

**MINUTES OF  
FAIRFAX COUNTY PLANNING COMMISSION  
WEDNESDAY, MARCH 13, 2024**

**PRESENT:** Phillip A. Niedzielski-Eichner, Chairman, At-Large  
Timothy J. Sargeant, Vice Chairman, Commissioner At-Large  
Evelyn S. Spain, Secretary, Sully District  
John C. Ulfelder, Parliamentarian, Dranesville District  
Mary D. Cortina, Braddock District  
Daniel G. Lagana, Franconia District  
John A. Carter, Hunter Mill District  
Alis Wang, Mason District  
Walter C. Clarke, Mount Vernon District  
Jeremy Hancock, Providence District  
Candice Bennett, Commissioner At-Large

**ABSENT:** Peter F. Murphy, Springfield District

**OTHERS:** Mary Ann Tsai, Branch Chief, Zoning Evaluation Division (ZED),  
Department of Planning and Development (DPD)  
Daniel Creed, ZED, DPD  
Karen Yee, ZED, DPD  
Joseline Cadima, Department of Clerk Services (DCS)  
Teresa Desantis, DCS  
Samantha Lawrence, Senior Deputy Clerk, Planning Commission, DCS

//

The meeting was called to order at 7:30 p.m., by Chairman Phillip A. Niedzielski-Eichner, in the Board Auditorium of the Fairfax County Government Center, 12000 Government Center Parkway, Fairfax, Virginia 22035.

//

**COMMISSION MATTERS**

Chairman Niedzielski-Eichner announced the items to be considered during Commission matters and the scheduled public hearings.

//

**PCA-2011-PR-011-004/CDPA-2011-PR-011 (RZPA 2023-PR-00030)/FDP 2011-PR-011-07 (RZPA 2023-PR-00040) - CITYLINE PARTNERS LLC**

Commissioner Hancock MOVED THAT THE PLANNING COMMISSION DEFER THE PUBLIC HEARING FOR PCA-2011-PR-011-004, CDPA-2011-PR-011, AND FDP 2011-PR-011-07 TO A DATE CERTAIN OF MAY 1, 2024, AND RECOMMEND TO THE BOARD OF SUPERVISORS THAT IT DEFER ITS PUBLIC HEARING FOR THE APPLICATIONS TO A DATE FOLLOWING THE PLANNING COMMISSION'S ACTION.

Commissioners Sargeant seconded the motion which was carried by a vote of 11-0. Commissioner Murphy was absent from the meeting.

//

Commission Lagana announced his intent to resign from his role as Planning Commissioner for the Franconia District, effective May 2024. He added that this decision was due to family matters. He thanked the Commission and the public for the opportunity to serve, and acknowledged staff for their hard work.

//

Chairman Niedzielski-Eichner and multiple Commissioners commented on Commission Lagana’s resignation from the Planning Commission. They expressed their gratitude for serving with him and thanked him for the service he provided to his community. A reference was made to the Plan Amendment, PA 2015-IV-RH, Top Golf application, which was spearheaded by Commissioner Lagana, with a recommendation for adoption by the Planning Commission and approved by the Board of Supervisors.

//

ORDER OF THE AGENDA

Secretary Spain established the following order of the agenda:

1. SEA 2015-MV-003 – CLAUDIA C. TRAMONTANA AND FIRST YEARS LEARNING CENTER LLC
2. PRC-80-C-111-02 (RZPA 2023-HM-00058) – FAIRFAX COUNTY SCHOOL BOARD, A BODY CORPORATE
3. RZ-2023-HM-00004 – SAMIR AMER AND MUNA AMER

This order was accepted without objection.

Chairman Niedzielski-Eichner recited the rules for public testimony.

//

SEA 2015-MV-003 – CLAUDIA C. TRAMONTANA AND FIRST YEARS LEARNING CENTER LLC – Appl. to amend SE 2015-MV-003 previously approved for a home child day care facility, to amend development conditions to permit up to 12 children. Located on approx. 10,488 sq. ft. of land zoned PDH-2. Mount Vernon District. Tax Map 99-2 ((17)) 34. \*This hearing is in addition to one previously held on January 31, 2024; anyone who testified in that previous hearing is on record and need not testify again at this new hearing. MOUNT VERNON DISTRICT. PUBLIC HEARING.

There were no disclosures by Commission members.

Claudia Tramontana, Applicant, reaffirmed the affidavit dated November 28, 2023.

