefing](#)
- [2018-2019 National Weather Service winter outlook](#)

What can you do to help?

- Monitor weather closely, as forecasts can improve or worsen quickly.

- Park in driveways or on the same side of the street to allow plows room to pass.
- Adjust commutes, telework, or avoid driving during a storm and after until road conditions improve.
- Have enough gas, wiper fluid, proper tires, medication, and an emergency car kit.
- Give plows room to work
- Please be patient

Throughout the season, check back regularly to stay informed:

- VDOT NOVA snow page: virginiadot.org/novaemergency
- Follow VDOT on Twitter [@vadotnova](https://twitter.com/vadotnova)
- Check 511virginia.gov for traffic conditions
- Visit vdotplows.org for plow status and locations once 2" of snow has fallen

Report road hazards at my.vdot.virginia.gov or call 800-FOR-ROAD (367-7623)

Human Services Corner

Braddock District Council Aging in Place


Reverse Mortgages: What are they? What Issues to Consider? Who best benefit? Presented by Karen Johnson, CPA. Wednesday, December 19, 1:00 pm, Braddock Hall, 9002 Burke Lake Road, Burke.

Dementia Caregiver Support Group.

Shepherd's Center of Fairfax-Burke sponsors a monthly meeting on the 2nd Tuesday of *each month* (Noon – 1:30 PM) for caregivers to learn and to share with others experiencing similar challenges. Before attending, contact the facilitator, Eileen Thompson at 703-451-8626 or Eileen.thompson1@gmail.com.

Beware of Fairfax Water Bill Paying Scam

According to the **Golden Gazette** and Fairfax Water, more and more utility customers are falling victim to a nationwide bill paying scam. To increase awareness, especially as it relates to Fairfax Water, below are what to do if someone show up claiming to be from Fairfax Water.

- If you receive a call offering “discounts” or requesting account information or offering to pay your bill, this is a scam. Fairfax Water does not call asking for account information nor does it offer discounts
- Fairfax Water employees have photo IDs with them at all times, vehicles and field staff's clothing bear their logo . During the summer, there may be summer interns who do not wear uniforms, but each one will have a Fairfax Water ID.
- If someone comes to your door and identifies themselves as a Fairfax Water employee, please ask for ID or call 703-698-5800 to verify before letting them into your home.
- Fairfax Water employees do not receive or accept any form of payment during service calls. They do not collect water-service fees door-to-door.
- Most water meters are located outside of a home, therefore Fairfax Water employees typically do not require access to customer's home to read a meter.

Where to go for Holiday Lights, thank you Golden Gazette!

Meadowlark's Winter Walk of Lights – Through January 6 runs each evening including Christmas & New Year's

Meadowlark Botanical Gardens, 9750 Meadowlark Gardens Court, Vienna

www.novaparks.com/events/winter-walk-of-lights

Bull Run Festival of Lights – Through January 6 runs each evening including Christmas & New Year's
Bull Run Regional Park, 7700 Bull Run Drive, Centreville
www.novaparks.com/events/bull-run-festival-of-lights. (703) 631-0550

Lunch N' Life

Are You 50 or Better? Please join the Shepherd's Center for the next Lunch N' Life sponsored by the Shepherd's Center of Fairfax-Burke on Thursday, January 17th, (12:00-2:00 p.m.) at Fairfax Presbyterian Church, 10723 Main Street, Fairfax. The program will be members of the Dar Al-Hajrah Islamic Center speaking of the fundamentals of Islam in the USA. For reservations, call Bea Stephenson at 703-273-5730 by January 11th. The cost is \$10.00; checks payable to SCFB. If transportation is needed, call the SCFB office (703) 323-4788. See www.scfbva.org for more information.

Volunteer Drivers Needed

Volunteers are needed for Shepherd's Center of Fairfax-Burke programs which serves those 50+ who no longer drive through its transportation support programs. Volunteer Drivers are needed for trips to medical appointments (Monday - Friday) and companion shopping (Tuesday, Friday) within the Fairfax-Burke area and in the South County area (west of Route 1, Alexandria). Office volunteers are also needed to work in the SCFB (Olley Glen) office to schedule rides. Bilingual volunteers (English and Spanish) are especially needed as drivers and office volunteers. If you can volunteer your time, please email Shavaun Wall at recruiter@scfbva.org or call the office at 703 323-4788.

