



January 2019

Volume 11 | Issue 1

# The Braddock Beacon

## Taste of Braddock Brings Hundreds to Celebrate Community



This year's Taste of Braddock was the biggest one yet! Over 400 people attended the community event on December 14 hosted by my office and the Braddock District Council. Twenty local restaurants donated trays of food from across the Braddock District. I had the pleasure of catching up with many constituents and old friends. The turnout was so large that people were lining out the door.

This annual event is not just about getting free food though. It serves to bring Braddock District residents together under one roof to break bread. Events like Taste of Braddock are important to maintaining a healthy and vibrant community. I hope to see you at my last Taste of Braddock as your supervisor in



December 2019 and that the spirit of the event continues well past my time in office. Thank you to the following restaurants and groups for making

this event a huge success: Annandale High School Culinary Arts Program, Brion's Grille, Coyote Grille, Domino's Pizza (Kings Park Shopping Center), Fairfax Bakery, Giant (Kings Park Shopping Center), Giardinios Italian Restaurant, Glory Days Grill, Great Harvest Bread Company, Hunan West, Kilroy's, Lebanese Bistro, Magill's Famous Pizza, McAlister's Deli, Milano's Family Restaurant, Popeye's (Twinbrook Shopping Center), Safeway (Twinbrook Shopping Center), Spartan's Family Restaurant, Subway (Kings Park Shopping Center), and Wegmans.



# Cook in the Community

**FCPD Motor Squad Santa's Toy Drive:** Supervisor Cook met up with Fairfax County Police officers to send Santa off on his annual toy drive and motorcycle ride through the county on December 11.



**General Assembly Reception and Work Session:**

Supervisor Cook and the rest of the Board of Supervisors met with State delegates and senators at the Government Center on December 11 to discuss issues effecting Fairfax County before the legislative work session begins.

**Taste of Braddock:** Supervisor Cook hosted Taste of Braddock on December 12 with the Braddock District Council at the supervisor's office. See front page story for details.



**Bonnie Brae Santa Ride:** Supervisor Cook arrived to the Bonnie Brae Santa Ride on December 16, but mysteriously disappeared just before Santa arrived. The children were too excited to notice any of this.

**Training Center Community Meeting:** Supervisor Cook opened the Community Meeting on the Training Center Site held at Good Shepherd Methodist Church on December 17.

**Braddock Community Night at George Mason:**

Supervisor Cook and his family went to Eagle Bank Arena to watch the GMU Patriots take on the Naval Academy's Midshipmen

on December 21 for Braddock District Community Night. George Mason offered highly discounted tickets to Braddock District residents for the game along with free drink tickets and photos with Patriot Claus.



*This month in the Braddock Beacon...*

[BNN](#) – Page 3

[Community News](#) – Page 3

[Citizen of the Month](#) – Page 3

[Human Services](#) – Page 6

[Constituent Services](#) – Page 7

[Land Use](#) – Page 7

# Citizen of the Month

Mary Crowder of Kings Park West is the Braddock District Citizen of the Month. Crowder organizes a monthly donation for the Kings Park West neighborhood to George Mason University's food pantry, Patriot Pantry. Crowder first heard of Patriot Pantry at the grand opening of the Giant in University Mall. She went back home and started reaching out to her neighbors on Facebook for donations. She set up a donation box outside her home and has gathered 1923 lbs. of donations since. She is expecting to surpass 2,000 lbs. of food donations at the end of this month. If you're interested in starting your own neighborhood collection visit the Patriot Pantry [website](#).

## 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 feature Fairfax County Fire and Rescue Department Chief John Butler. Supervisor Cook and Chief Butler have a discussion about the fire department's role in the community, public safety, and his plans for the department. 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.

## Community News

### **Annual Braddock District Swim Club Meeting**

Supervisor Cook is pleased to host the annual Braddock District Swim Club meeting once again. It will be held on Monday, January 14 at 7:30 p.m. in Braddock Hall, located at 9002 Burke Lake Road, Burke, VA 22015. This meeting is for the board members and other leaders of the community swim clubs in the Braddock District. In the past, those attending have found it to be a good place to share questions and concerns with other club leaders, representatives from the county's Planning Office and Supervisor Cook. If you have any questions or would like to attend, please contact Ann Sharp at [ann.sharp@fairfaxcounty.gov](mailto:ann.sharp@fairfaxcounty.gov) or 703-425-9300.