Daniel Creed, Zoning Evaluation Division, Department of Planning and Development presented the staff report, a copy is in the electronic date file. He stated that staff recommended approval of SEA 2015-MV-003.

Ms. Tramontana gave a presentation on the subject home child day care facility.

There was a discussion between Mr. Creed, Ms. Tramontana, and multiple Commissioners regarding the following:

- An acknowledgement that Ms. Tramontana received letters of support from the community, which included parents whose children attended the home child care facility;
- Confirmation that another child care facility that accommodated 12 children operated on the same pipestem as the applicant's facility;
- Staff confirmed their awareness of the prior approval for the neighboring facility that was located on the same pipestem as First Years Learning Center;
- Staff confirmed that the other facility that accommodated 12 children operated prior to a change in state law that required special permit and special exception approval;
- Confirmation that in the 2015, the applicant, the homeowners' association (HOA), and the neighboring properties came to an agreement that First Years Learning Center would accommodate nine children;
- The applicant confirmed that the HOA's position was those issues surrounding the facility was between the applicant and the County;
- The applicant received no special exception requirement approvals from the HOA;
- The applicant received a letter of support from a homeowner whose home was located on the pipestem;
- The applicant confirmed she received a letter of opposition from a renter who occupied the property directly adjacent to her property;
- The applicant confirmed that the homeowner to the left of her property, who operated a home child care facility with 12 children, also opposed First Years Learning Center's proposed increase to 12 children;
- The applicant confirmed there was a reserve fund for the maintenance of the pipestem from dues received by the HOA;

- The applicant confirmed that her clients did not impede on the driveway of the neighboring properties during drop-off and pick-up;
- The applicant confirmed that the conditions set by the County for the operation of First Years Learning Center, LLC were adhered to;
- Staff clarified that the maximum number of children was enforced by the applicant's state license, all children cared for would be verified by the state, and the children's records were retained by the facility;
- Staff confirmed that the language that referenced drop-off and pick-up times was standard for home child care facilities, and verification was conducted through the complaint process;
- Staff confirmed that First Years Learning Center received a complaint in 2016, an investigation was conducted, the investigation was unfounded and closed, and no notice of violation was issued;
- Staff confirmed that Development Condition Number 7 was County imposed and most special exceptions and special permits mirrored that language;
- Staff confirmed that the County required that drop-off and pick-up of the children occur in the driveway;
- Staff confirmed that the easement language permitted common use of the driveway for all the affected five lots for ingress and egress;
- Staff confirmed there was an additional development condition that precluded parking or drop-off and pick-up activity in the pipestem;
- Staff confirmed that the children would have to walk to the facility if there were changes to the language that prohibited parking in the right-of-way;
- Staff confirmed that public parking was available in the cul-de-sac and doing so could be interpreted as a violation of Development Condition Number 7; and
- A discussion on the types of signs placed on the applicant's property.

Chairman Niedzielski-Eichner called the first listed speaker.

Aamaria Hall, 6614 Winstead Manor Court, Lorton, supported the home child day care facility. A copy of Ms. Hall's statement is in the date file.

Barbara Driggins supported the home child day care facility. A copy of Ms. Driggins' statement is in the date file.

Commissioner Clarke stated that he had known Ms. Driggins for many years. He added that Ms. Driggins's granddaughter and his daughter graduated from West Potomac High School. Commissioner Clarke thanked Ms. Driggins for her testimony.

Chairman Niedzielski-Eichner called for speakers from the audience.

Kimberly Driggins, a client of First Years Learning Center, supported the application, and stated the following:

- Ms. Driggins' son attended the facility for the past year;
- Finding affordable and quality child care was essential;
- Her five-year-old, who attended First Years Learning Center, was waitlisted for over a year, due to the current maximum number of children allowed at the facility; and
- Ms. Driggins son enjoyed attending the First Years Learning Center and acknowledged the difference in the level of service provided compared to other facilities.

Alexis West Olszewski, resident of Mount Vernon District, supported the home child day care facility and stated the following:

- Ms. Olszewski's son attended the facility on a part-time basis;
- Clarified that the pipestem was only utilized to access the driveway;
- The pipestem expanded beyond the homes and Ms. Tramontana's home was located at the entrance of the pipestem;
- The pipestem was not part of the drop-off or pick-up location;
- Echoed the testimony of the other working parents regarding the importance of child care;
- It was difficult finding dependable and quality child care; and
- Expansion of high-quality day-care centers and services were vital for individuals who wished to live, work in the community, and expand a family.