Constituent Services

In late November a constituent called about Verizon lines that were above ground since September. Verizon said the cable would be buried after Thanksgiving, but the constituent was worried about holiday traffic and someone tripping over cable. Our office contacted Verizon and the cable was buried the next day.

A constituent's father had been receiving Senior Tax relief. When the constituent moved in with his parent, he was advised to put name on deed with the father, which caused the father to lose his senior tax relief. This was due to the fact the child and father's income combined was beyond the limit. Now the constituent couldn't pay real estate tax bill. Our office put constituent in touch with the Department of Taxation's Senior Tax Relief office and a payment plan was instituted.

A constituent received a notice of nonpayment of a parking ticket for a weekend in which they were out of town. Never having received the original ticket, this was quite a surprise. The constituent tried to resolve issue, as license plate number was correct, but the VIN# was incorrect. When the 3rd notice came, which threatened to take the automobile, our office was called. We sent the ticket to the head of Parking Enforcement, who said there were mistakes with the ticket and nullified the ticket.

A constituent wanted to know if our office had a drop box to pay taxes. We do not, but we called the Department of Taxation and found out there is a drop box outside of Room 223 at the Government Center and a drop box by the bus stop in front of the Government Center.

Land Use

UPCOMING BRADDOCK DISTRICT LAND USE MEETINGS

Community Meeting on Erickson Proposal for NVTC Site

Monday, December 17 at 7:30 p.m. – Church of the Good Shepherd, Grand Hall, 9350 Braddock Road, Burke

Braddock District Land Use and Environment Committee Meeting

Presentation on One University proposal

Tuesday, December 18 at 7:30 p.m. – Braddock Hall

Braddock District Land Use and Environment Committee Meeting

Tuesday, January 15 at 7:30 p.m. – Braddock Hall

Community Meeting on One University Proposal – Focus on Transportation Issues

Thursday, January 17 at 7:30 p.m. – Fairfax Villa Elementary School, 10900 Santa Clara Drive, Fairfax

COMPREHENSIVE PLAN AMENDMENTS & REZONING PROPOSALS

Community Meeting on Erickson Proposal Scheduled for December 17

Supervisor Cook will be hosting a community information meeting on **Monday, December 17**, for Erickson Living to present the details of their proposal to build a Continuing Care Facility on the site of the former Northern Virginia Training Center (NVTC) on Braddock Road. The meeting will be held in the **Grand Hall at the Church of the Good Shepherd, 9350 Braddock Road (Braddock Road and Olley Lane), Burke, at 7:30 p.m.** See the cover page for additional information.

Redevelopment Proposal for Northeast Corner of Braddock Road and Roberts Road

The Board of Supervisors on November 20 approved a Comprehensive Plan Amendment for approximately 10 acres of land at the northeast corner of Braddock Road and Roberts Road. This area has been planned for 1 to 2 dwelling units per acre. The amended Plan provides a new redevelopment option at a density of 3 to 5 dwelling units per acre if certain conditions are met:

- The 5 properties south of the church must be consolidated.
- Access is limited to a single entrance/exit on Roberts Road as far north as possible.
- Improvements should include a sidewalk or trail on the east side of Roberts Road to serve the new development.
- Redevelopment is to be sensitive to existing environmental features, particularly major tree stands, which should be preserved in consultation with the Fairfax County Urban Forest Management Division. Dedication of land to expand University Park may serve as a means of preservation.

We expect that the developer will submit a rezoning proposal for this property later this month. Supervisor Cook will be scheduling a community meeting to discuss the proposal in early 2019. Look for more information in future Braddock Beacons and Advisories.

Second Community Meeting Scheduled on One University Proposal

In October, Supervisor Cook held a community meeting to discuss a proposed redevelopment of the One University site, located at the northwest corner of the intersection of University Drive and Ox Road, across from the George Mason University fieldhouse. The Fairfax County Redevelopment and Housing Authority (FCRHA) received an unsolicited proposal in July for the redevelopment of this approximately 10.7-acre site. It is owned by the FCRHA and contains the office of its Board, its operational and maintenance facilities, and a 46-unit affordable townhouse community known as Robinson Square. Due to its location, the property has been seen as a potential site for housing for GMU students as well as a location for additional units of affordable housing, both of which are needed. The proposal to develop this site would require both a Comprehensive Plan Amendment and approval of a rezoning proposal. Staff is currently gathering information to determine whether a change to the Comprehensive Plan for this area is appropriate.