### **Meeting for Truro Residents and Neighbors Regarding Traffic Calming Efforts in their Community**

On January 29, from 7 to 8:30 p.m., there will be a community informational meeting regarding excessive traffic in the Truro community area. Fairfax County Department of Transportation (FCDOT) and Virginia Department of Transportation (VDOT) will present their findings to the local neighborhood and listen to community feedback regarding traffic patterns in the vicinity of Elizabeth Lane, Old Hickory Road, Guinea Road and Little River Turnpike, as well as the request for a 4 way stop where Pappas Drive, Burbank Road, Stark Road and Wakefield Drive intersect. Supervisor Cook will be there, as will a variety of officials from both FCDOT and VDOT. The meeting will be held at the Truro Clubhouse, 4146 Elizabeth Lane, Annandale 22003. If you have any questions, please contact Ann Sharp at [ann.sharp@fairfaxcounty.gov](mailto:ann.sharp@fairfaxcounty.gov) or 703-425-9300.

## **Proposed Zoning Ordinance Amendments and How They Affect You**

### ***Proposed Changes to Sign Ordinance:***

Many residents choose to have a sign or two in their yard, perhaps reminding cars to “Slow Down,” or recognizing that they have a “2019 Graduate,” or advertising the local swim club, or supporting their preferred political candidate. This is just one of the areas that would be affected by a sign ordinance amendment currently being considered in the county. Although the topic sounds trivial and mundane, the language under consideration contains provisions that could have a significant impact on what residents can place in their yards or what you see along the roads.

Changes to the sign ordinance are in response to a 2015 decision by the Supreme Court, which ruled that sign regulations must be content neutral. That is, signs may not be regulated based on the message of the sign. All signs must be treated equally unless there is a compelling governmental interest, such as signs to guide traffic or ensure safety. Although the focus is on rewriting the current sign regulations to be content neutral, doing so requires making more policy-oriented changes, such as those concerning temporary and off-site signs. Other areas, such as digital signs, have not been previously regulated but staff is recommending that this would be a good time to do so. Other changes include reorganizing the provisions into a more user-friendly format.

Yard signs would be a new sign type allowed on any lot developed with a residential use. A total of 12 square feet of total sign area would be allowed, with no single sign exceeding 4 square feet in area and a maximum height of 4 feet. There would be no limit on the number of signs as long as the total did not exceed 12 square feet in area. Yard signs would not be subject to a time limit, making the new regulations easier to enforce.

Minor signs for non-residential land uses would be regulated based on road frontage. Lots with frontage on a major thoroughfare would be allowed 40 square feet of total sign area, with no single sign exceeding 24 square feet in area. A single freestanding sign would be allowed with a maximum height of 4 feet. For land uses on all other lots, 24 square feet of total sign area is proposed, but signs must be building mounted or attached to a fence, wall, or existing freestanding sign.

Fairfax County signs, for example, those used by schools and the Park Authority, would be subject to the proposed sign provisions. Building-mounted, non-illuminated “spirit” or “accolade” signs for any type of school would be exempted as long as they do not cover more than 10 percent of the façade on which they are placed. This would apply, for example, to a sign on a high school that says “2010 Tennis Regional Champions.”

Electronic display signs would be allowed as part of any permanent freestanding sign in any zoning district. The proposal would allow for 50 percent of the allowable freestanding sign area to be an electronic/digital display. The message could change only once every 8 seconds and the change must be instantaneous (not scrolling or moving). The background color could not be white, off-white, or yellow, and limits may be placed on brightness.

Additional information on the proposed sign ordinance amendment may be found at:  
<https://www.fairfaxcounty.gov/planning-zoning/zmod/sign-provisions>.

The Planning Commission held a public hearing on the proposal in December but deferred making a recommendation until January 16 to allow more time for discussion on the impact of the proposed changes. The Board of Supervisors will hold a public hearing on February 5 at 4 p.m. at the Fairfax County Government Center. Those interested in testifying should sign up in advance at:  
<https://fairfaxcounty.gov/bosclerk/speakers-form>. You may also submit written comments. Supervisor Cook is interested in your views on this matter. Please contact the office with your thoughts.