Commissioner Clarke requested that staff clarify the location of Ms. Tramontana's property. Mr. Creed stated that Ms. Tramontana's property was in the middle of the pipestem.

Stacey Brayboy, Alexandria, former client of First Years Learning Center and friend of Ms. Tramontana, supported the home child day care facility and stated the following:

- Ms. Tramontana's request was to increase additional children for families of children that attended the facility;
- Ms. Tramontana met the County's standards and disclosed to parents the issues surrounding drop-off and pick-up procedures;
- Staff recommended that the Commission approve the application;
- The current issues raised were not addressed in 2015 when the applicant first came before the Commission;
- Ms. Brayboy attended the public hearing with her children because she could not find childcare; and
- Echoed the need for affordable child care within the County.

Natalia Tramontana, the applicant's sister, supported the home child day care facility and stated the following;

- She lived and worked with Ms. Tramontana during the summer months when she attended high school and college;
- She understood the neighboring properties' parking concerns;
- Ms. Tramontana was a minority, woman-owned small business, who encountered many challenges in growing her business;
- Ms. Tramontana previously accommodated 12 children at the facility prior to 2015;
- Ms. Tramontana abided by the rules set forth by the County; and
- Ms. Tramontana was a dedicated, hard-working individual who would not endanger her life or the lives of those in her care.

Andrea Aliaga supported the home child day care facility because her daughter attended the facility and received excellent care. Ms. Aliaga stated that neither she nor her spouse had experienced issues with the facility and there were no traffic or parking concerns.

Jeff Gabbert, President of the community's HOA, stated that the association remained neutral on the proposed request. He added that the issues discussed began in 2015, but he was recently elected as President of the organization and inherited this issue. Mr. Gabbert reminded the Commission that in 2015, these concerns were brought before them, and it was determined by both the County and the HOA's legal counsel that this was a matter between the State of Virginia and the County. The HOA was not privy to licensing issues. He added that in his current capacity, he felt obligated to disclose the HOA's stance on this matter and had attended the public hearing to answer the Commission's questions. Mr. Gabbert added that a couple of residents

opposed the increased number of children from 9 to 12 and went through great lengths to solidify their opposition. Mr. Gabbert discussed the parking restrictions surrounding the pipestem and cul-de-sac. He added that this was a controversial issue between a few residents. Mr. Gabbert confirmed there were several home child care facilities in the neighborhood that accommodated 12 children.

There was a discussion between Mr. Creed, Mr. Gabbert, and multiple Commissioners regarding the following:

- The HOA's bylaws did not address home child care facilities;
- The State of Virginia did not prohibit anyone from having a home-based small business;
- A sign in the yard of a residential home advertising a home-based business was prohibited in the community;
- Confirmation that the HOA's budget had a reserve fund that maintained the neighborhood's two pipestems;
- Noise concerns from drop-off, pick-up, and the use of the pipestem was the primary objections for the increased number of children from nine to 12;
- The other two home child care facilities in the neighborhood did not seek HOA approval;
- A recommendation that a noise study be conducted for the area where the facility was located;
- The concerns surrounding the pipestem was not warranted, considering many of the children were part of the same families;
- There was a supply and demand for the service of quality child care;
- The County should support a minority-owned, small business owner;
- Confirmation that the community paid to fund and maintain the pipestem;
- The concerns surrounding the paving of the pipestem and the disproportionate burden on one individual was questionable;
- Clarification that there was a home child care facility on Winstead Manor Court and another on Winstead Manor Lane;
- The home child care facility on Winstead Manor did not have the same concerns and was not located on the pipestem;

- Confirmation that the Fairfax County Department of Transportation installed the no-parking signs, and such signage was installed in the cul-de-sac;
- Staff confirmed there were certain no-parking signs that did not prohibit parking throughout the cul-de-sac;
- Staff confirmed that there were no-parking signs on the pipestem; and
- Confirmation that in 2015, the residents of the community voted to have a no-parking policy on the pipestem and at that time, the HOA supported that initiative.

There being additional speakers, no rebuttal from the applicant, no further comments or questions from the Commission, and staff had no closing remarks; therefore, Chairman Niedzielski-Eichner closed the public hearing and recognized Commissioner Clarke for action on this home child day care facility.

//

Commissioner Clarke MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS DENIAL OF SEA 2015-MV-003.

