

**FAIRFAX COUNTY PLANNING COMMISSION  
LAND USE PROCESS COMMITTEE  
THURSDAY, SEPTEMBER 22, 2016**

PRESENT: Peter F. Murphy, Springfield District, Chairman  
James R. Hart, Commissioner At-Large  
Timothy J. Sargeant, Commissioner At-Large  
Ellen J. Hurley, Braddock District  
Earl L. Flanagan, Mount Vernon District

ABSENT: Janyce N. Hedetniemi, Commissioner At-Large  
Kenneth A. Lawrence, Providence District

OTHERS: Frank A. de la Fe, Hunter Mill District  
James T. Migliaccio, Lee District  
Julie M. Strandlie, Mason District  
Karen A. Keys-Gamarra, Sully District  
Jill G. Cooper, Director, Planning Commission  
John W. Cooper, Clerk, Planning Commission  
Inna Kangarloo, Senior Deputy Clerk, Planning Commission  
Barbara Berlin, Zoning Evaluation Division (ZED), Department of Planning and  
Zoning (DPZ)  
Elizabeth Baker, Walsh, Colucci, Lubeley & Walsh, P.C.  
David Gill, McGuire Woods LLP  
Donald Hughes, PulteGroup, Inc.  
Howard Katz, NVR, Inc.  
David Kaufman, Miller & Smith  
Jack McLaurin, EYA LLC  
Jack Lester, EYA LLC  
Tyler Malejko, Contour Closures, Inc.  
David McElhaney, Urban Ltd.  
Greg Ruff, Winchester Homes, Inc./NVBIA Fairfax Chapter  
Lynne Strobel, Walsh, Colucci, Lubeley & Walsh, P.C.  
McLean Quinn, EYA LLC  
Brian Winterhalter, Cooley LLP

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Chairman Peter F. Murphy called the meeting to order at 7:00 p.m. in the Board Conference Room, 12000 Government Center Parkway, Fairfax, Virginia, 22035.

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Barbara Berlin, Zoning Evaluation Division, Department of Planning and Zoning, indicated that townhouse garages have recently become an issue of concern to the Planning Commission, Staff and the development industry. She then deferred to Elizabeth Baker, Walsh, Colucci, Lubeley & Walsh, P.C., and Greg Ruff, Winchester Homes, Inc./NVBIA Fairfax Chapter, who initiated the discussion on the topic.

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The representatives of local homebuilding companies introduced themselves to the Planning Commission. A discussion ensued between the developers, Committee members and Staff on the following topics:

- Impact of garage space on property affordability;
- Disclosure of garage dimensions in the property sale and HOA agreements;
- Availability of on-street parking amenities;
- Safety challenges;
- Presentation of garage dimensions on plans;
- Consideration of the needs of future residents; and
- Development of guidelines that regulate garage dimensions.

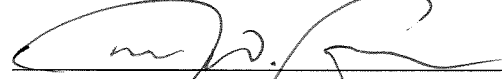
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The meeting was adjourned at 8:03 p.m.  
Peter F. Murphy, Chairman

An audio recording of this meeting is available in the Planning Commission Office, 12000 Government Center Parkway, Suite 330, Fairfax, Virginia 22035.

Minutes by: Inna Kangarloo

Approved: October 26, 2016



John W. Cooper, Clerk to the  
Fairfax County Planning Commission