



City of Fairfax, Virginia

City Council Regular Meeting

Agenda Item # 8b

City Council Meeting 7/9/2019

TO: Honorable Mayor and Members of City Council

FROM: Robert A. Stalzer, City Manager *RA Stalzer*

SUBJECT: Public hearing and Council action on a request from BC&J Development, LLC, applicant, by John Clark, for consideration of a Zoning Map Amendment (Rezoning-Z- 18-00170) from RH – Residential High to RT - Residential Townhouse, pursuant to City Code Section 110-6.4, a Special Exception to increase the maximum building height and to reduce the required yards pursuant to City Code Section 110-6.17.1(B)(2), a Special Exception to modify the requirement for sidewalks, street trees and 10-foot landscape strip along the private street pursuant to City Code Section 110-6.17.1(B)(4) (SE-18-00234), Waivers to the Public Facilities Manual, a Certificate of Appropriateness for architecture and landscaping pursuant to City Code Section 110-6.5 (BAR-18-00892 & BAR-18-00469), and an Appeal to a determination by the Zoning Administrator with regards to Section 2.4.1.b of the Subdivision Ordinance, to allow development of two Single-family detached homes and two Duplex buildings on the premises known as 10642 West Drive and more particularly described as Tax Map Parcel 57 3 06 000 A.

ISSUE(S): City Council public hearing regarding the requested Zoning Map Amendment (Rezoning) from RH – Residential High to RT - Residential Townhouse, Special Exception to increase the maximum building height and to reduce the required yards, and a Special Exception to modify the requirement for sidewalks, street trees and 10-foot landscape strip along the private street, Appeal to a determination by the Zoning Administrator of the Subdivision Ordinance, Waivers to the Public Facilities Manual, and a Certificate of Appropriateness for architecture and landscaping.

SUMMARY: The applicant proposes to develop two Single-family detached homes and two Duplex buildings, for a total of Six dwelling units.

FISCAL IMPACT: Staff anticipates an annual net positive fiscal impact of \$2,000 to \$18,000 as a result of the proposed redevelopment.

RECOMMENDATION: Staff recommends approval of the Zoning Map Amendment, Special Exceptions, Waivers to the Public Facilities Manual, Appeal to determination of the Zoning Administrator and Certificate of Appropriateness.

ALTERNATIVE COURSE OF ACTION City Council may approve or deny all of the subject applications.

RESPONSIBLE STAFF/ POC: Supriya Chewle, Planner II
Jason Sutphin, Community Development Division Chief
Brooke Hardin, Director, Community Development & Planning

COORDINATION: Community Development and Planning Building and Fire Code Police
Public Works Fairfax Water City Attorney
Commissioner of Revenue Real Estate Treasurer

ATTACHMENTS: Staff Report



CITY OF FAIRFAX

Department of Community Development & Planning

Zoning Map Amendment (Z- 18-00170), Special Exception (SE-18-00234),
Certificate of Appropriateness (BAR-18-00892 & BAR-18-00469)

PUBLIC HEARING DATE

July 09, 2019

APPLICANT

BC&J Development, LLC

AGENT

John Clark

PARCEL DATA

Tax Map ID

◇ 57-3-06-000 A

Street Address

◇ 10642 West Drive

Zoning District

◇ RH – Residential High

Location Map



APPLICATION SUMMARY

The applicant requests the following actions:

1. Rezoning of the subject site from RH – Residential High to RT - Residential Townhouse, to allow development of two Single-family detached homes and two Duplex buildings;
2. Special Exception to City Code Section 110-6.17.1(B)(2) to allow an adjustment to Maximum building height and setbacks; Special Exception to City Code Section 110-6.17.1(B)(4) pertaining to Sidewalks, Street trees and 10-foot landscape strip along the private street.
3. Waiver to the Public Facilities Manual.
4. Certificate of Appropriateness for architecture and landscaping.
5. The applicant seeks approval of the Appeal to a determination by the Zoning Administrator with regards to Section 2.4.1.b of the Subdivision Ordinance.

STAFF RECOMMENDATION

Staff recommends the City Council approve the requests for a Zoning Map Amendment (Rezoning) from RH – Residential High to RT - Residential Townhouse, a Special Exception to allow an adjustment to Maximum building height and setbacks; Special Exception pertaining to Sidewalks, Street trees and 10-foot landscape strip along the private street, and Waivers to the Public Facilities Manual. Staff recommends the City Council approve a Certificate of Appropriateness for architecture and landscaping with conditions. Staff also recommends the City Council approve the Appeal to the Zoning Administrator's Decision.

Background

The subject property of 0.55 acres is located along West Drive and is currently undeveloped. The subject property is zoned RH Residential High and is located within 500 feet from Providence Park. The surrounding uses include duplexes to the north, east and west and Fairfax County property yard and apartment complexes to the south.

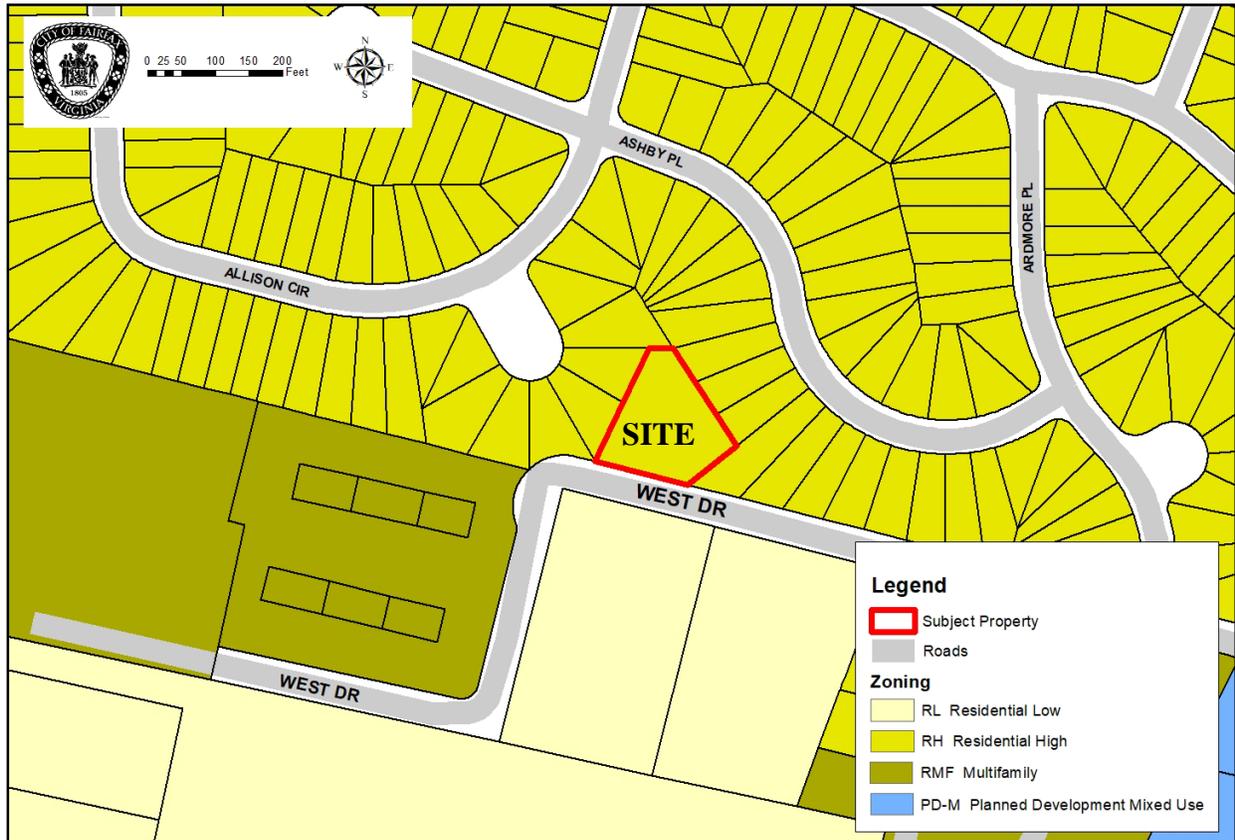


Figure 1: Existing Zoning

	Existing Zoning	Existing Land Use	Future Land Use
Site	RH Residential High	Vacant	Townhouse/Single-Family Attached Neighborhood
North	RH Residential High	Duplexes	Townhouse/Single-Family Attached Neighborhood
South	RL Residential Low	Institutional (County property Yard)	Green Network - Public
East	RH Residential High	Duplexes	Townhouse/Single-Family Attached Neighborhood
West	RH Residential High	Duplexes	Townhouse/Single-Family Attached Neighborhood

Table 1: Surrounding Property Descriptions

Land Use

The subject property is designated as Townhouse/Single-Family Attached Neighborhood on the Comprehensive Plan Future Land Use Map as indicated in Figure 2.

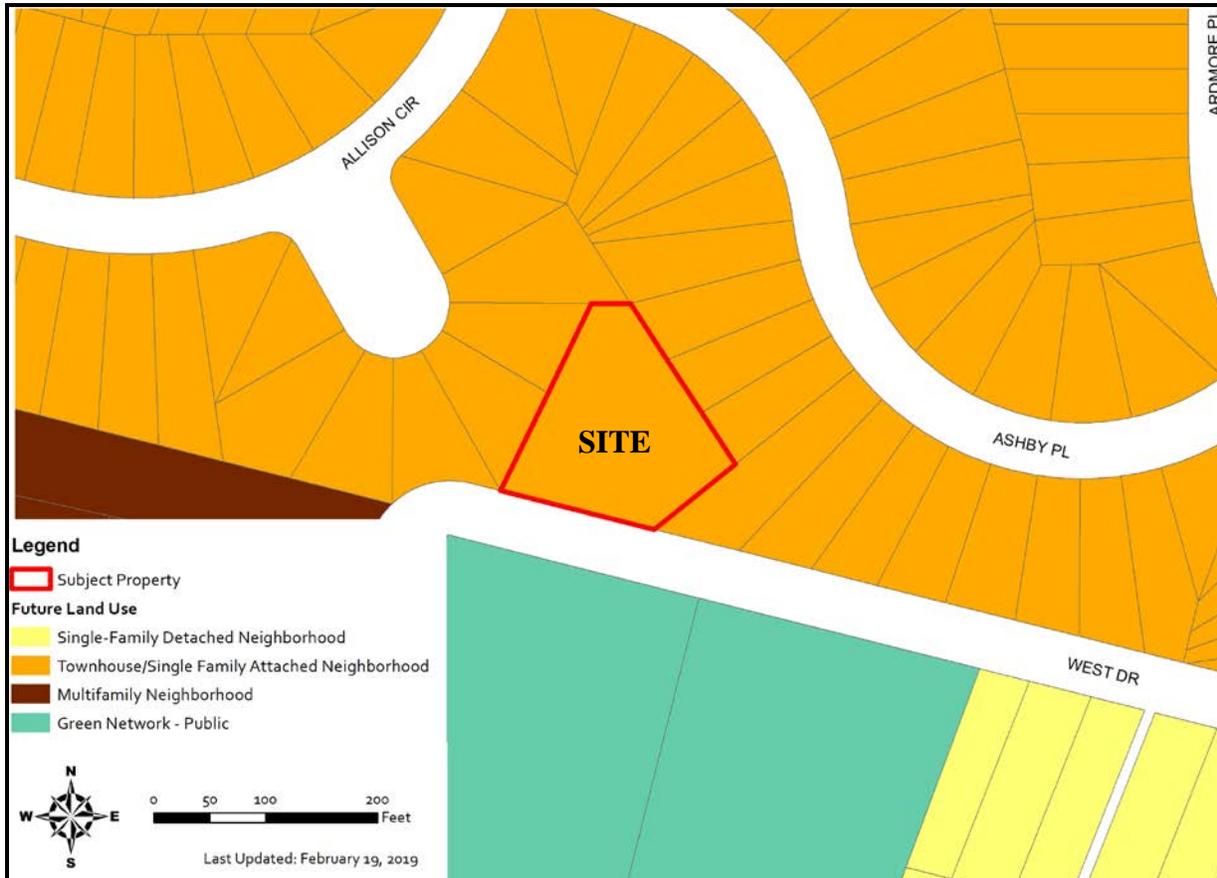


Figure 2: Future Land Use

Townhouse/Single-Family Attached Neighborhood

The design and layout of new Townhouse and Single-Family Attached Neighborhood developments should reflect the location of the development within the City. In particular, development that is adjacent to Single-Family Detached Neighborhoods within City limits, or to neighborhoods zoned primarily for single-family detached residences within adjacent jurisdictions, should have a maximum of three floors and provide landscaped setbacks for that portion of the site that is adjacent to any such neighborhood. Otherwise, a building height of up to four stories or 45 feet may be considered. Predicated on the underlying zoning district, the Townhouse/Single-Family Attached Neighborhood Place Type supports up to 12 dwelling units per acre. (Comprehensive Plan pg 29)

The subject site is 0.55 acres and would yield 6 units based upon the prescribed density in the future land use map. The zoning ordinance permits 12 units per acre in a RT Townhouse zoning district. The applicant is proposing 6 units.

Proposal Summary

The applicant, BC&J Development, LLC., proposes to subdivide the 0.55 acres lot into 6 lots to develop 2 Single-family detached homes and 2 Duplex buildings for a total of 6 dwelling units.

Duplex dwellings are not a permitted use in the existing RH Residential High zoning district. The applicant proposes rezoning of the subject property from RH Residential High to RT Residential Townhouse to allow for the proposed use. The Comprehensive Plan supports the proposed housing types.

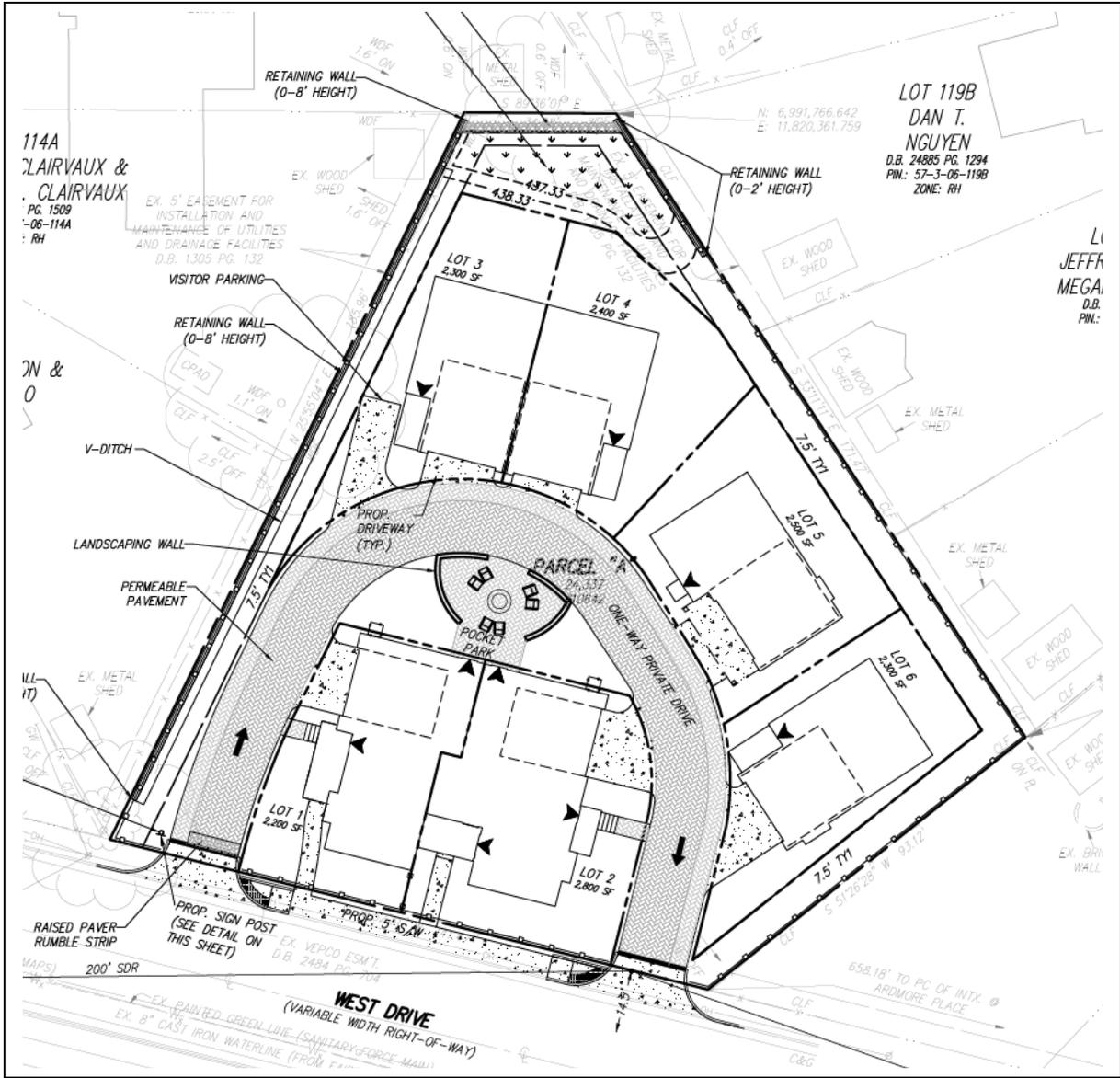


Figure 3: Site Layout

Site Development Standards:

The proposal presents a design that would comply with the site development standards of the Zoning Ordinance, based on the approval of the proposed applications.