Commissioner Sargeant seconded the motion which failed by a vote of 2-9. Commissioner Murphy was absent from the hearing.

The motion for denial failed; therefore, Commissioner Ulfelder MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF SEA 2015-MV-003.

Commissioner Bennett seconded the motion which was carried by a vote of 9-2. Chairman Niedzielski-Eichner, Commissioners Bennett, Lagana, Carter, Cortina, Spain, Ulfelder, Hancock, and Wang voted in support. Commissioners Clarke and Sargeant voted in opposition. Commissioner Murphy was absent from the meeting.

//

RZ 2023-HM-00004 - SAMIR AMER AND MUNA AMER – Appl. to rezone from the R-1 District to R-2 District to permit two single-family detached dwelling units at a density of 1.05 dwelling units/acre. Located on the S. side of Lawyers Rd. and E. side of Laurel Ridge Rd. on approx. 1.91 ac. of land. Comp. Plan Rec: Residential 1-2 du/ac. Hunter Mill District. Tax Map 38-1 ((1)) 30. HUNTER MILL DISTRICT. PUBLIC HEARING.

There were no disclosures by Commission members.

Ibrahim A. Chehab, Applicant's Agent, reaffirmed the affidavit dated January 30, 2024.

Karen Yee, Zoning Evaluation Division (ZED), Department of Planning and Development DPD, presented the staff report, a copy is in the electronic date file. She stated that staff recommended approval of RZ 2023-HM-00004.

Mr. Chehab gave a brief presentation on the subject of rezoning.

There was a discussion between Ms. Yee; Mr. Chehab; Samir Amer, Applicant; and multiple Commissioners regarding the following:

- The status of the proffers in the existing property;
- Whether the applicant met the proffers for the existing property;
- Confirmation that additional trees were in the process of being planted at the existing property;
- The applicant established a new pipeline to accommodate the sanitary sewer for the proposed rezoning;
- Staff confirmed that Development Condition Number 9 required transitional landscape plantings along the existing property and the adjacent property on Lot 9, as well as at the rear of the existing home was not fulfilled;
- Staff confirmed plantings along the existing property and the adjacent property line had died;
- The applicant confirmed 32 tree plantings between the existing and adjacent homes;
- The applicant confirmed that 2 of the 12 green giant tree plantings at the rear of the existing property, Lots 110, 111, and 112 had died;
- The applicant confirmed 10 chestnut tree plantings at the rear corner of the existing home and there was no space for additional tree plantings;
- Staff confirmed that, based on a site visit to the property conducted on July 11, 2023, there were no visible plantings at the border of the existing property and Lot 9; and
- The applicant confirmed 32 recent tree plantings.

Chairman Niedzielski-Eichner called the first listed speaker.

Michael Godwin, 2210 Laurel Ridge Road, Vienna, opposed the proposed rezoning and stated the following:

- Mr. Godwin his property in 2001;
- Understood the challenges the applicant faced in seeking to rezone his property;

- Concerns that increase usage to the power grid by the additional home would impact the community; and
- Concerns regarding the impact on neighboring homes that used well water during the construction phase.

Commissioner Carter inquired whether Mr. Godwin's home was located on a sewer. Mr. Godwin responded in the affirmative. He stated that the County required the installation of a sewer line prior to the redevelopment of his residence. Mr. Godwin added that the sewer line was located at the rear of his property.

Cristina Black, 2200 Laurel Ridge Road, Vienna, opposed the proposed rezoning. A copy of Ms. Black's statement is in the date file.

Brian Beucler, 2237 Laurel Ridge Road, Vienna, opposed the proposed rezoning. A copy of Mr. Beucler's statement is in the date file.

Richard Ragan opposed the proposed rezoning. A copy of Mr. Ragan's statement is in the date file.

Chairman Niedzielski-Eichner called for speakers from the audience.

Richard Cunningham 2200 Abbotsford Drive, opposed the proposed rezoning because of the following:

- The roof of Mr. Cunningham's residence was leveled to the applicant's property;
- Concerns regarding stormwater flowing down from the site into his back yard;
- Concerns regarding mud flow at the rear of his property from the applicant's existing residence;
- Concerns that flooding from construction of the two single-family detached dwelling units would impact the rear of his home where the sewer easement was located;
- Mr. Cunningham disclosed that his work schedule did not allow for time to meet with the applicant;
- Mr. Cunningham disclosed that he had several stormwater mitigation measures in place to stop the runoff from the applicant's property to his home; and
- Mr. Cunningham requested additional time to consider the impact on his home because of the proposed rezoning.

