

Springfield District Land Use Committee Meeting
Monday, May 6, 2019 7:00 p.m.
Fairfax County Government Center, Conference Rooms 4/5
Meeting Minutes

COMMITTEE MEMBERS PRESENT

Jeff Saxe, Chair
Mike DeLoose, Vice-Chair
John Morrissey
Susan Yantis

COUNTY STAFF PRESENT

Marlae Schnare, *Supervisor Pat Herrity's Office*
Zach Fountain, *Planning & Zoning*

APPLICATION, APPLICANT, AND AGENT

E. James and Anne R. Souvagis, RZ/FDP 2007-SP-013
Lynne Strobel, Walsh Colucci Lubely & Walsh PC
Cathy Taylor, Walsh Colucci Lubely & Walsh PC

PRESENTATION

Ms. Lynne Strobel, agent for the Applicant, provided an overview of the application. The 5.19 acre property is located at 12816 and 12820 Westbrook Drive. The properties surrounding this site is zoned R-2 and PDH-2. The Applicant would like to rezone the property to PDH-2 with similar lot sizes as the adjacent properties. There is an existing home at 12820 Westbrook that was originally built in the 1920s. The Applicant will advertise the home for sale and relocate if possible. The home located at 12816 Westbrook Drive is the Woodaman House which has historic significance as it was built in 1790s originally as a log cabin. As such, the Applicant intends to retain the house and preserve an open space easement around the home. The Applicant may make improvements to the home, such as adding a garage. Any proposed modifications will be reviewed by the County's Architectural Review Board.

The Applicant is proposing ten lots including the Woodaman House which would result in a 1.9 dwelling unit per acre density.

There will be a single access point from Westbrook Drive. The layout includes a cul-de-sac.

Because there is general community concern with regard to the sight distance issues for Westbrook Drive at Lincoln Drive, the Applicant is proffering to shave the hump in Westbrook Drive at that point about 12-18 inches, if possible and approved by VDOT and FCDOT. The Applicant will also construct a sidewalk which will connect, beyond its frontage, to an existing sidewalk and provide a crosswalk at Lincoln Drive.

The application also includes an amenity are for a gazebo, for example. The constructed homes will be similar in architect to neighboring homes.

Questions from the committee and the public included concerns with the road, specifically the Applicant's ability to shave the road 12-18 inches. One person from the neighboring community noted that two previous applicants withdrew their proposal because they were unable to fix the road as desired by the community and as stated by this Applicant.

Additional questions regarding the preservation of the boxwood hedge on the property. Applicant noted that it was identified as Korean boxwood and would not be preserved.

The Applicant also located for the public the water detention facility and drainage for the entire site. Also, the buffers and setbacks were identified for the homes. The Applicant intends to preserve existing mature vegetation, especially around the periphery of the property.

Committee members encouraged the Applicant to reach out to neighboring homeowner associations in order to consider joining an existing homeowner association rather than establishing their own. Joining an existing homeowner association will reduce the costs of maintaining their property.

VOTE

Motion to approve passed unanimously.