- Single-family detached and Duplexes require 2 parking spaces per unit. All units would have a 2 car garage. A community parking spot is provided on Lot 3. No parking is permitted on or along the private drive. Parking is permitted along West Drive.

- The proposal can have a maximum 80 % lot coverage and the remainder 20% should be pervious. The applicant would meet this requirement.
- The proposal is required to meet the TY1 Transitional Yard requirements on the internal property lines abutting duplexes and single family detached uses. TY1 is provided.
- The proposal is required to provide 15% tree canopy. The applicant meets this requirement with 15.9%
- It is noted that the Zoning Ordinance will restrict the encroachments of decks in the rear yard.

PROJECT HISTORY

- Land Use Application was submitted on March 14, 2018.
- The Board of Architectural Review (BAR) provided a recommendation for **approval** of the request for a Certificate of Appropriateness for architecture and landscaping for the proposed duplex on September 5, 2018 with recommendations.
- On January 16, 2019, the Board of Architectural Review provided a recommendation for **approval** of the revised plan that now includes 2 Single-family detached homes and 2 Duplex buildings with recommendations.
- City Council conducted a work session on February 5, 2019.
- Planning Commission conducted a work session on February 25, 2019.
- Planning Commission conducted a public hearing on May 20, 2019, and recommended approval of the rezoning request.

REQUESTS

In order to fully execute the aforementioned improvements, the applicant proposes the following land use requests from City Council action:

- **Rezoning** from RH – Residential High to RT - Residential Townhouse zoning district.
- **Special Exception**
The applicant proposes 4 special exceptions to the site development standards of Article 4 of the Zoning Ordinance

1. Section 3.6.1 pertaining to setbacks

	Front		Side (Street)		Rear	
	Required	Provided	Required	Provided	Required	Provided
Lot 1	10 ft	10 ft	20 ft	5 ft	20 ft	1 ft
Lot 2	10 ft	10 ft	20 ft	5 ft	20 ft	1 ft
Lot 3	10 ft	2 ft	0 ft	N/A	20 ft	20+ ft
Lot 4	10 ft	2 ft	0 ft	N/A	20 ft	20 ft
Lot 5	10 ft	2 ft	0 ft	N/A	20 ft	20 ft
Lot 6	10 ft	2 ft	0 ft	N/A	20 ft	20 ft

2. **Section 3.6.1 pertaining to Maximum building height.**

The maximum height permitted in the RT Residential Townhouse zoning district is 35'. The applicant is requesting a special exception to the maximum height requirements for all the proposed lots. Following are the heights requested by the applicant:

Lot 1 and Lot 2: 36' 3"

Lot 3 and Lot 4: 37' 11"

Lot 5: 36' 5"

Lot 6: 37' 2"

3. **Section 4.4.4 pertaining to Sidewalks.**

Sidewalks are required along all streets. The applicant is requesting a special exception from this requirement. The 16-foot one-way driveway/street would function as both a vehicular and pedestrian access. A 4 foot strip of different colored permeable pavers would be used for sidewalk/pedestrian traffic use. A sidewalk would be provided along West Drive.

4. **Section 4.5.6.B pertaining to Street trees and 10-foot landscape strip along the private street.**

The applicant is requesting a special exception from this requirement due to site constraints.

• **Certificate of Appropriateness for architecture and landscaping.**

The applicant would also be requesting the following actions by City Council that are not related to the Zoning Ordinance.

• **Waivers from the Public Facilities Manual**

1. A waiver is requested for sidewalk along both sides of the street in Section 2.7.1 of the City of Fairfax Public Facilities Manual.
2. A waiver is requested for curb cuts in section 2.7.3 of the City of Fairfax Public Facilities Manual, including City of Fairfax standard detail 404.03.

• **Subdivision Ordinance Appeal**

1. Appeal to a determination of the Zoning Administrator to deny a variation or exception of Section 2.4.1.A.b of the Subdivision Ordinance.

Section 2.4.1.A of the Subdivision Ordinance reads:

Every lot shall have frontage either:

- a. On a public street which, once constructed and improved by the applicant will qualify for acceptance into the city's street system; or*
- b. On a private street approved as part of a planned development.*

The Zoning Administrator determined that private streets are permitted only in zoning districts designated as "Planned Development Districts" and is not authorized to grant variations or exceptions to the provision administratively.

RECOMMENDATION

Zoning Map Amendment:

At a public hearing on May 20, 2019, the Planning Commission provided a recommendation for **approval** of the request for a Zoning Map Amendment (rezoning). Staff recommends the City Council approve the request for a Zoning Map Amendment for the site.

Special Exceptions:

Staff recommends the City Council **approve** the request for the Special Exceptions for the site.

Certificate of Appropriateness:

At a public hearing on September 5, 2018, the Board of Architectural Review provided a recommendation for **approval** of the request for a Certificate of Appropriateness for architecture and landscaping (BAR-18-00469) with recommendations as listed in Attachment 9b. Since the Board of Architectural Review public hearing, the applicant revised the plan and added another duplex building. The Board of Architectural Review held another public hearing on January 16, 2019 to review the second duplex building and provided a recommendation for **approval** of the request for a Certificate of Appropriateness for architecture and landscaping (BAR-18-00892) with recommendations as listed in Attachment 9d.

Waivers to the Public Facilities manual:

Staff recommends approval of the Waivers to the Public Facilities Manual.

Zoning Administrator's Decision Appeal:

Staff recommends approval of the Appeal to a determination by the Zoning Administrator with regards to Section 2.4.1.A.b of the Subdivision Ordinance.

ANALYSIS

Staff analysis of the compliance of this proposal with the Comprehensive Plan, Zoning Ordinance and other City goals and policy is provided in Attachment 1.

ATTACHMENTS

1. Analysis
2. Summary of Zoning Districts
3. Relevant Code Sections
4. Zoning Map Amendment, Special Exception Application
5. Statement of Justification
6. Plans and Elevations
7. Interpretation by Zoning Administrator
8. Fiscal Impact Analysis
9. Board of Architectural Review Staff Report and Recommendations
 - a. Staff report (BAR-18-00469)
 - b. Certificate of Appropriateness recommendation (BAR-18-00469)
 - c. Staff Report (BAR-18-00892)
 - d. Certificate of Appropriateness recommendation (BAR-18-00892)

10. Notifications
 - A. Notices
 - B. Posting Photos
11. Rezoning Ordinance
12. Special Exception Resolution
 - A. Approval
 - B. Denial
13. Motions (List of Motions & Sample Motions)

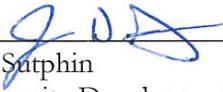
PREPARED BY:



Supriya Chewle, AICP
Planner II

07/03/19
DATE

REVIEWED AND APPROVED BY:



Jason Sutphin
Community Development Division Chief

7/3/19
DATE



Brooke Hardin, AICP
Director, Community Development & Planning

7/3/19
DATE

ATTACHMENT 1 ANALYSIS

This attachment contains staff analysis on the submitted proposal for the development of the BC&J Development, LLC site. It is divided into two primary sections:

- A. City Policy: Analysis of the conformance of the application with the Comprehensive Plan, general requirements of the Zoning Ordinance and other City goals and policy.
- B. Procedural Requirements and Review Criteria: Analysis of conformance of the plan with specific citations from the Zoning Ordinance.

PART A: CITY POLICY

1. Comprehensive Plan; other City policy

The subject property is designated as Townhouse/Single-Family Attached Neighborhood on the Comprehensive Plan Future Land Use Map. Townhouse/Single-Family Attached Neighborhoods are primarily developed with townhouses and single family attached or duplex housing. Single-family detached uses may be considered in the Townhouse/ Single-Family Attached Neighborhood Place Type when developed in conjunction with Townhouse/ Single-Family Attached Neighborhood uses.

The Townhouse/Single-Family Attached Neighborhood Place type supports residential development up to 12 dwelling units per acre, corresponding to the approximate densities of the existing neighborhoods designated in this category.

As mentioned in the staff report, the applicant is proposing two single family detached houses and two Duplex buildings. The site is currently zoned R-H, Residential (approximately 7 dwelling units per acre). The properties adjacent to the subject site are zoned R-H, Residential High District with duplexes, which is a non-conforming use. The County property yard across the street is light industrial in character.

Staff believes that the proposed residential density is consistent with the general guidance by the Comprehensive Plan for new development and in keeping with the surrounding land use.

2. Site design; Scale, Height, Architecture and landscaping

Section 4.5.6.B of the Zoning Ordinance requires a minimum of 10 feet wide landscaped strip and street trees along all streets. The plan shows street trees along West Drive spaced every 40 Linear Feet and spaced a maximum of 50 feet part and a 10 feet wide landscape strip provided along West Dr. The applicant is unable to meet the above requirements along the private drive and has applied for a special exception.

A small pocket park has been designed within the development for the use of the residents of this development. A transition yard would be provided along all sides adjacent to properties zoned RH, Residential High zoning District. The transition yard would have a six foot fence and understory story

trees, complying with the code requirements. The pocket park and the transition yard would be maintained by a Homeowner's Association.

The site design of the houses and the street trees would improve the appearance of the street.

The architecture of the duplexes and single family homes has a traditional style, with regularly spaced windows, hipped and gable roof forms, covered porches, brick foundations, and cementitious lap siding, as well as detailing including operable cedar shutters, decorative soffit brackets, and standing seam metal roofs for the porches and garage overhangs.

The Board of Architectural Review (BAR) provided a recommendation for **approval** of the request for a Certificate of Appropriateness for architecture and landscaping for the proposed development with recommendations (Attachment 9).

Staff believes that the proposed building design is consistent with the City's character and compatible with the surrounding area. It is noted that the Single Family Detached dwellings are exempt from the Certificate of Appropriateness review requirements.

The maximum height permitted in the RT Residential Townhouse zoning district is 35'. The applicant is requesting a special exception to the maximum height requirements for all the proposed lots. The maximum height requested by the applicant is 38 feet. This is an increase of up to 8 percent.

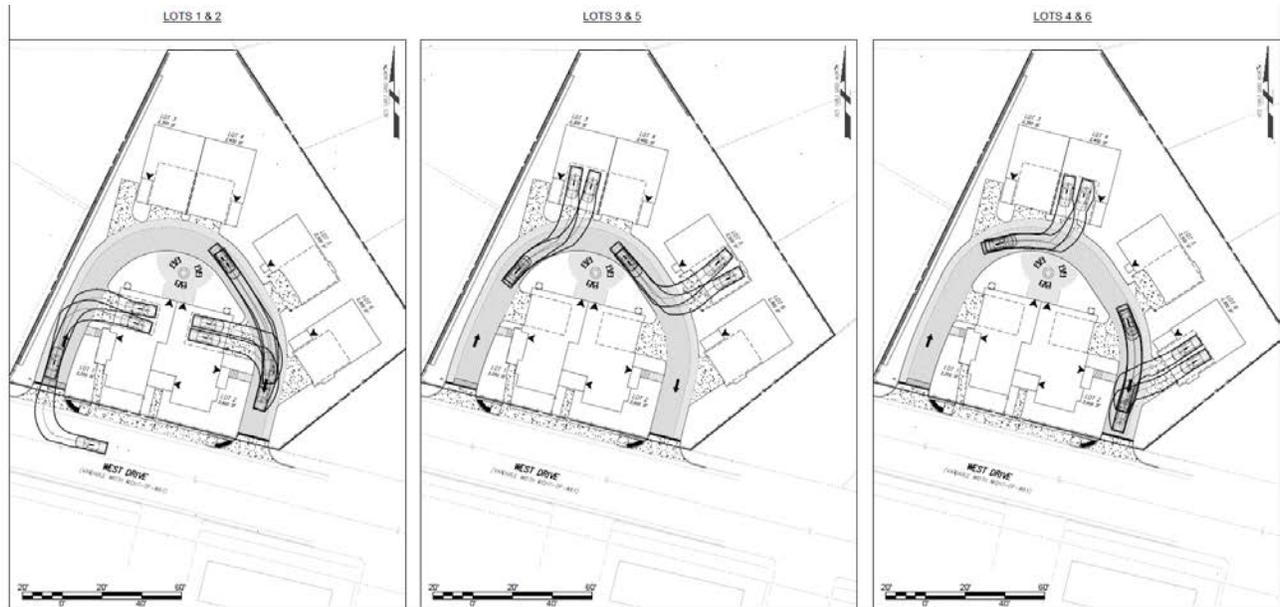
The comprehensive plan states “development that is adjacent to Single-Family Detached Neighborhoods within City limits, or to neighborhoods zoned primarily for single-family detached residences within adjacent jurisdictions, should have a maximum of three floors and provide landscaped setbacks for that portion of the site that is adjacent to any such neighborhood. Otherwise, a building height of up to four stories or 45 feet may be considered.”

Staff believes the requested height of 38 feet is within the 45 feet allowance in the comprehensive plan Townhouse/Single-Family Attached Neighborhood land use category.

3. Vehicular and pedestrian traffic, trip generation and safety and movement on adjacent streets

Based on the average trip generation rates taken from the Institute of Transportation Engineers, Trip Generation, 8th ed., the proposed 6 houses would generate a total of 60 daily trips. The subject site has a private one-way street. The applicant is proposing a shared use drive with a 4-foot wide at grade sidewalk with distinguished pavers. The 16 feet wide drive would have permeable pavers. The private street would be maintained by a Homeowner's Association. The private street must be designated as a fire lane to be accepted as meeting the access requirement.

The applicant has also submitted autoturn movements for vehicular movement in and out of the garages for all lots.



Due to the layout of the proposed development and the proposed trips generated, staff believes there would be an insignificant impact to the vehicular traffic.

4. Overall impact of the proposed use upon the development and use of adjacent land

In conclusion, staff believes that the applicant’s proposal is in keeping with the uses and character along West Drive. West Drive encompasses variety of uses such as Apartment complexes, County property yard, Office buildings, Single Family detached and attached houses. The requested proposal does not compromise the safety and welfare of residents in the neighborhood. Overall, the proposal is consistent with the Comprehensive Plan and other adopted City goals and policies.