There was a discussion between Mr. Cunningham and Chairman Niedzielski-Eichner on the location of his property. Mr. Cunningham provided the location of his property in relation to the existing development. He stated that runoff from the existing home also impacted his property.

Mr. Cunningham added that a slated patio and a stone lining irrigation ditch were constructed to mitigate the runoff from the applicant's existing property to his home. He added that significant stormwater runoff still caused an impact to his property.

Beth Goodwin, 2210 Laurel Ridge Road, Vienna, opposed the proposed rezoning because of the traffic impact from Lawyers Road to Laurel Ridge Road. Ms. Goodwin stated she understood Mr. Cunningham's concerns. She disclosed she was involved in an accident at the corner of Lawyers Road to Laurel Ridge Road where a driver collided into her vehicle. Ms. Goodwin disclosed that the corner of Ms. Black's residence was used as a bus stop for school-aged children. She addressed the safety concerns at the intersection of Lawyers Road to Laurel Ridge Road.

Chairman Niedzielski-Eichner requested that staff clarify the proposed number of homes that would be constructed. Staff clarified that one additional home would be constructed.

Chairman Niedzielski-Eichner called for additional speakers from the audience, but there were none.

There was a discussion between Ms. Yee; Mary Ann Tsai, ZED, DPD; and multiple Commissioners regarding the following:

- A discussion on whether the lot for the proposed dwelling was forested or managed turf;
- Staff confirmed that the County's Stormwater Division did not conduct site inspections and the information provided on the development plan was provided by a certified engineer;
- Staff confirmed they conducted a cursory glance site visit over the front of the subject property, but not the rear of the property;
- The applicant confirmed their arborist conducted an inspection of the proposed site;
- Concerns that the proposed lot might not qualify under the residential redevelopment guidelines;
- Concerns regarding stormwater management at the proposed site;
- The applicant confirmed that they met the County's tree preservation and tree canopy requirement for the site;
- A discussion on stormwater management from the existing property to Mr. Cunningham's home and mitigation measures that would address concerns regarding downstream flow;
- Staff disclosed that the threshold for road improvements were based on a connection between a proposed application, the required improvements, and the impact on the surrounding area;

- Staff confirmed that the proposal for an additional residential dwelling did not generate the transportation improvement requirement;
- Staff confirmed that accident rates at the intersection of Lawyers Road and Laurel Ridge Road was not part of the Virginia Department of Transportation (VDOT) review process;
- Staff expressed their willingness to discuss the community's concerns regarding the safety issues in conjunction with the proposal;
- The applicant discussed their notification process to the neighboring properties;
- The applicant confirmed no meetings were scheduled with the neighbors because work was still being conducted on the final plans for the proposal;
- The applicant confirmed there were mitigation measures in place that addressed safety concerns at the intersection of Lawyers Road and Laurel Ridge Road;
- The applicant's agreement to provide a 50-foot-wide paved public right-of-way dedication along the frontage of Lawyers Road for future VDOT road improvements;
- Staff clarified that the shared use path was required to meet VDOT standards and placement;
- A discussion on the calculations for the 10-year tree canopy requirement for the proposed site;
- The applicant confirmed there were stormwater mitigation measures in place that addressed downstream flow into the adjacent property;
- A discussion on how the safety concerns raised at the public hearing impacted the Commission's decision on the application; and
- A recommendation that Fairfax County Public Schools consider relocating the school bus stop in the event discussions with VDOT regarding safety concerns were not addressed.

There being no rebuttal from the applicant, no further comments or questions from the Commission, and staff had no closing remarks; therefore, Chairman Niedzielski-Eichner closed the public hearing and recognized Commissioner Carter for action on this rezoning.

//

Commissioner Carter MOVED THAT THE PLANNING COMMISSION DEFER CONSIDERATION OF RZ 2023-HM-00004 FOR ADDITIONAL PUBLIC HEARING TO A DATE CERTAIN OF MAY 22, 2024. ANY TESTIMONY THAT WAS PROVIDED AT THE FIRST PUBLIC HEARING WILL BE INCLUDED AS PART OF THE RECORD. ALL PERSONS WHO TESTIFIED AT THE FIRST HEARING ARE ALREADY ON RECORD AND DO NOT NEED TO TESTIFY AGAIN AT THE ADDITIONAL HEARING.