The applicants submitted a rezoning proposal to the county which was accepted just before Thanksgiving. The proposal differs slightly from the overview presented at the October community meeting. The retail building has been removed and the layout has been slightly reconfigured to provide more open space on the western edge of the property. The western portion of the site would be developed with two 4-story affordable housing buildings. The western-most building would contain 100 units for residents aged 62 and older. The second building would contain 140 multifamily units, ranging from studios to 4-bedroom units. A 256-space garage would be located under the multifamily building, with additional surface parking spaces provided around both buildings. The application proposes a 5- to 7-story building on the eastern side of the property with up to 362 units designed specifically as student housing. The building, which would house up to 819 students, would wrap around a structured garage with 650 parking spaces.

Because one of the main concerns raised at the October meeting was impacts on traffic, Supervisor Cook has scheduled a second community meeting focusing specifically on that issue. It will be held on **Thursday, January 17, at Fairfax Villa Elementary School, 10900 Santa Clara Drive, Fairfax, at 7:30 p.m.** Wells and Associates, the traffic consultant for the developers, completed their Traffic Impact Study and it has been submitted to the Fairfax County Department of Transportation for their review and comment. A copy of the Executive Summary is available here:

[https://www.fairfaxcounty.gov/braddock/sites/braddock/files/assets/one%20university%20is%20executive%20summary%20\(submission%2011.16.18\).pdf](https://www.fairfaxcounty.gov/braddock/sites/braddock/files/assets/one%20university%20is%20executive%20summary%20(submission%2011.16.18).pdf). The full 262-page report is also available for review.

The developers will be presenting their rezoning proposal to the Braddock District Land Use and Environment Committee at its next meeting on December 18 in Braddock Hall at 7:30 p.m. This will be the Committee's first opportunity to discuss proposed changes to the Comprehensive Plan for this area and the proposed rezoning. Although the county will not have completed its review of the transportation study, the developers will likely touch on it in their presentation. The public is welcome to attend.

BRADDOCK DISTRICT LAND USE & ENVIRONMENT COMMITTEE

The Braddock District Land Use and Environment Committee will meet on **Tuesday, December 18, at 7:30 p.m. in Braddock Hall.** This will be the first opportunity for the developers to present their One University

proposal to the Committee. Community members are invited to attend and learn more about what is being proposed. Braddock District Land Use and Environment Committee meetings are open to the public.

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. in the Board Auditorium of the Fairfax County Government Center, 12000 Government Center Parkway, Fairfax. BZA meetings are also 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. You may register to testify at <https://www.fairfaxcounty.gov/dpz/bza/bzaspeaker.htm>. These matters will not come before the Board of Supervisors, but will be decided by the BZA. Staff reports are normally available two weeks before the scheduled hearing.

Pilgrim Community Church/Pilgrim Christian Daycare Center – 4925 Twinbrook Road, Burke SPA 81-A-002-07

The applicant is proposing to amend a previously approved Special Permit to add a daycare center. The proposed hours of operation would be from 6:30 a.m. to 6:30 p.m., Monday through Friday. The center would care for up to 99 children, with up to 6 full-time teachers and 4 part-time teachers. This application was scheduled to go before the BZA on October 31, but has been deferred until December 12. Information, including a map of the site and staff report, may be found here:

<http://ldsnet.fairfaxcounty.gov/ldsnet/ZAPSMMain.aspx?cde=SPA&seq=4247798>.

Nattaya Cleary/Nattaya Daycare – 4010 Elizabeth Lane, Fairfax SP 2018-BR-077

The applicant currently operates a home child care facility with a maximum capacity of 7 children ages 2 months to 5 years. She is seeking to increase in the number of children permitted to a maximum of 12. The number of employees would increase from the current 4 part-time employees to 6 part-time employees. Hours of operation would continue to be 7 a.m. to 6 p.m. This application was approved by the BZA by a vote of 7 to 0 on November 7. Information, including a map of the site and staff report, may be found here:

<http://ldsnet.fairfaxcounty.gov/ldsnet/ZAPSMMain.aspx?cde=SP&seq=4246763>.