PART B: PROCEDURAL REQUIREMENTS AND REVIEW CRITERIA

Following is an analysis of citations from the Zoning Ordinance related to procedural requirements and review criteria derived from the proposed rezoning request.

§6.4.9. Rezoning Review approval considerations

In determining whether to approve or disapprove a proposed rezoning to any district other than a rezoning requesting a planned development district, the planning commission and city council shall consider any proffers and the following:

- A. Substantial conformance with the comprehensive plan;

Staff Analysis:

Staff believes the requested rezoning is in substantial conformance with the comprehensive plan. The future land use for the subject property is Townhouse/Single Family Attached which supports up to 12 units per acre. The applicant is requesting 6 units on 0.55 acres.

- B. Any greater benefits the proposed planned development provides to the city than would a development carried out in accordance with the general zoning district regulations;

Staff Analysis:

The subject site is currently vacant and the architecture of the houses and the street trees would improve the appearance of the street.

- C. Suitability of the subject property for the development and uses permitted by the general zoning district regulations versus the proposed district;

Staff Analysis:

The site is currently zoned RH, Residential High and allows for Single Family Detached houses. The properties zoned RH adjacent to the subject site have duplexes which is a non-conforming use. The proposed use would be consistent with the current surrounding use.

- D. Adequacy of existing or proposed public facilities such as public transportation facilities, public safety facilities, public school facilities, and public parks;

Staff Analysis:

The existing zoning allows for 2 single family detached homes which would add approximately one student to the school system. Due to the size of the proposed development and the proposed trips generated, staff believes there would be an insignificant impact to the public transportation or public parks. A development with 6 houses is estimated to add two students to the school system.

- E. Adequacy of existing and proposed public utility infrastructure;

Staff Analysis:

This application has been reviewed by the appropriate departments within the City for impacts to public utility infrastructure. Any areas of concern have been addressed through plan modifications or are discussed in the appropriate section of this Analysis.

- F. Compatibility of the proposed development with adjacent and nearby communities;

Staff Analysis:

As discussed above, the proposed use is complimentary to other uses within the block. The proposed use is also consistent with existing uses to the east and west of the site, outside of the block.

- G. Consistency with the stated purpose of the proposed district.

Staff Analysis:

The proposed development meets the purpose statement for the RT, Residential Townhouse zoning district which allows 12 units per acre, the applicant is requesting 6 units on 0.55 acres.

§6.17.7. Special Exceptions approval considerations

In approving a special exception, decision-making bodies shall consider additional mitigation measures offered in support of the application, if any, and whether granting the special exception will:

1. Ensure the same general level of land use compatibility as the otherwise applicable standards;

Staff Analysis

The Comprehensive Plan Future Land Use Map indicates that the subject site is designated as Single Family Detached and therefore staff believes it does meet the general level of land use compatibility.

2. Not materially and adversely affect adjacent land uses and the physical character of uses in the immediate vicinity of the proposed development because of inadequate transitioning, screening, setbacks and other land use considerations;

Staff Analysis

The applicant is requesting a maximum building height increase by approximately 2 feet to provide a high quality development with high ceilings. The applicant is requesting relief from the required yards from the private drive. The applicant is meeting all required yards on the periphery of the property and providing all required screening. The applicant is also requesting an exception from the sidewalk, street trees and landscaping strip requirement along the private drive, all these requirements are met along West Drive. Therefore the development doesn't not materially or adversely affect adjacent land uses.

3. Be generally consistent with the purposes and intent of this chapter and the comprehensive plan; and

Staff Analysis

The proposed development is consistent with the Comprehensive Plan Future Land Use Map and is in general conformance to the intent of this chapter.

4. Be based on the physical constraints and land use specifics, rather than on economic hardship of the applicant.

Staff Analysis

The proposed development does have some slope constraints. The exceptions from the sidewalk, street trees and landscape strip requirement is along the private drive. The applicant is providing a 16 feet wide driveway that will be shared by vehicles and pedestrians. The private drive will only be accessed by 6 dwelling units and hence staff believes a shared driveway is a good solution. The applicant is meeting all the screening and tree canopy requirements for the site.



SUMMARY OF ZONING DISTRICTS AND OVERLAYS

GENERAL ZONING DISTRICTS: Unless within a planned development district, each property in the City belongs to one of the following zoning districts, which spells out permitted uses and types of development for all parcels within each district, as summarized below:

RL, RM & RH RESIDENTIAL DISTRICTS: Permits single-family detached housing and select types of supportive, complementary uses that create quiet and comfortable neighborhoods. Development must be consistent with the character of a residential neighborhood and fit within certain parameters, including:

- **RL RESIDENTIAL LOW:** 20,000 minimum lot size and 40' front setback from the street;
- **RM RESIDENTIAL MEDIUM:** 7,500 minimum lot size and 25' front setback from the street;
- **RH RESIDENTIAL HIGH:** 6,000 minimum lot size and 20' front setback from the street.

RT & RT-6 TOWNHOUSE DISTRICTS: Provides townhouses in both districts, as well as duplexes, single-family attached, and single-family detached housing in the RT district.

- **RT-6:** Limited to 6 units per acre;
- **RT:** Limited to 12 units per acre.

RMF MULTIFAMILY DISTRICT: Provides for multifamily housing as well as townhouses, duplexes, single-family attached, and single-family detached housing. Buildings may be no taller than 3 stories and 35' or 4 stories and 45' (where not adjacent to a single-family detached district) with a density limited to 20 units per acre. Permitted uses also include nursing homes, assisted living facilities, congregate living facilities and select directly related, complementary uses.

CL COMMERCIAL LIMITED DISTRICT: Provides for limited, low intensity office development as a transitional use between residential and commercial areas with buildings limited to 3 stories and 35' in height that may not exceed 17,500 sq. ft. in floor area.

CO COMMERCIAL OFFICE DISTRICT: Provides for offices for business, governmental and professional uses, and uses accessory or complementary thereto. Buildings may be up to 5 stories and 60'.

CR COMMERCIAL RETAIL DISTRICT: Provides for office and general business and retail establishments, and uses accessory or complementary thereto. Buildings may be up to 5 stories and 60'.

CU COMMERCIAL URBAN DISTRICT: Provides an urban, mixed use development option for appropriate parts of the downtown area and sites in the general vicinity of the three key Fairfax Boulevard intersections: Main Street, Chain Bridge Road, and Old Lee Highway, or as may be more precisely specified by a current or future adopted plan. Buildings may be up to 5 stories and 60'.

CG COMMERCIAL GENERAL DISTRICT: Provides areas for office, general retail, automobile-related uses, and uses accessory or complementary thereto. Buildings may be up to 5 stories and 60'.

IL INDUSTRIAL LIGHT DISTRICT: Provides areas for light industrial uses. Buildings may be up to 3 stories and 35'.

IH INDUSTRIAL HEAVY DISTRICT: Provides areas for general industrial uses. Building may be up to 6 stories and 60'.

PLANNED DEVELOPMENT DISTRICTS AND ZONING OVERLAYS: Some properties are included in planned development districts and/or are governed by regulations that exceed that of the underlying general zoning district through overlays and other development standards. These are summarized below:

PD-R, PD-M, PD-C & PD-I PLANNED DEVELOPMENT DISTRICTS: Provides for coordinated developments and communities with appropriate boundary transitional yards and recreation and open space. The districts provide additional flexibility not available in general zoning districts and allows for innovations and special features in site development that make the community better.

- **PD-R PLANNED DEVELOPMENT RESIDENTIAL:** Allows for permitted/special uses in the R districts;
- **PD-M PLANNED DEVELOPMENT MIXED USE:** Allows for permitted/special uses in the R and C districts;
- **PD-C PLANNED DEVELOPMENT COMMERCIAL:** Allows for permitted/special uses in the C districts;
- **PD-I PLANNED DEVELOPMENT INDUSTRIAL:** Allows for permitted/special uses in the CG, IL, and IH districts.

HISTORIC OVERLAY DISTRICTS: Provide additional protection to areas of historic interest in the City in order to ensure that development or building modifications do not alter or diminish the historic quality of the district:

- **OLD TOWN FAIRFAX HISTORIC DISTRICT:** Encourages a compatible mixture of residential, retail and office uses within the district.
- **FAIRFAX PUBLIC SCHOOL HISTORIC DISTRICT:** Includes the property containing the Fairfax Museum & Visitor Center; the district controls uses and structures built on the property.
- **BLenheim HISTORIC DISTRICT:** Includes the property at Historic Blenheim; the district preserves Blenheim mansion and controls uses and structures built on the property.

OLD TOWN FAIRFAX TRANSITION OVERLAY DISTRICT: Established to encourage a compatible mixture of residential, retail and office uses in areas close to the Old Town Fairfax Historic District. New development must complement the scale, siting and design of the Historic District.

ARCHITECTURAL CONTROL OVERLAY DISTRICT: Includes all land in the city which is located outside of an historic district and zoned and used for anything other than a single-family detached residence. This district seeks to encourage the construction of attractive buildings, to protect and promote the general welfare and to prevent deterioration of the appearance of the city, to make the city more attractive for the development of business and industry, and to protect land values.

RESOURCE PROTECTION AREA (RPA): Includes land within 100 feet of water bodies that have perennial flow, as well as other natural features such as wetlands and intermittent streams. The RPA seeks to protect these waters from significant degradation due to land disturbances.

RESOURCE MANAGEMENT AREA (RMA): Includes all land in the City that is not part of an RPA. Land disturbances in the RMA can have cause water quality degradation and diminish the functionality of RPA lands. Together, the RMA and RPA form the Chesapeake Bay Preservation Area, which encompasses all of the City.

100-YEAR FLOODPLAIN: Includes land subject to inundation by the “100-year flood” as on FEMA flood maps (a flood that has a 1% chance of occurring each year).

RELEVANT CODE SECTIONS

§110-3.3.1.B Parking requirements

B. Principal uses

The following table lists the principal uses permitted by this chapter for general use districts. For overlay districts, see §3.7; for planned development districts, see §3.8; for accessory uses, see §3.5.5; for temporary uses, see §3.5.6; and for large format retail, see §4.9.

USE TYPES/USE GROUPS*	RESIDENTIAL						NONRESIDENTIAL						SPECIFIC USE STANDARDS	
	R L	R M	R H	RT -6	R T	R MF	C L	C O	C R	C U	C G	I L		I H
P = PERMITTED / S = SPECIAL USE (§6.7) / * = GROUP OF USES (§3.4.1)														
RESIDENTIAL														
Single-family detached	P	P	P		P	P								§3.5.1.A
Single-family attached					P	P								§3.5.1.B
Duplexes					P	P								
Townhouses				P	P	P				S				§3.5.1.C
Multifamily						P			S	S				
Upper story residential/mixed uses							S	S	S	S	S			§3.5.1.D

§110-3.6.1 Dimensional Standards

§3.6. DIMENSIONAL STANDARDS

The dimensional standards of §3.6 apply to all general district development. Methods of measurement and exceptions are found in §1.5.

§3.6.1. Residential districts

RESIDENTIAL DISTRICTS DIMENSIONAL STANDARDS	RL	RM	RH	RT-6	RT	RMF
DENSITY (UNITS/ACRE), MAXIMUM	–	–	–	6	12	20
SITE AREA (ACRES), MINIMUM	–	–	–	3	0.4	0.5
LOT AREA/ UNIT, MINIMUM (SQ. FT.)	20,000	7,500	6,000	1,600 [3]	1,500	1,800
REQUIRED YARDS, MINIMUM (FT.) [1]						
Front	40	25	20	10	10	25
Side (street)	30	20	15	20	20	25
Side (interior)	15	12-10[2]	12-10[2]	0	0	25
Rear	25	25	25	20	20	35
LOT WIDTH, MINIMUM (FT.)						
Interior lots	100	75	60	18	18	–
Corner lots	125	95	80	18	18	–
HEIGHT, MAXIMUM (STORIES/FEET) [2]						
Adjacent to RL, RM or RH district	3/35	3/15-35[2]	3/15-35[2]	3/35	3/35	3/35
Not adjacent to RL, RM or RH district	3/35	3/35	3/35	3/35	4/45	4/45
BUILDING COVERAGE, MAXIMUM (%)		25	35	60	60	60
LOT COVERAGE, MAXIMUM (%)		40	50	80	80	80

NOTES:

[1] Special building line requirements apply where narrow right-of-way areas are found, see §1.5.12.F.

[2] Some exceptions apply. See §1.5.11.A.2(a).

[3] Or, an average of 1,800 square feet.

§110-4.2.3 Parking requirements

E. Parking ratio requirements

Off-street parking spaces shall be provided for all uses listed below in at least the minimum amounts specified.

USE TYPES/ USE GROUPS*	GENERAL REQUIREMENTS
RESIDENTIAL	
Single-family detached	2 spaces per unit
Single-family attached	2 spaces per unit
Duplexes	2 spaces per unit
Multifamily	1.5 spaces per one or less bedroom unit; 2 spaces per 2 or more bedroom unit
Townhouses	2 spaces per unit
Upper story residential/mixed use buildings	1.25 spaces per efficiency unit; 1.5 spaces per 1 bedroom unit; 2 spaces per 2 or more bedroom units; other uses as required herein
PUBLIC, CIVIC AND INSTITUTIONAL USES (SEE §3.4.1.E)	
Adult day care	5 spaces per 1,000 sq. ft. of floor area
Assisted living facility	1 space per 4 beds
Auditorium or arena	1 space per 4 seats
Day care centers	5 spaces per 1,000 sq. ft. of floor area
Day care home, family (less than 5)	No spaces in addition to spaces otherwise required
Day care home, family (5 to 12)	In addition to spaces otherwise required, 1 space for such home providing care for 5 to 7 children, and 2 spaces for such home providing care for 8 to 12 children
Detention facilities	Determined by zoning administrator per §4.2.10
Colleges and universities	10 spaces per classroom

§110-4.5.6.A Tree Canopy Requirements

§4.5.6. Tree requirements

A. Tree canopy

The following 10-year minimum tree canopy requirements shall apply in the respective districts:

ZONING DISTRICTS		TREE CANOPY (PERCENT)
RESIDENTIAL DISTRICTS		
RL	Residential Low	25
RM	Residential Medium	20
RH	Residential High	20
RT-6	Residential townhouse	15
RT	Residential townhouse	15
RMF	Multifamily	10

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MAR 14 2018

Community Dev & Planning

Application No. 2-18-00170

**CITY OF FAIRFAX
ZONING MAP AMENDMENT, PROFFER AMENDMENT,
OR MASTER DEVELOPMENT PLAN AMENDMENT APPLICATION**

I/We BC & J Development LLC by [Signature] member John A. Clark
(Name of applicant) (Authorized agent's name and relationship to applicant)

a corporation / general partnership / limited partnership / sole proprietorship/individual (circle one) which is the

property owner / contract purchaser / lessee (circle one)

of Lots A, Block 57, Section 3 of the ARDMORE Subdivision containing 24,337 (Sq. Ft.) on the premises known as PARCEL "A" / 10642 WEST DRIVE requests that the property currently zoned RH be rezoned to RT. This property is recorded in the land records of Fairfax County in the name of BC & J Development LLC in Deed Book 24986, Page 108.
(Name and address of subject property)

I certify that I have read and understand my application to comply with Zoning Ordinance Section 6.2.3.C Application Requirements, which states:

1. An application shall be sufficient for processing when it contains all of the information necessary to decide whether or not the development as proposed will comply with the applicable requirements of this chapter.
2. The burden of demonstrating that an application complies with applicable review and approval criteria is on the applicant. The burden is not on the city or other parties to show that the standards or criteria have not been met.
3. Each application is unique and, therefore, more or less information may be required according to the needs of the particular case. Information needs tend to vary substantially from application to application and to change over time as result of code amendments and review procedure changes. Staff has the flexibility to specify submission requirements for each application and to waive requirements that are irrelevant to specific situations. The applicant shall rely on the review official as to whether more or less information should be submitted."