***Proposal to Expand Definition of Commonly Accepted Pets:***

Did you know that hedgehogs, chinchillas, and hermit crabs are not allowed to be kept as pets in Fairfax County? The current definition of “commonly accepted pets” was adopted in 1985 and includes: domesticated rabbits; hamsters; ferrets; gerbils; guinea pigs; pet mice and pet rats; turtles; fish; dogs; cats; domestic chickens, ducks and geese under two months old; birds such as canaries, parakeets, doves and parrots; worm/ant farms; non-poisonous spiders; chameleons and similar lizards; and non-poisonous snakes. Hedgehogs are considered “wild or exotic animals” and are prohibited, and keeping chinchillas and hermit crabs requires Special Permit approval.

Because of interest expressed from residents, the Board of Supervisors will be considering an amendment to the Zoning Ordinance that would allow all three animals to be kept as pets without obtaining any permit. The proposal would also include an amendment to the Fairfax County Code to modify the definition of wild or exotic animals. While some potential pet owners have expressed support, other groups, such as the Department of Animal Sheltering and Animal Services Advisory Commission, have stated concern about allowing these animals as pets.

The Board of Supervisors will hold a public hearing on January 22 at 4 p.m. at the Fairfax County Government Center. If you are interested in testifying, please sign up in advance at: <https://www.fairfaxcounty.gov/bosclerk/speakers-form>. You may also submit written comments to the Board of Supervisors at [ClerktotheBOS@fairfaxcounty.gov](mailto:ClerktotheBOS@fairfaxcounty.gov) or to our office.

**Public Safety Unmanned Aircraft Systems Public Information Meetings**

Fairfax County is developing a comprehensive Public Safety Unmanned Aircraft Systems (UAS) program and would like to hear from our residents on what they think. We are hosting six public information meetings located throughout Fairfax County.

Each public information meeting will include a static display of unmanned aircraft followed by a presentation outlining the program. After the presentation, there will be an opportunity to ask questions from representatives of the Office of Emergency Management, County Attorney’s Office, Police and Fire and Rescue Department. The formal presentation will begin at 7 p.m.

To find out more about the UAS program go to [www.fairfaxcounty.gov/uas](http://www.fairfaxcounty.gov/uas). The draft public safety UAS program manual is located there along with a link to the email account.

Please send your feedback or questions to [uas@fairfaxcounty.gov](mailto:uas@fairfaxcounty.gov) or through the link located on the UAS webpage. Written comments on the draft program must be received by the close of business February 8, 2019 to be included in the official public record.

Jan. 14, 2019 (6:30 p.m. – 8:30 p.m.)  
Mason District Governmental Center (Community Room)  
6507 Columbia Pike, Annandale, VA 22003

Jan. 16, 2019 (6:30 p.m. – 8:30 p.m.)  
South County Governmental Center (Room 221C)  
8350 Richmond Highway, Alexandria, VA 22309

Jan. 23, 2019 (6:30 P.M. – 8:30 p.m.)  
McLean District Governmental Center  
1437 Balls Hill Road, McLean, VA 22101

Jan. 24, 2019 (6:30 p.m. – 8:30 p.m.)

Sully District Governmental Center  
4900 Stonecroft Blvd, Chantilly, VA 20151

Jan. 28, 2019 (6:30 p.m. – 8:30 p.m.)  
Reston Community Center – Hunter Woods  
2310 Colts Neck Road, Reston, VA 20191

Jan. 30, 2019 (6:30 p.m. – 8:30 p.m.)  
Braddock Hall – Kings Park Library  
9002 Burke Lake Road, Burke, VA 22015



### **Look Out for Hemlock Wooly Adelgid**

In the 1950's a particularly nasty invasive insect called the hemlock wooly adelgid (HWA) arrived in the U.S. on infested ornamental hemlock trees. This insect feeds on the sap of hemlock trees (*Tsuga* sp.). The American species (Eastern and Carolina hemlocks) have no defense against this invasive pest and will eventually be killed. Hemlocks are slow growing and very long lived trees and have been nearly wiped out in the nearby Shenandoah National Park.