Beverly & Terry Boschert – 8816 Victoria Road, Springfield SP 2018-BR-085

The applicants have requested a reduction in yard requirements to permit construction of a garage 9.5 feet from a side lot line. This application was approved by the BZA by a vote of 7 to 0 on November 28. Information, including a map of the site and staff report, may be found here:

<http://ldsnet.fairfaxcounty.gov/ldsnet/ZAPSMMain.aspx?cde=SP&seq=4250908>.

Nicholas Hutchins – 10812 Braddock Road, Fairfax SP 2018-BR-088

The applicant is seeking a variation to permit a fence greater than 4.0 feet in height in a front yard. This application was approved by the BZA with new development conditions by a vote of 6 to 0 on December 5. Information, including a map of the site and staff report, may be found here:

<http://ldsnet.fairfaxcounty.gov/ldsnet/ZAPSMMain.aspx?cde=SP&seq=4251349>.

James P. Chao – 4936 Americana Drive, Annandale

VC 2018-BR-014

The applicant is seeking a variation to permit construction of a dwelling with stoop and steps 18 feet from a front lot line. Staff is recommending approval. The BZA considered this application on November 7, but deferred its decision until January 9, 2018. Information, including a map of the site and staff report, may be found here:

<http://ldsnet.fairfaxcounty.gov/ldsnet/ZAPSMMain.aspx?cde=VC&seq=4240430>.

Laura M. Newbold – 7507 Inzer Street, Springfield

SP 2018-BR-106

The applicant is seeking a reduction in minimum yard requirements to permit construction of an addition 10.1 feet from a side lot line and a reduction in minimum yard requirements based on an error in building location to permit an accessory storage structure to remain 1.5 feet from a side lot line and 1.9 feet from the rear lot line. This application is scheduled to go before the BZA on January 30, 2019. Information, including a map of the site and staff report, when available, may be found here:

<http://ldsnet.fairfaxcounty.gov/ldsnet/ZAPSMMain.aspx?cde=SP&seq=4249563>.

Amir Gozalzadeh/Forest Hill Day Care, Inc. – 10604 Leehigh Drive, Fairfax

SP 2018-BR-108

The applicants currently operate a home child care facility with a maximum capacity of 7 children. They are seeking to increase the number of children permitted to a maximum of 12. This application is scheduled to go before the BZA on February 6, 2019. Information, including a map of the site and staff report, when available, may be found here: <http://ldsnet.fairfaxcounty.gov/ldsnet/ZAPSMMain.aspx?cde=SP&seq=4254138>.

Carol Boyd Leon – 12213 Rowan Tree Drive, Fairfax

SP 2018-BR-113

This applicant is seeking a reduction in yard requirements to permit construction of an addition 15.0 feet from a side lot line and 22.8 feet from the rear lot line, and to permit construction of a deck with stairs 14.1 feet from a side lot line. This application is scheduled to go before the BZA on February 13, 2019. Information, including a map of the site and staff report, when available, may be found here:

<http://ldsnet.fairfaxcounty.gov/ldsnet/ZAPSMMain.aspx?cde=SP&seq=4243220>.

David & Meghan Schappert – 4717 Pickett Road, Fairfax

SP 2018-BR-117

The applicants are requesting a reduction in yard requirements to permit construction of an addition 8.9 feet from a side lot line such that side yards total 20.6 feet, and a reduction in minimum yard requirements based on error in building location to permit an accessory storage structure to remain 2.4 feet from the other side lot line. This application is scheduled to go before the BZA on February 27, 2019. Information, including a map of the site and staff report, when available, may be found here:

<http://ldsnet.fairfaxcounty.gov/ldsnet/ZAPSMMain.aspx?cde=SP&seq=4254497>.

If you have any further questions regarding any of these land use cases or any other issues of concern to you, please email my office at braddock@fairfaxcounty.gov or call us at 703-425-9300.