[Signature]

(Signature of applicant or authorized agent)

Member

(Title or relationship)

Address 40815 Hannah Drive Westford, VA Phone 703-217-7171

Email JCLARK@JACLARKCOMPANY.COM

STATE OF VIRGINIA to-wit:

I, the undersigned, a Notary Public in and for the State aforesaid, whose commission as such will expire on the 30 day of November, 2022, do hereby certify that this day personally appeared before me in the State aforesaid John A. Clark
(Name) (Title)

whose name(s) is (are) signed to the foregoing and hereunto annexed agreement bearing date of the 7 day of March, 2018, and acknowledged the same before me.

GIVEN under my hand and seal this 7 day of March, 2018.

Tammy D Maunder
NOTARY PUBLIC
Commonwealth of Virginia
Commission No. 7547382
My Commission Expires 11/30/2022

Jammy D Maunder 7547382
Notary Public Registration #

THE FOLLOWING MUST BE COMPLETED BY THE PROPERTY OWNER

I/We BC+J Development LLC by John A. Clark hereby certify that the applicant named above has the authority vested by me to make this application.

[Signature] Mumbel
(Signature of owner or authorized agent) (Title or relationship)
Address 40815 Hannah Dr Waterford, VA Phone: 703-217-7171

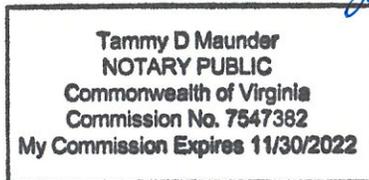
STATE OF VIRGINIA to-wit:

I, the undersigned, a Notary Public in and for the State aforesaid, whose commission as such will expire on the 30 day of November, 2 018, do hereby certify that this day personally appeared before me in the State aforesaid John A. Clark
(Name) (Title)

whose name(s) is (are) signed to the foregoing and hereunto annexed agreement bearing date of the 7 day of March, 2 018, and acknowledged the same before me.

GIVEN under my hand and seal this 7 day of March, 2 018.

Tammy D. Maunder / 7547382
Notary Public Registration #



FOR OFFICE USE ONLY

Proposal filed: 3/14/18

Received by: [Signature]

Fee Paid: 11,025

Receipt No. 2517 repeal at Treasury

Previous Cases: _____

Current status of business license and fees: _____

Treasurer: Property address has no delinquent taxes BC+J does not exist as a business Rebecca [Signature] 4-10-18

Commissioner of Revenue: BC + J Development LLC must meet the filing requirements of this office prior to beginning business. 4-10-18
Linda Heigley

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MAR 14 2018

Community Dev & Planning

**AFFIDAVIT
CITY OF FAIRFAX**

I, JOHN CLARK, by BC & J DEVELOPMENT do hereby make oath or affirmation that
(Name of applicant or agent)

I am an applicant in Application Number _____ and that to the best of my knowledge and belief, the following information is true:

1. (a) That the following is a list of names and addresses of all applicants, title owners, contract purchasers, and lessees of the property described in the application, and if any of the foregoing is a trustee, each beneficiary having an interest in such land, and all attorneys, real estate brokers, architects, engineers, planners, surveyors, and all other agents who have acted on behalf of any of the foregoing with respect to the application (attach additional pages if necessary):

Name	Address	Relationship
Stantec Consulting Services Inc	4500 Daly Drive, Suite 100, Chantilly, VA 20151	Civil Engineer
Agents : Stacie L. Kurzahls, Shelby N. Harris, Ines Alaoui Ismaili, Christian P. Hampson		

(b) That the following is a list of the stockholders of all corporations of the foregoing who own ten (10) percent or more of any class of stock issued by said corporation, and where such corporation has ten (10) or less stockholders, a listing of all the stockholders (attach additional pages if necessary):

Corporation Name: _____

Name	Address	Relationship

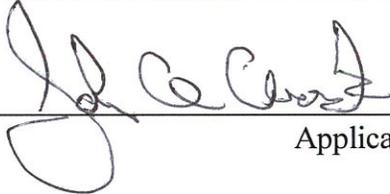
(c) That the following is a list of all partners, both general and limited, in any partnership of the foregoing (attach additional pages if necessary):

Partnership Name: _____

Name	Address	Relationship

2. That neither the Mayor nor any member of the City Council, Planning Commission, BZA, or BAR has any interest in the outcome of the decision. EXCEPT AS FOLLOWS: (If none, so state).

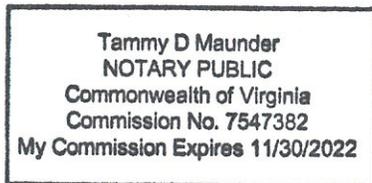
3. That within five (5) years prior to the filing of this application, neither the Mayor nor any member of the City Council, Mayor, Planning Commission, BZA, or BAR or any member of his or her immediate household and family, either directly or by way of a corporation or a partnership in which anyone of them is an officer, director, employee, agent, attorney, or investor has received any gift or political contribution in excess of \$100 from any person or entity listed in paragraph one. EXCEPT AS FOLLOWS: (If none, so state).

WITNESS the following signature: 
Applicant or Agent

ALL APPLICANTS MUST SIGN AND HAVE THEIR SIGNATURES NOTARIZED.

The above affidavit was subscribed and confirmed by oath or affirmation before me on this 7
day of March, 20 18, in the State of Virginia

My commission expires: 11/30/2022



Tammy D Maunder | 7547382
Notary Public Registration #

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MAR 14 2018

Community Dev & Planning

EQUITABLE OWNERSHIP DISCLOSURE STATEMENT

I. GENERAL DISCLOSURE REQUIREMENTS

In accordance with § 6.2.3.B of the Zoning Ordinance, any application for a change in zoning shall include as part of the application a statement on a form provided by the zoning administrator providing complete disclosure of the legal and equitable ownership in any real estate to be affected by the requested change in zoning.

In the case of corporate ownership of real estate, the disclosure shall include the names of stockholders, officers and directors and in any case the names and addresses of all the real parties in interest; provided, however, that the requirement of listing the names of stockholders, officers and directors shall not apply to a corporation whose stock is traded on a national or local stock exchange and having more than 500 shareholders. Such disclosure shall be sworn to under oath before a notary public or other official before whom oaths may be taken.

II. IDENTIFICATION OF REAL PROPERTY AFFECTED

Map Number	Parcel Number	Street Address	Current Owner of Record
57-3-06-000-A		10642 WEST DRIVE	BC&J Development LLC

III. DESCRIPTION OF CHANGE IN ZONING REQUESTED

Completely describe the action being requested, attach narrative if desired.

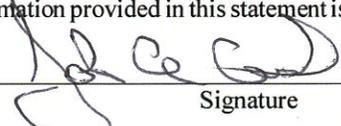
REZONE PARCEL FROM CURRENT RH ZONING TO PROPOSED RT ZONING, AND WITH 6 RESIDENTIAL UNITS.

IV. SPECIFIC EQUITABLE OWNERSHIP DISCLOSURE

The following individuals have legal and equitable ownership in the real estate to be affected by the requested change in zoning. (Include name, address and telephone number)

THE DISCLOSURE MADE ON THIS FORM IS IN ACCORDANCE WITH § 110-5 (D) OF THE CODE OF THE CITY OF FAIRFAX MUST BE SWORN UNDER OATH BEFORE A NOTARY PUBLIC OR OTHER OFFICER BEFORE WHOM OATHS MAY BE TAKEN. ALL APPLICANTS MUST SIGN AND HAVE THEIR SIGNATURE NOTARIZED. ATTACH A SEPARATE SHEET IF NECESSARY.

I hereby swear to the best of my knowledge that the information provided in this statement is true and complete.



Signature

Subscribed and sworn before me this 7 day of March, 20 18.

My commission expires: 11/30/2022

Tammy D Maunder
 NOTARY PUBLIC
 Commonwealth of Virginia
 Commission No. 7547382
 My Commission Expires 11/30/2022

Tammy D Maunder | 7547382
 Notary Public Registration #

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MAR 14 2018

Community Dev & Planning

1. (a) That the following is a list of names and addresses of all applicants, title owners, contract purchasers, and lessees of the property described in the application, and if any of the foregoing is a trustee, each beneficiary having an interest in such land, and all attorneys, real estate brokers, architects, engineers, planners, surveyors, and all other agents who have acted on behalf of any of the foregoing with respect to the application (continued):

Name	Agent(s)	Address	Relationship
BC&J Development	John A. Clark	22121 Ware Creed Rd, Rappahannock Academy, VA 22538	Applicant
Vertical Vision PLC	Dan Slone	6210 Shelter Cove Circle, Midlothian, VA 23112	Land Use Attorney
C3 Studio LLC	Greg Huddy	312 S. Gay Street, Suite 200, Knoxville, TN 37902	Architect
TNT Environmental	Avi Sareen	13996 Parkeast Circle, Suite 101, Chantilly, VA 20151	Environmental

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MAR 27 2018

City of Fairfax - Community Development and Planning
10455 Armstrong Street #207A Fairfax, VA 22030
Phone: 703-385-7820



Community Dev & Planning

Application #: 55-18-00234
Receipt #: 2690

LAND USE APPLICATION

- NON REFUNDABLE FEE -

Special Use Special Exception Variance Amendment Renewal

1. PROPERTY LOCATION INFORMATION

Property Address 10642 WEST DRIVE Tax Map # 57-3-06-000-A

Project Name WEST DRIVE Project Description This SE Application

is made concurrently with a rezoning application for
RH to RT. Six Residential Units are proposed -
Two attached, Four detached. Accessible by West
Drive (Public Street) and by improved private drive.

2. APPLICANT or AUTHORIZED AGENT INFORMATION (check as appropriate)

Applicant Name BC & J Development, LLC (circle one): Corporation / Gen Partnership / Ltd Partnership / Sole Proprietorship / Individual

Applicant Address 40815 Hannah Drive Waterford, VA

Phone (o) _____ (c) 703 217-7171 Email jclarke@jaclarkcompany.com

Applicant or Authorized Agent Signature _____

Relationship to project (circle one) Property owner / Contract purchaser / Lessee / Agent

3. APPLICANT CERTIFICATION STATEMENT Section 110-6.2.3

I certify that I have read and understand my application to comply with Zoning Ordinance Section 6.2.3 which states that an application shall be sufficient for processing when it contains all of the information necessary to decide whether or not the development as proposed will comply with the applicable requirements of this chapter; that the burden of demonstrating that an application complies with applicable review and approval criteria is on the applicant; that each application is unique and, therefore, more or less information may be required according to the needs of the particular case; that staff has the flexibility to specify submission requirements for each application and to waive requirements as appropriate; and that the applicant shall rely on the review official as to whether more or less information should be submitted.

Applicant or Authorized Agent Signature (REQUIRED) _____ Date 3-19-2018

4. ENGINEER, ARCHITECT, SURVEYOR or LANDSCAPE ARCHITECT (Same as Applicant)

Licensed Professional's Name STANTEC

Licensed Professional's Address 4500 DALY DRIVE, SUITE 100, CHANTILLY VA 20151

Phone (o) 703 263-1220 (c) 703 675-6486 Email SHELBY.HARRIS@STANTEC.com
STACIE.KURZHALS@STANTEC.com

*****OFFICE USE ONLY*****

Current status of business license and fees
Treasurer: Property address showing delinquent taxes. BC & J does not exist as a business
Commissioner of Revenue: BC & J Development LLC must meet the filing requirements prior to beginning business. Ledahighley 4-10-18 4-11-18

RECEIVED

MAR 27 2018

**AFFIDAVIT
CITY OF FAIRFAX**

Community Dev & Planning

I, John A. Clark, by _____ do hereby make oath or affirmation that
(Name of applicant or agent)

I am an applicant in Application Number _____ and that to the best of my knowledge and belief, the following information is true:

1. (a) That the following is a list of names and addresses of all applicants, title owners, contract purchasers, and lessees of the property described in the application, and if any of the foregoing is a trustee, each beneficiary having an interest in such land, and all attorneys, real estate brokers, architects, engineers, planners, surveyors, and all other agents who have acted on behalf of any of the foregoing with respect to the application (attach additional pages if necessary):

Name	Address	Relationship
Stantec Consulting Services Inc	4500 Daly Drive, Suite 100, Chantilly, VA 20151	Civil Engineer
Agents: Stacie L. Kurzhals, Shelby N. Harris, Ines Alaoui, Christian P. Hampson		

(b) That the following is a list of the stockholders of all corporations of the foregoing who own ten (10) percent or more of any class of stock issued by said corporation, and where such corporation has ten (10) or less stockholders, a listing of all the stockholders (attach additional pages if necessary):

Corporation Name: BCL Development LLC

Name	Address	Relationship
<u>John A. Clark</u>	<u>22121 Ware Creek Rd Pappanawock Academy, VA 22638</u>	<u>Member</u>

(c) That the following is a list of all partners, both general and limited, in any partnership of the foregoing (attach additional pages if necessary):

Partnership Name: _____

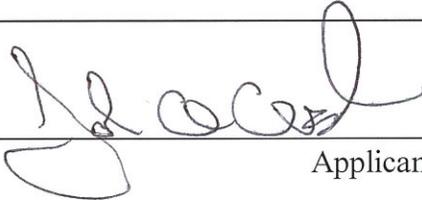
Name	Address	Relationship

2. That neither the Mayor nor any member of the City Council, Planning Commission, BZA, or BAR has any interest in the outcome of the decision. EXCEPT AS FOLLOWS: (If none, so state).

None

3. That within five (5) years prior to the filing of this application, neither the Mayor nor any member of the City Council, Mayor, Planning Commission, BZA, or BAR or any member of his or her immediate household and family, either directly or by way of a corporation or a partnership in which anyone of them is an officer, director, employee, agent, attorney, or investor has received any gift or political contribution in excess of \$100 from any person or entity listed in paragraph one. EXCEPT AS FOLLOWS: (If none, so state).

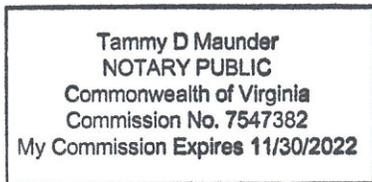
None

WITNESS the following signature: 
Applicant or Agent

ALL APPLICANTS MUST SIGN AND HAVE THEIR SIGNATURES NOTARIZED.