Commissioners Sargeant, Ulfelder, and Bennett seconded the motion which was carried by a vote of 11-0. Commissioner Murphy was absent from the meeting.

//

PRC-80-C-111-02 (RZPA 2023-HM-00058) – FAIRFAX COUNTY SCHOOL BOARD, A BODY CORPORATE – Appl. to approve the PRC plan associated with RZ 80-C-111 to permit renovation and building additions for Armstrong Elementary School. Located along Fairfax County Parkway (Rt. 286) and N. of Lake Newport Rd. on approx. 14.31 ac. of land zoned PRC. Comp. Plan Rec: Public Facilities, Governmental and Institutional. Hunter Mill District. Tax Map 11-3 (1) 12. HUNTER MILL DISTRICT. PUBLIC HEARING.

There were no disclosures by Commission members.

Karen Yee, Zoning Evaluation Division, Department of Planning and Development, presented the staff report, a copy is in the electronic date file. She stated that staff recommended approval of PRC-80-C-111-02.

Jessica N. Vara, Applicant's Agent, gave a presentation on the proposed application.

Commissioner Carer made preliminary comments on the application.

There was a discussion between Ms. Yee; Ms. Vara; Pete T. Blum, Hord Coplan Macht, Inc.; Scott H. Kimpel, Fairfax County School Board; and multiple Commissioners regarding the following:

- The applicant clarified the reasons for the school's increased student capacity request;
- The applicant confirmed the size of the classrooms were modified to bring them up to Fairfax County Public Schools' current education standards;
- A clarification that some of the school's programming issues required additional space;
- The applicant confirmed that Armstrong Elementary School accommodated students with the autism spectrum disorder (ASD);
- Confirmation that Armstrong Elementary School accommodated 50% of students with ASD;
- School renovations allowed for the integration of students with ASD with other members of the student body; and
- The applicant discussed energy performance upgrades made to the school.

There being listed speakers, no speakers from the audience, no further comments or questions from the Commission, no rebuttal from the applicant, and staff had no closing remarks; therefore,

Chairman Niedzielski-Eichner closed the public hearing and recognized Commissioner Carter for actions on this proposed application.

//

Commissioner Carter MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THE FOLLOWING ACTIONS:

- APPROVAL OF PRC-80-C-111-02, SUBJECT TO THE PRC CONDITIONS CONSISTENT WITH THOSE DATED MARCH 12, 2024;
- MODIFICATION OF SUBSECTION 4102.7.A(7)(B)1 OF THE ZONING ORDINANCE TO PERMIT THE EXISTING 10-FOOT-TALL CHAIN-LINK FENCE ALONG THE FAIRFAX COUNTY PARKWAY TO SERVE AS THE BARRIER REQUIREMENT AS SHOWN ON THE PRC PLAN;
- MODIFICATION OF SUBSECTION 5108.5.C OF THE ZONING ORDINANCE OF THE BARRIER REQUIREMENT ALONG THE FAIRFAX COUNTY PARKWAY IN FAVOR OF THE EXISTING 10-FOOT CHAIN-LINK FENCE AS SHOWN ON THE PRC PLAN; AND
- WAIVER OF SUBSECTION 5108.5.C OF THE ZONING ORDINANCE OF THE BARRIER REQUIREMENT FOR THE NORTHERN, EASTERN, AND SOUTHERN BOUNDARIES OF THE SUBJECT PROPERTY.

Chairman Niedzielski-Eichner and Commissioner Cortina seconded the motion which was carried by a vote of 11-0. Commissioner Murphy was absent from the meeting.

//

The meeting was adjourned at 10:55 p.m.  
Phillip A. Niedzielski-Eichner, Chairman  
Evelyn S. Spain, Secretary

Audio and video recordings of this meeting are available at the Planning Commission Office,  
12000 Government Center Parkway, Suite 552, Fairfax, VA 22035.

Minutes by: Samantha Lawrence

Approved on: May 15, 2024

*Jacob Caporaletti*

Jacob L. Caporaletti, Clerk to the  
Fairfax County Planning Commission

County of Fairfax  
Commonwealth of Virginia

The foregoing instrument was acknowledged before me this 16 day of May 2024, by Jacob Caporaletti

*Doreen M. Steele*  
\_\_\_\_\_  
Signature of Notary

Notary Seal

Notary registration number: 7114113

Commission expiration: January 31, 2028