The Hemlock wooly adelgid (*Adelges tsugae*) looks like white clumps on the undersides of branches of hemlocks (pictured). Each fluffy spot is actually a group of aphid-like insects covered by a white wax to protect them from predators.

Symptoms of infestation include yellow, chlorotic needles or needle loss, loss of tree vigor and dead branches. Hemlock wooly adelgid is a relatively slow killer and may take up to ten years before a tree succumbs.

If you find HWA on your trees, there are several control options which include the systemic insecticides imidacloprid and azadirachtin for larger trees, insecticidal soap or dormant/horticultural oil for trees where the whole canopy is accessible. Make sure to follow the directions on the label when using any insecticide.

For more information on this insect, please see our website at

<https://www.fairfaxcounty.gov/publicworks/urban-foresters-protect-hemlock-trees-against-invasive-insect> or [contact us by email at pestmail@fairfaxcounty.gov](mailto:pestmail@fairfaxcounty.gov) or phone 703-324-1770, TTY 711.

Photo courtesy USDA Forest Service Southern Research Station, [Bugwood.org](http://Bugwood.org).

## Human Services

### **History of Braddock District with Chairman Sharon Bulova**

Wednesday, January 16 at 1 p.m., Kings Park Library Meeting Room sponsored by the Braddock District Council on Aging in Place Committee.

### **Planning for Aging in Place/Long Term Care**

January 25, 10- 11:30 a.m., Lifetime Learning Institute, St. Matthew United Methodist Church, 8617 Little River Turnpike, Annandale. To register call 703-503-0600.

### **George Mason Variety Show: Osher Life Long Learning Institute**

Olli's Follies, an old-time variety show by the talented friends of the Osher Lifelong Learning Institute at George Mason University on January 25 at 10:30 a.m. City of Fairfax Library, 10360 North Street, Fairfax. Free. Call 703-293-6227.

## **Dementia Caregiver Support Group**

Shepherd's Center of Fairfax-Burke sponsors a monthly meeting on the 2nd Tuesday of each month (noon – 1:30 p.m.) 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](mailto:Eileen.thompson1@gmail.com).

## **Exercise Classes**

The Shepherd's Center of Fairfax-Burke offers exercise classes for older adults. Classes are designed to build strength and improve balance, and flexibility. All levels of ability are welcome. The application form can be printed from our website, available at the first session of each class, [www.scfbva.org](http://www.scfbva.org), or contact our office at (703) 323-4788.

At the Lord of Life Lutheran Church, 5114 Twinbrook Road, Fairfax,

Classes are 9:30 – 10:30 am on:

Mondays January 7 to March 25 for \$30 (12 Classes)

Fridays, January 11 to March 29 for \$30 (12 classes)

At the Abiding Presence Lutheran Church, 6304 Lee Chapel Rd., Burke,

Classes are 9:00 – 10 a.m. on:

Wednesdays, January 9 - May 8 for \$45 (18 classes)

Community Meeting on Braddock Glen Wellness Center, Thursday, February 21 at 7 p.m. Braddock Glen, 4027 Olley Lane, Fairfax, VA 22032. Meeting for residents on February 21 at 10:30 a.m.

# Constituent Services

A constituent had not received her new dog license after paying for it. A staff member called the Department of Taxation and discovered that the constituent did not have the original dog license number on the check she sent in. The constituent received her new dog license two days after sending the Department of Taxation a copy of her cancelled check and the original dog license.

A constituent called the office for information about her car tax by certain deadline. A staff member was able to find the information she needed and delivered it to her before it was due.

Over 40 constituents came to our office to have documents notarized by one of our staff members in the month of December.

# Land Use

## **Upcoming Braddock District Land Use Meetings**

### **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 Traffic Issues**

Thursday, January 17 at 7:30 p.m. – Fairfax Villa Elementary School, 10900 Santa Clara Drive, Fairfax [Snow date is Thursday, January 31 at 7:30 p.m., same location]

### **Community Meeting on Erickson Living Proposal for NVTC Site – Focus on Traffic Issues**

Monday, February 4 at 7:30 p.m. – Church of the Good Shepherd, Grand Hall, 9350 Braddock Road, Burke [Snow date is Monday, February 11 at 7:30 p.m., same location]