The above affidavit was subscribed and confirmed by oath or affirmation before me on this 19 day of March, 20 18, in the State of Virginia

My commission expires: 11/30/2022



Tammy D Maunder, 7547382
Notary Public Registration #

1. (a) That the following is a list of names and addresses of all applicants, title owners, contract purchasers, and lessees of the property described in the application, and if any of the foregoing is a trustee, each beneficiary having an interest in such land, and all attorneys, real estate brokers, architects, engineers, planners, surveyors, and all other agents who have acted on behalf of any of the foregoing with respect to the application (continued):

Name	Agent(s)	Address	Relationship
BC&J Development	John A. Clark	22121 Ware Creed Rd, Rappahannock Academy, VA 22538	Applicant
Vertical Vision PLC	Dan Slone	6210 Shelter Cove Circle, Midlothian, VA 23112	Land Use Attorney
C3 Studio LLC	Greg Huddy	312 S. Gay Street, Suite 200, Knoxville, TN 37902	Architect
TNT Environmental	Avi Sareen	13996 Parkeast Circle, Suite 101, Chantilly, VA 20151	Environmental

MAR 14 2018

March 7, 2018

Community Dev & Planning

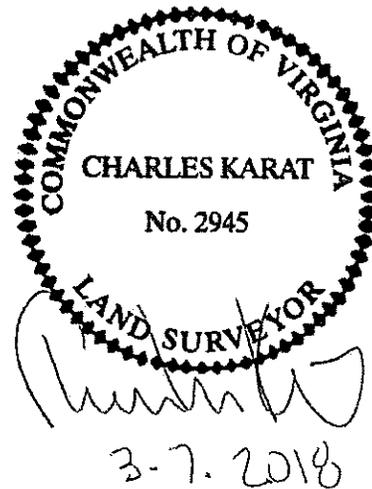
LEGAL DESCRIPTION OF THE PROPERTY OF
BC & J DEVELOPMENT, LLC
CITY OF FAIRFAX, VIRGINIA

All that certain lot, piece or parcel of land situate in the City of Fairfax, Virginia, in accordance with a Plan entitled "Parcel A, Section Two Ardmore/Rezoning Plat # 10642 West Drive" prepared by Land Design Consultants dated October 13, 2017, as follows, to wit:

BEGINNING at a point on the Northerly side of West Drive, (Variable Width) at the Southwest Corner of the property to be described, now or late of BC & J Development, LLC the following five (5) courses:

1. North 25°55'04" East 185.96 feet to a point;
2. South 89°36'01" East 34.88 feet to a point;
3. South 33°11'11" East 171.47 feet to a point;
4. South 51°26'28" West 93.12 feet to a point;
5. North 75°52'31" West 141.47 feet to the POINT OF BEGINNING.

Containing 24,337 square feet, or 0.55 acres of land, more or less, as shown on said plan.





Memo

To: City of Fairfax
Planning and Zoning

From: Stacie Richmond Kurzhals
Stantec

File: 10642 West Drive Rezoning (RH to RT)
Application #PLN18-00170

Date: December 21, 2018

Statement of Support

Proposal Narrative. Applicant proposes an attractive, "pocket" neighborhood featuring 6 beautifully designed, mid-priced cottages on 0.55 acres along West Drive. The current zoning is RH and Applicant requests rezoning to RT, Residential Townhouse, to propose 4 attached (duplex) units and 2 detached units situated in a semi-circular configuration around an attractive pocket park/common area, accessible from a wide, private one-way drive. This new development is synchronized with the City's Comprehensive plan goal of Residential Medium and Residential High for this area, providing a template for the re-development of surrounding parcels from light industrial to the residential envisioned by the City's plan.

See Table A below for development tabulations:

Table A
Development Tabulations

Attribute	Required	Provided
Zoning	-	RT, Residential Townhouse
Use	Permitted	2 Duplex (4), Single-Family detached (2)
Density	12 units/acre	12 units/acre
Min. Site Area	0.40 acre	0.55 acre
Min. Lot Area/Unit	1,500 ft ²	2,000 ft ²
Required Yards (Min.)		
Front	10'	10' (Lots 1 & 2) 2' (Lots 3-6)*
Side (interior)	0'	0'
Side (street)	20'	5' (Lots 1 & 2)*
Rear	20'	1' (Lots 1 & 2)* 20' (Lots 3-6)
Lot Width (Min.)	18'	18'
Maximum Building Height (stories/ft)	3 stories / 35 ft	3 stories / 38 ft*
Building Coverage (Max.)	60%	60%
Lot Coverage (Max.)	80%	80%
Parking	2 spaces / unit	2 spaces / unit
Transitional Yard Landscaping	7.5'	7.5'

* Special Exception Requested

Section 6.4.9 Approval Considerations

- A. The proposal is consistent with the Comprehensive Plan. The Comprehensive Plan identifies an appropriate density for this site as 12 units to the acre. The proposal does not exceed this density and efficiently uses site density to achieve another Comprehensive Plan goal of encouraging more affordable, family housing. (See HOU-1)
- B. The proposed rezoning provides greater benefits to the City than would a development carried out in accordance with the current zoning district and other requirements of the City Zoning Ordinance. Pragmatic economics would require development of this parcel as one or two large, single-family dwellings that would sell in the upper market range. Using the proposed zoning, six much more affordable units can be placed on the property, in a new-urban neighborhood layout. While some waivers are necessary to achieve a marketable site configuration, all of them preserve the general development intent.
- C. The subject property is better suited for the proposed zoning in lieu of the existing zoning because it enables a useful infill model as an alternative to the repetition of large-scale mansion construction. Given the price of land in the City, this model allows the developer to furnish a more socially desirable and affordable product.
- D. Because the overall scale of the project is small – six modestly sized homes – the impacts on existing or proffered public infrastructure are negligible.

List of Special Exceptions and Justifications

- 1. A special exception is required for front, rear, and side yard requirements:
 - 1.1 A special exception is requested for the minimum front yard requirement in section 3.6.1 of the City of Fairfax Zoning Ordinance for Lots 3-6. The private one-way access drive in front of these lots is proposed as permeable pavement. For ease of maintenance, this private drive is to be owned and maintained by a homeowner's association (HOA). Therefore, the intent of the front yard setback is met and exceeded for Lots 3-6 by the separation from the nearest public street right of way (West Drive), and said units are further screened by the proposed units on Lots 1 and 2.
 - 1.2 A special exception is requested for the minimum rear yard requirement in Section 3.6.1 of the City of Fairfax Zoning Ordinance for all lots on the site in accordance with Section 6.17.1.B.2. For Lots 1 & 2, a pocket park is proposed behind the duplex, which provides the intended "setback" – this park area is a focal point of this neighborhood, and is to be owned and maintained by a Homeowner's Association (HOA). Therefore, the rear yard setback is reduced to exclude the private pocket park.
 - 1.3 A special exception is requested for the minimum side (street) yard requirement in section 3.6.1 of the City of Fairfax Zoning Ordinance for Lots 1 & 2. The adjacent side street is a private one-way access drive. The traffic impact study determined that the traffic volume on the private drive is negligible. This street will only be used by the six units proposed with this development.

- 2 A special exception is requested for the landscape strip requirement in section 4.5.6.b of the City of Fairfax Zoning Ordinance. The proposed street is a private drive that provides access to the six lots in this development only and does not serve the public. A pocket park is proposed in a centralized location to create an urban community neighborhood. The size of the site does not allow for a 10 ft landscaping strip along the private drive, and as such there is not ample planting space for street trees every 40 lf. In addition, the street trees within the 10 ft buffer would be within the safe sight triangle for traffic and emergency vehicles within the private drive. Additional plantings beyond the canopy requirements will be provided inside the site at the time of final design to the maximum extent possible. An adequate 10 ft wide landscape strip is proposed along west drive, including one street tree every 40 lf.
- 3 A special exception is requested for the building height requirement in section 3.6.1 of the City of Fairfax Zoning Ordinance. The proposed maximum effective building height based on the average grade is 38 ft. which is only exceeds the 35 ft. limit by 3 ft. The portion of the building which exceeds the height requirement is the gabled roof, which is a distinctive architectural element to the development, which was approved unanimously by the Board of Architectural Review.
- 4 A special exception is requested for sidewalks requirement in section 4.4.4 of the City of Fairfax Zoning Ordinance. A proposed 4-foot section of different colored permeable pavers will create a visual boundary for pedestrian access that is a distinctive cue for vehicular traffic. This will create a natural traffic-slowing effect for vehicles. Since the private drive is internal to the site and will only be accessed by the residents and guests of the 6 dwelling units, the applicant believes the internal sidewalk helps distinguish the pocket neighborhood as a "shared space" design. Additionally, this still allows for the full driveway width to be used in emergency situations, as depicted in the truck turning movements for emergency ambulance and fire truck. To address staff concerns, a sign at the entrance of the site will be included to indicate to drivers to slow down and watch for pedestrians. In addition, a raised paver rumble strip will be proposed between the concrete apron of the entrance and the start of the pervious pavers, which will be a physical indicator to the car entering the driveway to slow down. It will only extend within the main vehicular path of the driveway, to leave a clear pedestrian, bike, and wheelchair path.

List of Waiver and Justification

1. A waiver is requested for sidewalk along both sides of the street in Section 2.7.1 of the City of Fairfax Public Facilities Manual. The proposed driveway is a one-way neighborhood, extra-wide (16' versus a standard 9' or 10' lane) private drive. The private drive is internal to the site and will only be accessed by the residents and guests of the 6 dwelling units. The drive will be owned and maintained by a Homeowner's type Association (HOA) and will not be dedicated for public purposes. The proposed pavers will enhance the appeal of the neighborhood and be inviting as a pedestrian pathway. The 16 ft. private drive will incorporate a 4 ft. section with different colored pavers to create an imaginary boundary for pedestrian access. An Autoturn movement was run to demonstrate that a standard vehicle can loop the site outside of the designated walkway area. Additionally, this still allows for the full driveway width to be used in emergency situations, as depicted in the truck turning movements for emergency ambulance and fire truck.
2. A waiver is requested for curb cuts in section 2.7.3 of the City of Fairfax Public Facilities Manual, including City of Fairfax standard detail 404.03. Due to site constraints, including grading, lot configuration, row restriction, and sidewalk configuration, the standard curb cut detail cannot be met. The entrances proposed with this plan will be in accordance with VDOT Road and Bridge Standard CG-9B.

List of Interpretations and Justifications

- 1 A request for interpretation of the City of Fairfax Subdivision Ordinance sections 2.4.1 and 2.3.4 has been submitted under separate cover. Section 2.4.1 of the Subdivision Ordinance requires that every lot shall front on a public street, or on a private street in a Planned Development. The applicant requests an interpretation that the rezoning action serves as a mechanism to achieve “planned development”, and that the language of the subdivision ordinance does not limit the use of private streets in the City of Fairfax formal zoning district defined as “planned development” (pd). Section 2.3.4 of the Subdivision Ordinance requires sidewalks on both sides of streets. The applicant requires an interpretation to allow the shared use design for the pocket neighborhood which proposes a 4 ft section of pedestrian pavers within the private driveway.

STANTEC CONSULTING SERVICES INC.



Shelby Olson, PE

Civil Engineer

Phone: (703) 674-5765

Shelby.olson@stantec.com



Stantec Consulting Services Inc.
11320 Random Hills Road, Suite 600, Fairfax VA 22030-6001

December 21, 2018
File: 2026271804

Attention: Nancy Jo Cranmer, AICP
Deputy Zoning Administrator – Plans Review
Community Development and Planning
City of Fairfax
10455 Armstrong Street
Fairfax, VA 22030

Dear Mrs. Cranmer,

Reference: West Drive Rezoning (#Z-18-00170, #SE-18-00234)

This letter serves as the request for a formal interpretation of the City of Fairfax Subdivision Ordinance § 2.4.1. This section of the Subdivision Ordinance requires that every lot shall front on a public street, or on a private street *in a planned development*. The applicant in the above referenced Rezoning is requesting the change from Residential High Density (RH) to the Residential Townhouse (RT) zoning, as per the City's Comprehensive Plan for this area. The applicant requests an interpretation that the Rezoning action serves as a mechanism to achieve "planned development", and that the language of the subdivision ordinance does not limit the use of private streets in the City of Fairfax formal zoning district defined as "Planned Development" (PD).

The West Drive project applicant proposes a pocket neighborhood featuring two (2) attached (duplex) units (4 units total) and two (2) detached units situated in a semi-circular configuration around an attractive pocket park/common area, accessible from a wide, private one-way drive. The lots of the detached units will front on the one-way private drive, which is internal to the site and will only be accessed by the residents and guests of the 6 dwelling units. The drive will be owned and maintained by a Homeowner Association and will not be dedicated for public purposes. The drive is designed to allow access by emergency vehicles and sanitation trucks.

Additionally, an interpretation of the City of Fairfax Subdivision Ordinance § 2.3.4 is requested. This section requires that sidewalks shall be required on both sides of all arterial, collector, and local streets, and adjacent to all sites. Since this development is creating a private driveway for a pocket neighborhood, a unique approach to the site design is proposed. A proposed 4-foot section of different colored permeable pavers will create a visual boundary for pedestrian access that is a distinctive cue for vehicular traffic. This will create a natural traffic-slowing effect for vehicles. Since the private drive is internal to the site and will only be accessed by the residents and guests of the 6 dwelling units, the applicant believes the internal sidewalk helps distinguish the pocket neighborhood as a "shared space" design. Additionally, this still allows for the full driveway width to be used in emergency situations, as depicted in the truck turning movements for emergency ambulance and fire truck. To address staff concerns, a sign at the entrance of the site will be included to indicate to drivers to slow down and watch for pedestrians. In addition, a raised paver rumble strip will be proposed between the concrete apron of the entrance and the start of the pervious pavers, which will be a physical indicator to the car entering the driveway to slow down. It will only extend within the main vehicular path of the driveway, to leave a clear pedestrian, bike, and wheelchair path.

December 21, 2018
Nancy Jo Cranmer, AICP
Page 2 of 2

Reference: West Drive Rezoning (#Z-18-00170, #SE-18-00234)

This new development complies with the City's Comprehensive Plan goal of Residential Medium and Residential High for this area, providing a template for the re-development of surrounding parcels from light industrial to the residential envisioned by the City's Plan. As acknowledged by Staff during review of this application, the requested rezoning is consistent with the intent of the Comprehensive Plan.

Should you have any questions, please feel free to contact me.

Regards,



Shelby Olson, PE

Civil Engineer

Phone: (703) 674-5765

Shelby.olson@stantec.com

Fiscal Impact Estimate - 10642 West Dr. SUMMARY

	Potential Redevelopment LOW	Potential Redevelopment HIGH
RESIDENTIAL REVENUES		
Real Estate Tax	\$48,000	\$54,000
BPOL (Rental Tax)	\$0	\$0
Personal Property Tax	\$5,000	\$6,000
Retail Sales Tax (1%)	\$0	\$0
Restaurant Tax (1% + 4%)	\$1,000	\$1,000
TOTAL	\$54,000	\$61,000
RESIDENTIAL EXPENSES		
Education	\$28,000	\$34,000
Police/Fire	\$6,000	\$7,000
Misc. Gov't	\$9,000	\$11,000
TOTAL	\$43,000	\$52,000
COMMERCIAL REVENUES		
Real Estate Tax	\$0	\$0
BPOL (Rental Tax)	\$0	\$0
Retail Sales Tax (1%)	\$0	\$0
Restaurant Tax (4%)	\$0	\$0
<i>(Less 1/8 resident spending)</i>	<i>\$0</i>	<i>\$0</i>
Retail/Restaurant BPOL/BPP	\$0	\$0
Office BPOL/BPP	\$0	\$0
TOTAL	\$0	\$0
COMMERCIAL EXPENSES		
Police/Fire	\$0	\$0
Misc. Gov't	\$0	\$0
TOTAL	\$0	\$0
BALANCE	\$2,000	\$18,000



Applicant: BC&J Development, LLC
10642 West Drive

MAJOR CERTIFICATE OF APPROPRIATENESS

The Board of Architectural Review (BAR) provided a recommendation for **approval** of the request for a Certificate of Appropriateness for architecture and landscaping for the proposed duplex on September 5, 2018 with the following recommendations:

1. Red brick by Cushwa to match the chimneys and decorative wall shall be used up to the lower window line of the first story with a belt course at the top, on all sides of the duplex building visible from the right-of-way.
2. The retaining wall shall be constructed of a split face block with a cap, in a color that matches the Cushwa red brick to be used on the duplex and decorative wall as closely as possible.
3. Shrubs and ground cover shall be incorporated into the landscaping of the east and west buffer yards at the bases of the proposed trees.
4. A gate and sidewalk shall be included to provide direct access to the east duplex unit stoop from West Drive.
5. Any exterior vents, roof pipes, and other similar building-mounted appurtenances shall be painted to match the surface or architectural feature to which they are attached.
6. The proposed construction, materials, and landscaping shall be in general conformance with the review materials received by staff and modified through the date of this meeting, except as further modified by the Board of Architectural Review, the Director of Community Development and Planning, the Building Official, or Zoning.

On January 16, 2019, the Board of Architectural Review provided a recommendation for **approval** of the revised plan that now includes 2 Single-family detached homes and 2 Duplex buildings with the following recommendations:

1. A sidewalk of decorative pavers to match those of the pedestrian portions of the loop road shall be added to the development plan to connect the front stoops of lots 3 and 4 to the loop road.
2. Foundation plantings shall be installed between the driveways of lots 3 and 4 where practicable.
3. Any exterior vents, roof pipes, and other similar building-mounted appurtenances shall be painted to match the surface or architectural feature to which they are attached.
4. The proposed construction, materials, and landscaping shall be in general conformance with the review materials received by staff and included in this staff report, as may be modified through the date of this hearing, except as further modified by the Board of Architectural Review, the Director of Community Development and Planning, the Building Official, or Zoning.



Board of Architectural Review

DATE: September 5, 2018
TO: Board of Architectural Review Chair and Members
THROUGH: Brooke Hardin, Director of Community Development & Planning *BH*
FROM: Tommy Scibilia, BAR Liaison *TS*
SUBJECT: West Drive Duplex

ATTACHMENTS:

1. Relevant regulations
2. Photos
3. Landscape plan
4. Elevations
5. Renderings
6. Materials, colors, and manufactured item specifications

Nature of Request

1. Case Number:	BAR-18-00469
2. Address:	10642 West Drive
3. Request:	New duplex and site improvements
4. Applicant:	BC&J Development LLC
5. Applicant's Representative:	John A. Clark
6. Status of Representative:	Agent
7. Zoning:	RH Residential High

STAFF COMMENTS

Background:

The site is a 0.56-acre undeveloped parcel of land with frontage along West Drive, which contains a handful of single family residences, multifamily buildings, the Chancery Square townhouses, and Fairfax Professional Village office condominiums. Surrounding the property on the north, east, and west are the duplex residential properties of the Ardmere neighborhood, whose rear and side yards abut the subject site. To the south across West Drive is a Fairfax County property yard. See Attachment 2 for photographs of the site.

Proposal:

The applicant is proposing to develop the site with a duplex dwelling and four single-family homes, to be related in materials, color, and design. A rezoning and several special exceptions are requested, which must be considered by City Council. A Major Certificate of Appropriateness is required for the duplex and for the associated site improvements, but not for the single-family homes. The BAR should not be commenting on the single-family homes, but their proposed design is included in the submittals and attachments to this report to help inform context.

The site would consist of a one-way, private road with one entrance and one exit on West Drive, composed of pervious concrete pavers in a reddish color by Bay Eagle, as well as a scored concrete sidewalk along West Drive. The duplex would be situated closest to West Drive with small landscaped front yards, and the four single-family homes would be located along the outside of the private drive. A small private pocket park would be located inside the private drive to the rear of the duplex dwellings, which would have entrances directly onto this space. The pocket park would be programmed with a concrete paver semicircular patio space with seating. This space would not be visible from the right-of-way, and is therefore not within BAR purview.

Landscaping includes canopy trees along West Drive (willow oaks), and smaller understory canopy trees inside a fence along the west, east, and southeast property lines (intermixed eastern redbud, kousa dogwood, and star magnolia). The fence would be a decorative, white, board-on-board fence made of Azek, a composite material, as detailed in the landscape exhibit (Attachment 3). Inkberry holly shrubs are proposed along the front and back walls of the duplexes. Other landscaping includes royal ferns, shore junipers, and red heuchera at the pocket park. A decorative wall composed of a red brick base and piers by Cushwa and cast iron decorative picket fencing is proposed along the West Drive sidewalk with breaks for the loop road and gates for front yard access to the duplex units. The same type of wall is proposed around the perimeter of the pocket park patio.

The duplex would be three stories above grade with a compound hipped roof, roughly symmetrical in form, with classical design elements. The building form would be a U shape, with a recessed covered porch area between the units facing out toward West Drive and driveway access to two-car garages off of the private drive on the east and west side elevations. The main entrances would be located off of the first floor covered porches on the east and west elevations. The east unit would have access to the central porch and second floor balcony, while the west unit would have access to a second floor balcony above the western porch and main entrance to the home. Four Juliet balconies with shallow standing seam metal roof projections are proposed on the second level of the rear façade, overlooking the pocket park.

The body of the duplex would be Hardie fiber-cement siding in “Autumn Tan” with a woodgrain finish and beaded profile. The foundation of the building would be red brick by Cushwa. The roof material would be asphalt shingles in “Black Pearl”, a dark gray, by Grand Manor. Regularly-spaced windows would be present on all four sides of the building, and are proposed to be double-hung sash windows by Marvin, with mullions in the upper sash, and in a “Classical White” finish. Smaller windows in a matching finish are proposed on the third floor in some areas of the rear and side elevations. Shutters, proposed on the front and rear façades, would be made of cedar wood with decorative panels and painted “Roycroft Copper Red” by Sherwin Williams. These would be mounted on hinges with decorative shutter dogs painted black. In some instances, the elevations include false windows that would be made to appear as closed shutters in the same design and color. There are two types of doors proposed. Six-panel woodgrain doors by Therma Tru painted “Roycroft Copper Red” to match the shutters would be used for the side and rear entrances. 15-lite swinging French doors by Marvin, to be painted “Classical White” by Sherwin Williams, an off-white, would be used for the porches and balconies. Window and door casings would be aluminum-clad and painted “Classical White”. Trim elements would be made of Azek also painted “Classical White”, and include window headers and sills, decorative soffit trim and brackets, and porch columns. The railings for the porch areas and Juliet balconies would be Azek, with “Extra White” balustrades and “Iron Ore” (black) upper and lower rails. Garage doors by Pella on the east and west (side) elevations would be wood-faced “Carriage House” style folding doors, painted “Classical White” with decorative panels, eight windows across the top, and wrought iron decorative hardware. Red brick chimneys to match the foundation and decorative wall material are proposed on the east and west elevations beside the entrance porches.

A retaining wall to be constructed of CMU block and varying in height from inches to eight feet would run around the perimeter of the site, the shorter end portions of which would be visible from the right-of-way on West Drive.

Lighting fixtures would be traditional, copper, lantern-style fixtures to be building-mounted beside the front and rear entrances of the duplex, as well as mounted at the top of the brick piers of the decorative wall along West Drive on either side of the private road entrance and exit.

The HVAC units are proposed on the outside corners of the duplex units, and would be screened from view with an approximately three-foot decorative fence, made with Azek composite product and in “Classical White”, and surrounded by shrubs. The trash and recycling bins would be located within the garages.

The single-family homes are not within the BAR’s purview, however their design is important to consider within the context of the duplex units. The single-family homes would have the same materials and design features as those proposed for the duplex, including siding, window and door types, trim, detailing, and colors within a related palette. The roof form incorporates gables into the design, which is not a feature of the duplex building. See Attachment 4 for elevations of the single-family homes.

Analysis:

City of Fairfax Design Guidelines:

The following excerpts from the Design Guidelines are relevant to this application.

New Construction, ACOD-3

Building Orientation, ACOD-3.3

Buildings should be sited so that their main entrances are facing the street on which they are located.

The duplex entrances are oriented toward the private loop road, but gates in the decorative brick wall give access to the front yards of both units and the main entrances would both be readily visible from view on West Drive. No sidewalk is proposed from the West Drive sidewalk to the east unit stoop. Staff recommends this be added to increase openness and pedestrian orientation, see discussion below in the Building Types: Additional Considerations section.

Building Form & Articulation, ACOD-3.4

Use forms in new construction that relate to those of existing neighboring buildings on the street that are of quality design. 3.4

Consider creating a three part building design with a differentiated base, upper story, and roof or cornice line.

The dominant development type on West Drive and in the neighboring Ardmore neighborhood is residential. The proposed building form is appropriate for new residential development and compatible with the surrounding development.

Roof Form & Materials, ACOD-3.6

Buildings that adjoin neighborhoods should use roof forms that relate to the nearby residential forms instead of the flat or sloping commercial form.

On roofs that are visible, use quality materials such as standing seam metal, architectural shingles, slate, or artificial slate.

If using composition asphalt shingles, consider using architectural type shingles.

The proposed hipped roof form and architectural asphalt shingles are appropriate for new residential development and compatible with the surrounding development. The proposed

standing seam metal overhangs above the second floor rear windows are consistent with these guidelines as well.

Opening Types & Patterns, ACOD-3.7

The size and proportion, or the ratio of width to height, of windows of new buildings' primary facades may be vertical, horizontal or square. Their arrangement may be laid out in a pattern or in a more random fashion depending on the building's use and its overall design.

Door selection should be integrated into the overall design vocabulary of the building and should be part of an entry element that is articulated and a visible part of the façade.

The proposed window pattern is regular and vertical in orientation. The selection of doors and associated trim detailing is appropriate and compatible with the overall building design. See comments below on entry porches in the Building Types: Additional Considerations section.

Building Foundations, ACOD-3.9

Consider distinguishing the foundation from the rest of the structure by using different materials, patterns, or textures.

Brick or stone veneer may be used over a block or concrete foundation if the applied veneer appears as a masonry foundation. Do not leave foundations of plain concrete block or poured concrete exposed when visible from public places.

The proposed brick foundation is consistent with these guidelines. See discussion on expansion of this element in the Materials & Textures section immediately below.

Materials & Textures, ACOD-3.9

The selection of materials and textures for a new building in the ACOD may include brick, stone, cast stone, wood or cementitious siding, metal, glass panels, or other materials as deemed appropriate by Staff and the BAR. In general, the use of stucco-like products such as EIFS should be limited and is most appropriate on higher elevations, not in the pedestrian realm.

Use quality materials consistently on all publicly visible sides of buildings in the district. These materials should be long lasting, durable, maintainable, and appropriate for environmental conditions.

The proposed materials are consistent with these guidelines. The use of brick in the chimneys helps carry the foundation and wall material vertically in the building design, however staff believes that use of brick up to the lower window line with a belt course, instead of only as a foundation-level material, would create a more attractive and permanent appearance. See the staff-edited rendering in Attachment 5 for the recommended condition.

Architectural Details & Decorative Features, ACOD-3.9

Simple details such as brick patterns, varied materials, cornices, roof overhangs, window and door surrounds, belt or string-courses, and water tables can all add visual interest and human scale elements to new construction.

The proposed architectural detailing, including the roof brackets and shutter and garage door hardware, is consistent with this guideline.

Building-Mounted Lighting, ACOD-3.12

Lighting for new structures should be designed to be an integral part of the overall design by relating to the style, material, and/or color of the building.

Fixtures should utilize an incandescent, LED, fluorescent, metal halide, or color corrected high-pressure sodium lighting sources. Avoid overly bright or colored lights.

Fixtures should be the full cutoff variety to limit the impact of lighting on neighboring properties.

A combination of free-standing and wall-mounted fixtures is recommended to yield varied levels of lighting and to meet the intent of the zoning regulations.

The proposed lantern-style sconces are traditional in design and appropriate for new residential development. The wall lights are in a similar style. No freestanding fixtures are proposed.

Appurtenances, ACOD-3.13

Mechanical equipment on roofs or sides of buildings should not be visible from streets. It should be screened from public view on all sides if otherwise visible. The screening should be consistent with the design, textures, materials, and colors of the building. Another method is to place the equipment in a nonvisible location behind a parapet.

When the mechanical equipment, vents, meters, satellite dishes and similar equipment is ground mounted, screening should include either an opaque fence or wall made of the same material as the building or an evergreen hedge that screens objectionable views.

The proposed HVAC units would be sufficiently screened by shrubs as well as the Azek screening fences, which are compatible in material and design to the proposed perimeter fence, as well as the trim detailing and porch columns of the building.

Building Types: Additional Considerations, ACOD-3.15

Many townhouses have some type of entry porch or portico with much variety in the size, location, and form of these features. Since this element is such a prominent part of the residential areas, consider including it in residential design.

Staff believes the west unit's covered porch and the east unit's covered stoop create attractive and residentially appropriate entrances to these dwellings. Staff believes that the east unit should have a concrete walkway to its stoop to match the west unit's walkway and to further enhance the pedestrian feel of the development.

Painting, Color & Finishes, ACOD-4

Guidelines, ACOD-4.2

Select a coordinated palette of colors for each property that includes site elements in addition to the building itself.

Set the color theme by choosing the color for the material with the most visible area, such as a brick wall area or a metal roof, and relate other colors to it.

Select natural tones instead of overly bright and obtrusive colors.

Treat similar elements with the same color to achieve a unified rather than overly busy and disjointed appearance.

For most buildings, the numbers of paint colors are typically limited to three: a wall or field color, a trim color, and an accent color for signs, doors, etc.

The proposed building color is natural and the accent colors of "Roycroft Copper Red" and "Classical White" are appropriate.

Private Site Design & Elements, ACOD-6

Paving, AOD-6.2

Use materials that are stable, attractive, and reflect the adjacent building vocabulary and streetscape materials. Poured concrete is usually appropriate for sidewalks in the ACOD, though the use of brick, stone, or stamped concrete should be considered in areas of pedestrian interest as appropriate within the context of the site.

The proposed scored concrete for the West Drive sidewalk is consistent with the existing sidewalk network across the street and consistent with residential sidewalks in the ACOD. The concrete pavers proposed for the private drive and the pocket park area are also appropriate.

Landscaping, ACOD-6.3

Use plant materials that are appropriate and hardy to this region and to harsh urban conditions. Select materials with concern for their longevity and ease of maintenance. From these selections, create a distinctive and visually attractive outdoor space.

Use landscape edges such as a row of street trees. Where trees cannot be installed due to utility or other restrictions, use a shrub layer or herbaceous planting to create a unifying edge or seam between adjacent developments and their face on the public right-of-way.

Enhance the site's appearance by incorporating a layered landscape with a variety of plant materials. Consider color, texture, height, and mass of plant selections in a planting composition.

The proposed trees create an appropriate landscaped frontage along West Drive, while the foundation plantings will create aesthetically pleasing front yards for these units. Staff believes a layered landscape design should be incorporated into the side yards design, with shrubs and groundcover planted at the bases of the trees to fill out these landscaped areas and give them a more natural appearance.

Fences & Walls, ACOD-6.4

Use brick or other natural stone materials for walls. When a wall is an integral part of, or an extension of a building, select wall materials that complement the building's materials.

Avoid the use of modern, mass-produced fence materials such as diamond lattice panels, or synthetic materials such as plastic or fiberglass timbers. Stained wood board-on-board is usually appropriate.

If a fence or wall spans an area longer than 1/3 of the property line, modulate and articulate the wall with techniques to provide visual interest from the public right-of-way. Examples to break up a long expanse include inserting vertical piers of a different material, height, or width in an intentional rhythm or by adding a vegetative layer(s).

The proposed wall along West Drive is consistent with these guidelines, as it has a tasteful and traditional design and is well-articulated. Staff finds the design of the perimeter fence to be attractive, and the Azek composite material to be appropriate.

Lighting, ACOD-6.5

Select light posts and fixtures that are sympathetic to the design and materials of the building and its neighbors.

As a way to enhance design coherency on a private site in the ACOD, ensure that new exterior lighting elements—posts, fixtures, landscape, and other accent lights share at least one common element—color, material, form, or style, creating a coherent suite or assemblage of exterior lighting elements.

Lighting should illuminate parking lots and pathways to provide safe vehicular and pedestrian circulation and to minimize pedestrian/vehicular conflicts.

See discussion above in the Building-Mounted Lighting section. The site is relatively small and staff believes that the building- and wall-mounted fixtures will be sufficient to illuminate the site without the use of freestanding fixtures.

Gathering Spaces, ACOD-6.8

Incorporate a variety of small public spaces, ranging in size from 100 to 2,000 square feet, to provide opportunities for informal interactions and public outdoor access.