### **Community Meeting on Roberts Road Proposal**

Tuesday, February 12 at 7:30 p.m. – Oak View Elementary School, 5004 Sideburn Road, Fairfax [Snow date is Tuesday, February 26 at 7:30 p.m., same location]

### **Braddock District Land Use and Environment Committee Meeting**

Tuesday, February 19 at 7:30 p.m. – Braddock Hall

*NOTE: Community Meetings will be live-streamed on [Facebook Live](#). The videos will also be available for viewing following the meetings. Please visit Supervisor Cook's [Facebook page](#). Meeting materials will also be posted on Supervisor Cook's website.*

## **Comprehensive Plan Amendments & Rezoning Proposals**

### **Community Meetings on Erickson Living's Proposal for NVTC Site**

Supervisor Cook held a community information meeting on December 17 at which Erickson Living presented the details of their proposal to build a Continuing Care Facility (CCF) on the site of the former Northern Virginia Training Center (NVTC) on Braddock Road. The applicant is proposing to redevelop the property with a CCF, a public indoor recreational facility, and a small affordable senior housing component. This is generally consistent with the Comprehensive Plan Amendment adopted by the Board of Supervisors in November following over a year of community outreach and input.

Erickson Living is proposing a CCF consisting of 1,050 independent living units and 175 assisted living and skilled nursing beds. The development would include 12 buildings connected by an internal network of sidewalks, trails, and pedestrian bridges between buildings. Eleven of the buildings will house independent living units and various indoor amenities, including restaurants and dining facilities, indoor recreation, and common areas. One building will house the assisted living and skilled nursing beds. Each of the buildings is proposed to be five stories located over one level of underground parking. A total of 1,781 parking spaces would be provided for residents, employees, and visitors, or 1.45 per unit. The development would be primarily located within the existing loop road and pavilion/open field area, which would allow preservation of the existing tree buffer. The total size of the CCF would be approximately 2,061,300 square feet. The primary access point would be at the existing signalized intersection of Braddock Road and Burke Station Road. An entry drive would lead to a gatehouse providing secure access to the CCF.

The applicant has proposed to dedicate land to the Fairfax County Park Authority that may be developed with a public indoor recreation facility with parking and an outdoor recreation area. The Comprehensive Plan Amendment recommended a publicly accessible park space including active and all-abilities recreational uses and intergenerational gathering spaces. The proposed area would be located on the eastern side of the property, just south of the existing parking lot which is the site of the future DMV facility. Access would be provided through the existing entrance across from Fairfax Memorial Park. The applicant has also proposed to build a connecting road to provide access to the signalized intersection at Burke Station Road.

In addition, the applicant has proposed to install a publicly accessible trail on the western portion of the site that would provide a connection between Braddock Road and the trail network to the south.

On the northwestern corner of the property where the group homes were located, the applicant has proposed an age-restricted affordable housing building, which would provide approximately 80 units of much-needed affordable senior housing. The applicant has proposed partnering with either a private affordable housing

developer and/or the Fairfax County Redevelopment and Housing Authority to develop this portion of the site, which would not be part of the proposed CCF. Access would be at the existing entrance across from Red Spruce Road.

The PowerPoint presentation from the meeting, which contains maps, illustrations, and additional details on Erickson Living's proposal, is located on our website at:

<https://www.fairfaxcounty.gov/braddock/sites/braddock/files/assets/documents/nvtc%20rezoning%20presentation%20final.pdf>.

A number of questions were raised about traffic. All access would be from Braddock Road. An Operational Analysis prepared by Wells + Associates projects 3,887 daily trips would be generated, including 227 morning peak hour trips and 268 evening peak hour trips. Fairfax County Department of Transportation staff is currently reviewing the study and is expected to provide comments later this month.

A second community meeting has been scheduled for Monday, February 4, at the Church of the Good Shepherd, 9350 Braddock Road (Braddock Road and Olley Lane), Burke, at 7:30 p.m. This meeting will focus specifically on the traffic analysis, including feedback from county staff on the information submitted by the applicant. Community members are encouraged to attend and learn more about the potential impacts relating to traffic as well as other issues of interest. In the event of inclement weather, the meeting will be rescheduled for Monday, February 11, at the Church of the Good Shepherd at 7:30 p.m.