Orient buildings to form gathering spaces rather than isolating them in forgotten, unattractive portions of the site.

The proposal contains a gathering space that meets this criteria, but it is not visible from view in the public right-of-way, and is therefore not within the BAR's purview.

Comprehensive Plan:

The following excerpts from the 2012 Comprehensive Plan are relevant to this application.

Community Appearance strategy CA-1.4: Reduce the visual dominance of the automobile by emphasizing pedestrian accessibility and significant landscaping.

The proposal, with its landscaped street edge and low decorative wall with gates, would create an activated and attractive pedestrian realm, which could be further enhanced by a sidewalk to the east unit's stoop (see discussion in the Building Types: Additional Considerations section above) and a layered landscape approach to the side yards (see discussion in the Landscaping section above).

Community Appearance objective CA-3: Encourage exemplary site and building design, construction, and maintenance (105).

Staff finds this proposal to be of high quality with close attention paid to classical architectural details.

RECOMMENDATIONS

Staff finds the proposal to be generally in conformance with the provisions of the City of Fairfax Design Guidelines and the Comprehensive Plan, and therefore recommends that the BAR recommend to City Council approval of the Major Certificate of Appropriateness with the following conditions:

1. Red brick by Cushwa to match the chimneys and decorative wall shall be used up to the lower window line of the first story with a belt course at the top, on all sides of the duplex building visible from the right-of-way.
2. The retaining wall shall be constructed of a split face block with a cap, in a color that matches the Cushwa red brick to be used on the duplex and decorative wall as closely as possible.
3. Shrubs and ground cover shall be incorporated into the landscaping of the east and west buffer yards at the bases of the proposed trees.
4. A gate and sidewalk shall be included to provide direct access to the east duplex unit stoop from West Drive.
5. Any exterior vents, roof pipes, and other similar building-mounted appurtenances shall be painted to match the surface or architectural feature to which they are attached.
6. The proposed construction, materials, and landscaping shall be in general conformance with the review materials received by staff and modified through the date of this meeting, except as further modified by the Board of Architectural Review, the Director of Community Development and Planning, the Building Official, or Zoning.

RELEVANT REGULATIONS

- Attachment 1-

§3.7.4. Architectural control overlay district

B. Certificate of appropriateness required

Except as specified in §3.7.4.C, below, all development in the architectural control overlay district shall be subject to the approval of a certificate of appropriateness in accordance with the provisions of §6.5.

C. Exceptions

The architectural control overlay district shall not apply to signs, unless otherwise specified, or to the following uses:

1. Single-family detached;
2. Duplex dwellings, after initial approval and construction; and
3. Townhouses, after initial approval and construction.

§5.4.5. Powers and duties

B. Final decisions

The board of architectural review shall be responsible for final decisions regarding the following:

1. Certificates of appropriateness, major (§6.5)

§6.5.1. Applicability

Certificates of appropriateness shall be reviewed in accordance with the provisions of §6.5.

A. A certificate of appropriateness shall be required:

1. To any material change in the appearance of a building, structure, or site visible from public places (rights-of-way, plazas, squares, parks, government sites, and similar) and located in a historic overlay district (§3.7.2), the Old Town Fairfax Transition Overlay District (§3.7.3), or in the Architectural Control Overlay District (§3.7.4). For purposes of §6.5, "material change in appearance" shall include construction; reconstruction; exterior alteration, including changing the color of a structure or substantial portion thereof; demolition or relocation that affects the appearance of a building, structure or site;

§6.5.3. Certificate of appropriateness types

A. Major certificates of appropriateness

1. Approval authority

(a) General

Except as specified in §6.5.3.B.2(b), below, the board of architectural review shall have authority to approve major certificates of appropriateness.

(b) Alternative (in conjunction with other reviews)

Alternatively, and in conjunction with special use reviews, planned development reviews, special exceptions or map amendments (rezoning), the city council may approve major certificates of appropriateness.

§6.5.6. Action by decision-making body

A. General (involving other review by city council)

After receiving the director's report on proposed certificates of appropriateness, which do not involve other reviews described below, the board of architectural review (BAR) shall review the proposed certificates of appropriateness in accordance with the approval criteria of §6.5.7. The BAR may request modifications of applications in order that the proposal may better comply with the approval criteria. Following such review, the BAR may approve, approve with modifications or conditions, or disapprove the certificate of appropriateness application, or it may table or defer the application.

B. Other reviews

1. Prior to taking action on special use reviews, planned development reviews, and map amendments (rezoning), the city council shall refer proposed certificates of appropriateness to the BAR for review in accordance with the approval criteria of §6.5.7.
2. In conjunction with special use reviews, planned development reviews, special exceptions and map amendments (rezoning), the city council may review the proposed certificate of appropriateness in accordance with the approval criteria of §6.5.7. The city council may request modifications of applications in order that the proposal may better comply with the approval criteria. Following such review, the city council may approve, approve with modifications or conditions, or disapprove the certificate of appropriateness application, or it may table or defer the application.

§6.5.7. Approval criteria

A. General

1. Certificate of appropriateness applications shall be reviewed for consistency with the applicable provisions of this chapter, any adopted design guidelines, and the community appearance plan.
2. Approved certificates of appropriateness shall exhibit a combination of architectural elements including design, line, mass, dimension, color, material, texture, lighting, landscaping, roof line and height conform to accepted architectural principles and exhibit external characteristics of demonstrated architectural and aesthetic durability.

§6.5.9. Action following approval

- A. Approval of any certificate of appropriateness shall be evidenced by issuance of a certificate of appropriateness, including any conditions, signed by the director or the chairman of the board of architectural review. The director shall keep a record of decisions rendered.
- B. The applicant shall be issued the original of the certificate, and a copy shall be maintained on file in the director's office.

§6.5.10. Period of validity

A certificate of appropriateness shall become null and void if no significant improvement or alteration is made in accordance with the approved application within 18 months from the date of approval. On written request from an applicant, the director may grant a single extension for a period of up to six months if, based upon submissions from the applicant, the director finds that conditions on the site and in the area of the proposed project are essentially the same as when approval originally was granted.

§6.5.11. Time lapse between similar applications

A. The director will not accept, hear or consider substantially the same application for a proposed certificate of appropriateness within a period of 12 months from the date a similar application was denied, except as provided in §6.5.11.B, below.

B. Upon disapproval of an application, the director and/or board of architectural review may make recommendations pertaining to design, texture, material, color, line, mass, dimensions or lighting. The director and/or board of architectural review may again consider a disapproved application if within 90 days of the decision to disapprove the applicant has amended his application in substantial accordance with such recommendations.

§6.5.12. Transfer of certificates of appropriateness

Approved certificates of appropriateness, and any attached conditions, run with the land and are not affected by changes in tenancy or ownership.

§6.5.13. Appeals

A. Appeals to city council

Final decisions on certificates of appropriateness made may be appealed to city council within 30 days of the decision in accordance with §6.22.

B. Appeals to court

Final decisions of the city council on certificates of appropriateness may be appealed within 30 days of the decision in accordance with §6.23.

Attachment 2

Photos – 10642 West Drive



Looking east



Looking north at center of site



Looking north at west end of site

GRAND MANOR[®]

Luxury
Roofing Shingles



CertainTeed
SAINT-GOBAIN



Elegance Defined with Style and Grace

GRAND MANOR®

- Authentic depth and dimension of natural slate
- Ten dynamic color options
- Super Shingle® construction offers five layers of protection
- Streakfighter® protection against algae

Grand Manor, shown in Stonegate Gray

GRAND MANOR® COLOR PALETTE



Black Pearl Brownstone Colonial Slate Gatehouse Slate Georgian Brick Sherwood Forest Stonegate Gray Terra Cotta Tudor Brown Weathered Wood



JamesHardie

Siding | Trim



Achieve authentic character and
UNCOMPROMISING PERFORMANCE.



NORTHEAST
Product
Catalog

HardiePlank®

Sleek and strong, HardiePlank® lap siding is not just our best-selling product – it's the most popular brand of siding in America.

With a full spectrum of colors and textures, homeowners can enjoy protection from the elements and the versatility to make their dream home a reality. From Victorians to Colonials, HardiePlank lap siding sets the standard in exterior cladding.

HardieTrim®
5/4 x 3.5 in.
Arctic White

HardiePlank®
6.25 in. Smooth
Arctic White

A classic look for
THE HOME OF THEIR DREAMS.



SELECT CEDARMILL®

Khaki Brown

Thickness	5/16 in.			
Length	12 ft. planks			
Width	5.25 in.	6.25 in.	7.25 in.	8.25 in.
Exposure	4 in.	5 in.	6 in.	7 in.
ColorPlus Pcs./Pallet	324	280	252	210
Prime Pcs./Pallet	360	308	252	230
Pcs./Sq.	25.0	20.0	16.7	14.3



SMOOTH

Countrylane Red

Thickness	5/16 in.			
Length	12 ft. planks			
Width	5.25 in.	6.25 in.	7.25 in.	8.25 in.
Exposure	4 in.	5 in.	6 in.	7 in.
ColorPlus Pcs./Pallet	324	280	252	210
Prime Pcs./Pallet	360	308	252	230
Pcs./Sq.	25.0	20.0	16.7	14.3



BEADED CEDARMILL®*

Light Mist

Thickness	5/16 in.			
Length	12 ft. planks			
Width	8.25 in.			
Exposure	7 in.			
ColorPlus Pcs./Pallet	210			
Prime Pcs./Pallet	240			
Pcs./Sq.	14.3			



BEADED SMOOTH*

Heathered Moss

Thickness	5/16 in.			
Length	12 ft. planks			
Width	8.25 in.			
Exposure	7 in.			
ColorPlus Pcs./Pallet	210			
Prime Pcs./Pallet	240			
Pcs./Sq.	14.3			

*Beaded Cedarmill® and Beaded Smooth are available exclusively with ColorPlus Technology in Pittsburgh, Philadelphia and New England districts.

Express the true nature of a home's character with ColorPlus® Technology

PLANK, PANEL, BATTEN AND SHINGLE COLORS



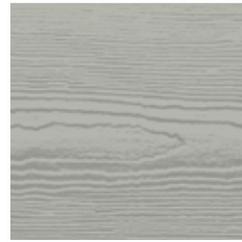
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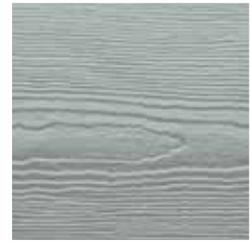
NAVAJO BEIGE



COBBLE STONE



PEARL GRAY



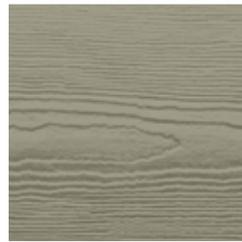
LIGHT MIST



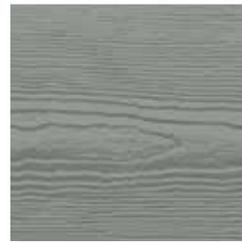
SAIL CLOTH



SANDSTONE BEIGE



MONTEREY TAUPE



GRAY SLATE



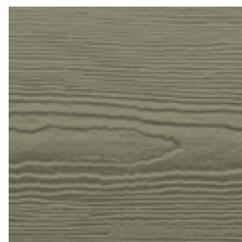
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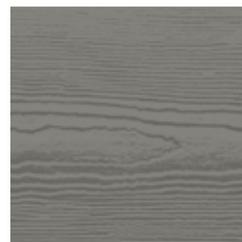
WOODLAND CREAM



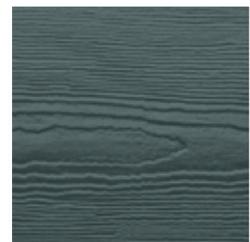
AUTUMN TAN



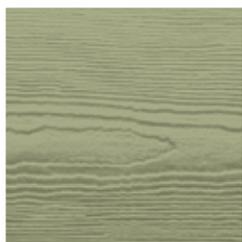
WOODSTOCK BROWN



AGED PEWTER



EVENING BLUE



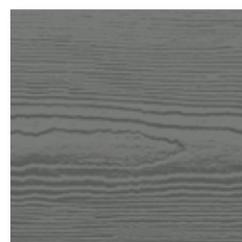
HEATHERED MOSS



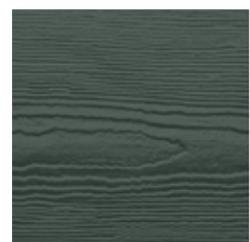
KHAKI BROWN



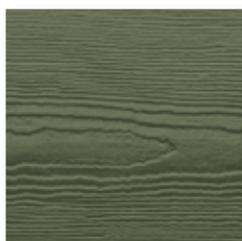
TIMBER BARK



NIGHT GRAY



IRON GRAY



MOUNTAIN SAGE



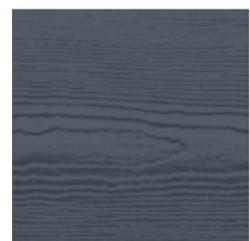
CHESTNUT BROWN



COUNTRYLANE RED



RICH ESPRESSO



DEEP OCEAN

Classic-Craft® Premium Entryways

THERMA TRU®
DOORS



Extraordinary in every detail.



Authentic in every way. Beautiful beyond compare.

Here's a premium entryway that can truly express your personal style. With our Classic-Craft® collections, you can customize your entryway with a choice of four wood grains or a smooth surface that you can easily stain or paint for virtually unlimited color options both inside and out. And every door offers architecturally correct proportions and intricate decorative glass options, with each detail evoking a sense of handcrafted elegance.

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Premium – right down to the edge.

A solid hardwood square edge delivers a genuine wood appearance.

Standard fiberglass bullnose edge.

The bullnose profile, typical of other fiberglass doors, detracts from the authentic wood look.



The look of real wood.

Realistic wood grains that are virtually indistinguishable from high-grade wood doors, thanks to Therma-Tru's AccuGrain® technology.



Details that define a custom door.

Crisp, handcrafted elegance creates embossments that are deeper than standard fiberglass doors.

Architecturally correct for true classic beauty. Doors designed to be architecturally correct, with proportions modeled after classic architectural principles, to create a more premium entryway.



Classic-Craft Premium Door



Standard Fiberglass Door

*Compared to other standard fiberglass doors.

Shutters & Front Door Paint Color



SW 2839 Roycroft Copper Red

Interior/Exterior



Color Details

Color Family: Historic Color

RGB Value: R-123 | G-55 | B-40

Hexadecimal Value: #7B3728

LRV: 7

Due to individual computer monitor limitations, colors seen here may not accurately reflect the selected color. To confirm your color choices, visit your neighborhood Sherwin-Williams store and refer to our in-store color cards.

MY STORE:

NOTES:



BUILT AROUND YOU

2018 PRODUCT CATALOG

MARVIN 
Windows and Doors

Built around you.®



*Ultimate Insert
Double Hung Windows*



ULTIMATE INSERT DOUBLE HUNG NEXT GENERATION

A WINDOW INTO EFFICIENCY

The Marvin® Ultimate Insert Double Hung Next Generation Window adds quality craftsmanship, beauty and energy efficiency to your home without compromising architectural integrity. Its frame-in-frame design is built precisely to seamlessly fit into your unique window opening, so there's no need to remove the existing frame or disturb the exterior or interior trim of your house. Ultimate Insert Double Hung Next Generation Windows, always fit into your existing space and appear completely integrated into your home.

INTERIOR



EXTERIOR





Ultimate Inswing French Door in Stone White



ULTIMATE SWINGING FRENCH DOOR

AN ELEGANT ENTRANCE

The Marvin® Ultimate Swinging French Door is a modern classic that will complement any space. The Ultimate Swinging French Door is unmatched in fit, finish, sizes and configuration. The sill is made of tough Ultrex® that resists warping, denting and fading over the years. So when the weather comes knocking, our performance-tested, energy-efficient doors keep the weather outside. And the concealed multi-point locking system means it stays out. Now available in standard sizes up to nine feet high with matching sidelites and transoms.