### **Community Meeting Scheduled for February 12 on Redevelopment Proposal for Northeast Corner of Braddock Road and Roberts Road**

Roberts Road Investment LC has submitted a rezoning proposal to place a consolidated residential community consisting of 45 single-family detached homes at the northeast corner of Braddock Road and Roberts Road. In November, the Board of Supervisors adopted a Comprehensive Plan Amendment which would allow more intense development of this property if certain conditions are met, including consolidation of the parcels, environmentally sensitive design, and improved pedestrian connections.

The applicant is proposing to rezone the property from the R-1 District to PDH-5. According to the applicant, the development would be a high-end residential community with an innovative layout providing for usable open space, a mixture of lot sizes, high standards in architectural design, and centrally located community amenities. Access would be from a single entrance on Roberts Road located as far from the Braddock Road intersection as feasible.

A corner parkette with hardscape and seating areas along with landscape buffering is proposed for the corner of Braddock Road and Roberts Road. The applicant has proposed a tree preservation area along Braddock Road as well as a decorative screening wall for privacy and noise mitigation for the new houses. An additional tree preservation area is proposed along the eastern property boundary with University Park.

Supervisor Cook has scheduled a community meeting for Tuesday, February 12, at Oak View Elementary School, 5004 Sideburn Road, Fairfax, at 7:30 p.m. The snow date is Tuesday, February 26, at the same location, 7:30 p.m. Community members are encouraged to attend this meeting to learn more about the proposal and to get further information.

### **Second Community Meeting Scheduled for January 17 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. Because a number of questions were raised relating to traffic, a second community meeting focusing specifically on that issue has been scheduled for Thursday, January 17, at Fairfax Villa Elementary School, 10900 Santa Clara Drive, Fairfax, at 7:30 p.m. The snow date is Thursday,

January 31, at the same location, 7:30 p.m. Wells + 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, as well as the full 262-page report, is available for review at: <https://www.fairfaxcounty.gov/braddock/one-university-proposed-project>.

Consideration of the One University project came about as the result of an unsolicited proposal submitted to the Fairfax County Redevelopment and Housing Authority (FCRHA) in July for the redevelopment of this approximately 10.7-acre site. The property is owned by the FCRHA, and due to its location has been seen as a potential site for housing for GMU students as well as 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 consulting with other county departments and gathering information to determine whether a change to the Comprehensive Plan for this area is appropriate as well as to evaluate the rezoning application.

The rezoning proposal submitted to the county and accepted just before Thanksgiving 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 where the RPA is located. The proposal would provide for one building with 100 age-restricted affordable housing units for residents aged 62 and older and a second building with 140 affordable multifamily units, ranging from studios to four-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.

This proposal has generated a good deal of interest from residents of both the Braddock District and Fairfax City. Although the site is located in the county, we are working with Fairfax City officials in evaluating the impacts. We expect that city officials will also be holding meetings as this proposal is considered. Community members are encouraged to attend Supervisor Cook's meeting on January 17 to discuss the Traffic Impact Study and concerns and issues related to traffic, both vehicular and pedestrian. As additional information is gathered regarding impacts on public facilities, schools, and the environment, we expect to schedule additional community meetings to solicit feedback.

#### **Braddock District Land Use & Environment Committee**

The Braddock District Land Use and Environment Committee will meet on Tuesday, January 15, at 7:30 p.m. in Braddock Hall. The agenda for this meeting has not yet been set. 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**

On December 12, the BZA approved an application to permit a child care center at Pilgrim Community Church. The maximum hours of operation of the child care center are 6:30 a.m. to 6:30 p.m., Monday through Friday. The maximum enrollment must not exceed 99 children at any one time. Use of the playground by the child care center is limited to the hours of 9 a.m. to 5 p.m. daily. A community liaison must be appointed by the applicant to receive neighborhood complaints regarding the use of the church site. The name and contact information of the liaison must be posted on the main entrance doors of the two church buildings. There will be no new construction. Information, including a map of the site, staff report, and resolution for approval with conditions, may be found here: <http://ldsnet.fairfaxcounty.gov/ldsnet/ZAPSMMain.aspx?cde=SPA&seq=4247798>.

**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](mailto:braddock@fairfaxcounty.gov) or call us at 703-425-9300.