INSWING



OUTSWING



ARCH TOP



CE THIS PRODUCT IS CE CERTIFIED
(ULTIMATE SWINGING ARCH TOP FRENCH DOORS - CLAD ONLY)

ULTIMATE SWINGING FRENCH DOOR



*Brick Mould Casing and special
subsill with custom mull cover*

CASINGS & SUBSILLS

EXCEEDS SPECIFICATIONS AND EVERY EXPECTATION

Adding Marvin® clad or wood casings and subsills to your windows and doors provides great architectural detail to any home. Our clad casings are made of ultra-durable extruded aluminum, which features a beautiful factory applied finish that resists chalking, fading, pitting, corrosion and marring. Casing profiles are consistent around a window or door, except for the Potter casing profile, which has a taller head. Custom casings and subsills are also available.



BRICK MOULD CASING
WITH A246 SUBSILL



FLAT CASING
WITH A246 SUBSILL



COLUMBUS CASING
WITH A1450 SUBSILL



GRAYSON CASING
WITH A1451 SUBSILL



THORTON CASING
WITH A1450 SUBSILL



RIDGELAND CASING
WITH A1453 SUBSILL



STRATTON CASING
WITH A1453 SUBSILL

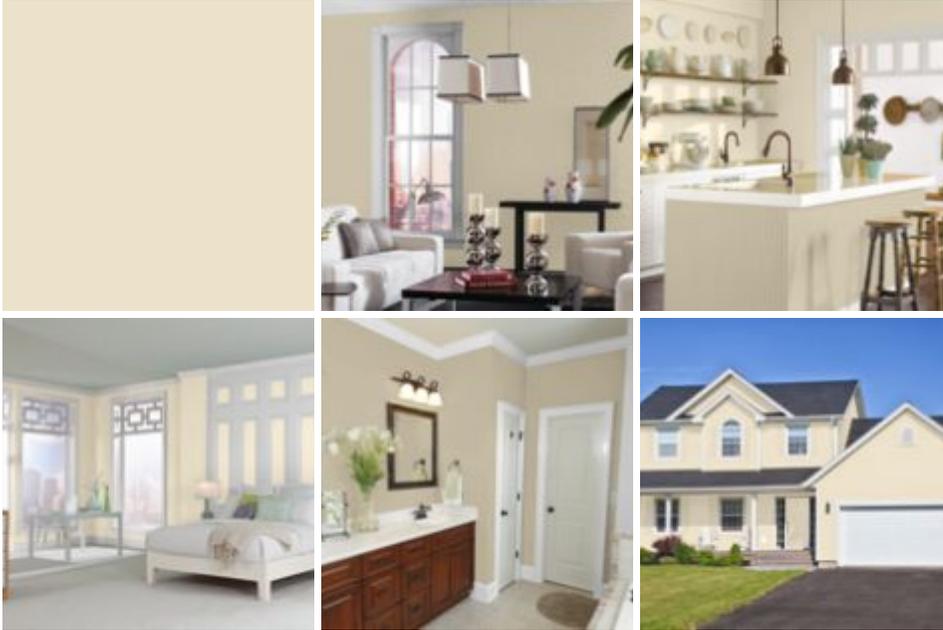


POTTER CASING
WITH A217 SUBSILL



SW 2829 Classical White

Interior/Exterior



Color Details

Color Family: Historic Color

RGB Value: R-236 | G-225 | B-203

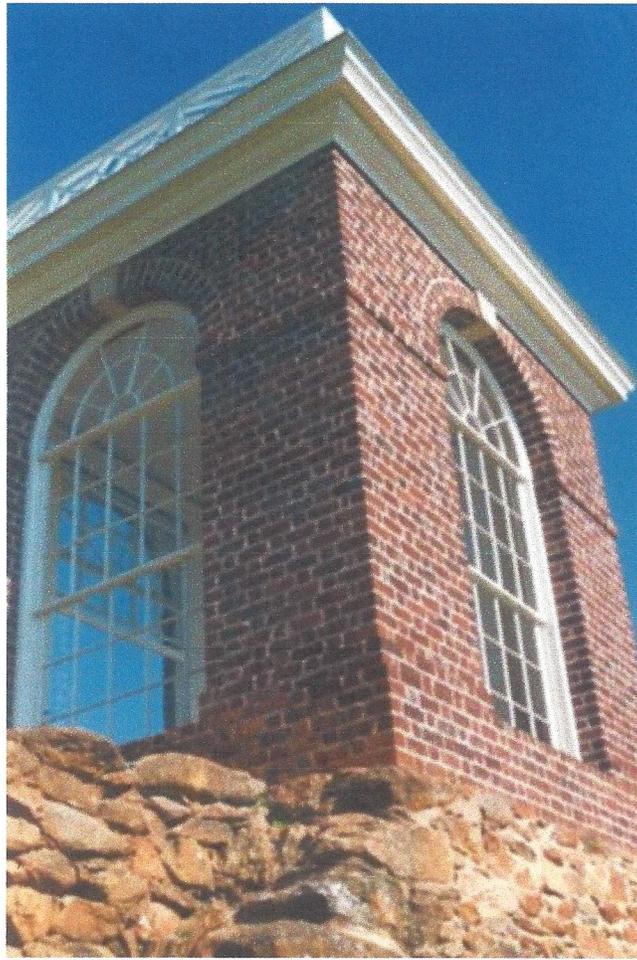
Hexadecimal Value: #ECE1CB

LRV: 76

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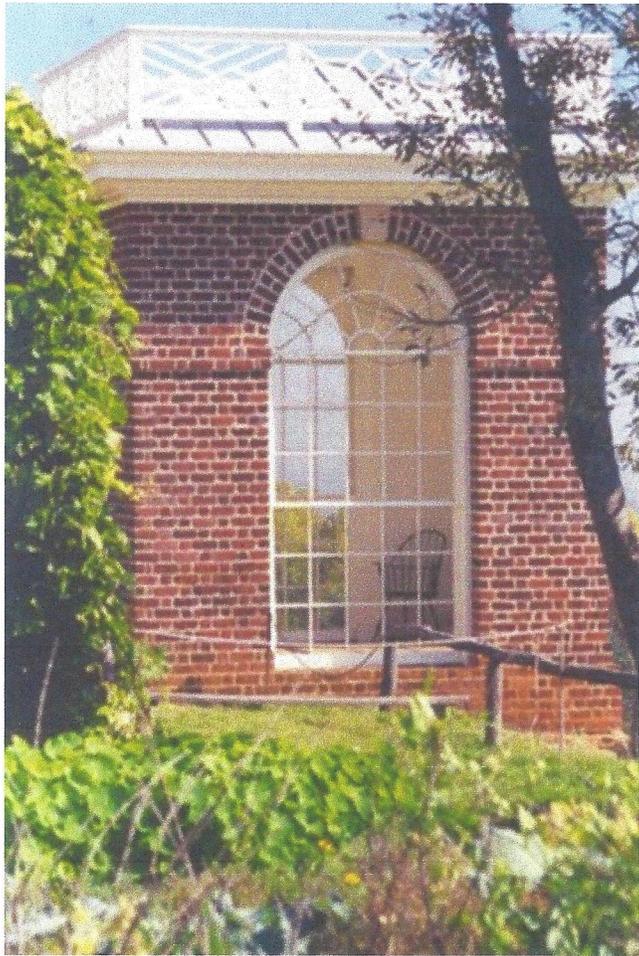
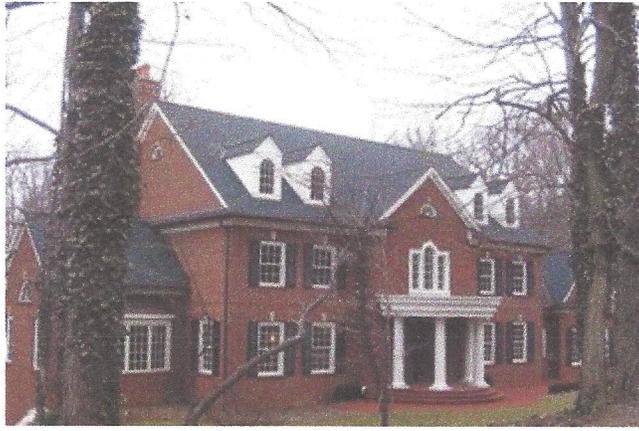
MY STORE:

NOTES:



Featured Brands

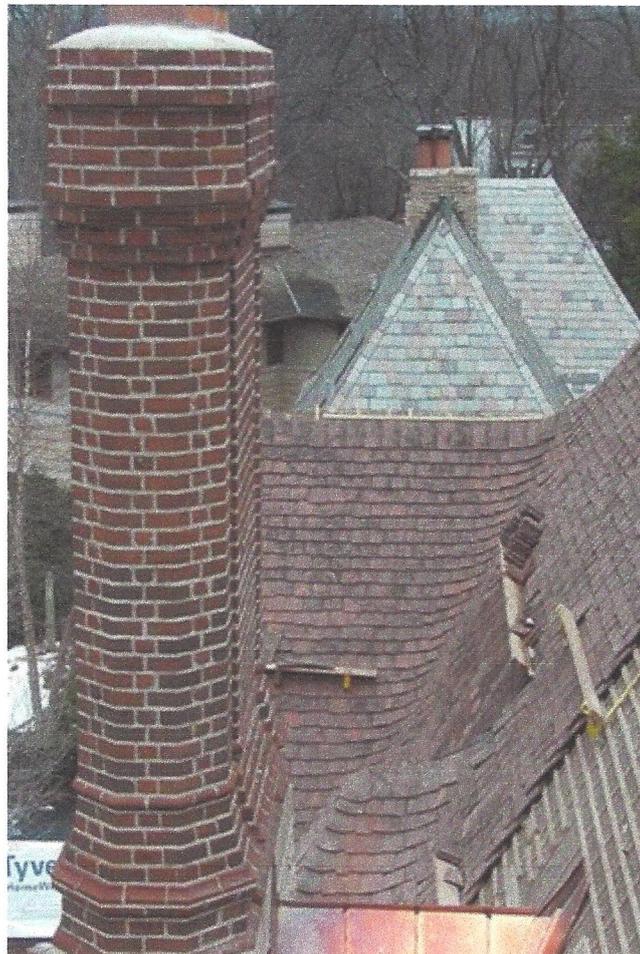
CUSHWA
HANDMADE BRICK



HANDMADE BRICKS

Handmade brick are the most labor-intensive to make, requiring individual craftsmen to fill molds by hand, much as brick were made for centuries. The ages-old method produces brick of remarkable color, with faces marked by unique folds and other effects that can't be duplicated using any other method. Though more expensive than extruded and machine-molded brick, handmades have rich character, and are often the best match for older buildings.

Product Gallery



DOOR STYLE OPTIONS

Pella has the style you are looking for.

At Pella, we realize you want a garage door with curb appeal. That is why we offer garage doors in Carriage House, Full View or Traditional styling to complement your home. Pella has a garage door that fits your style and budget.

Carriage House

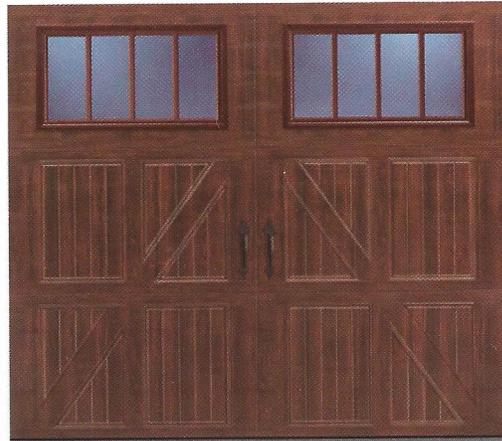
Add unique character to your home with a Pella® Carriage House garage door that brings authentic, historical looks into the modern world.

Available in:

ARCHITECT SERIES™

PELLA®

THERMASTAR BY PELLA®

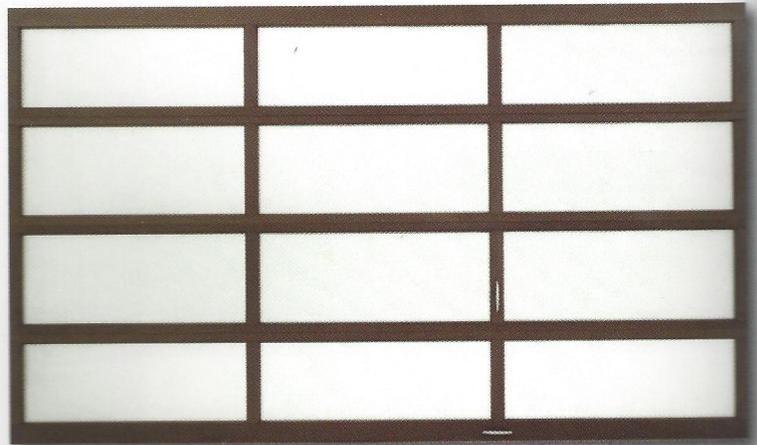


Full View

These modern, sleek, Pella garage doors mirror the clean lines of contemporary homes.

Available on:

PELLA®



Traditional

Classic styling that coordinates with any home and stands the test of time.

Available on:

PELLA®

THERMASTAR BY PELLA®



DECORATIVE WINDOW OPTIONS

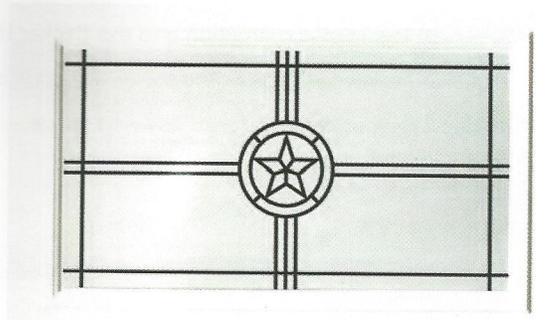
Enhance your door with light.

Decorative windows dress up your Pella® garage door. Choose **the window design** that fits your style and complements your home's exterior.

Decorative Windows

Our decorative glass offers unique designs to enhance the beauty of your home. Enjoy minimal visibility into the garage with obscure glass. Tempered with a baked-on ceramic design, our decorative window designs resist yellowing, fading and peeling.

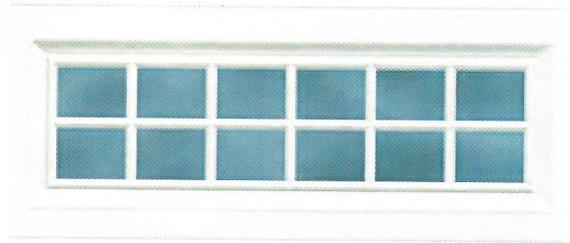
Available on: **PELLA®** **THERMASTAR BY PELLA®**



Decorative Grilles

Our most affordable decorative window options offer popular patterns to complement other architectural elements of your home. All Pella decorative grilles are UV fade resistant with a realistic-looking embossed woodgrain finish.

Available on: **PELLA®** **THERMASTAR BY PELLA®**



DECORATIVE HARDWARE OPTIONS

Personalize your door to the finest details.

Decorative Hardware

Our decorative hardware adds the final touches to our Carriage House garage doors. Styles available include lightweight aluminum to best simulate historic hammered wrought iron, easy to install vinyl or economical stamped steel hardware.



Available in: **ARCHITECT SERIES®** **PELLA®**

TIMBERLANE

Because every "Welcome Home" moment should be extraordinary

EXTERIOR SHUTTERS (<https://www.timberlane.com/products/exterior-shutters/>) | HARDWARE (<https://www.timberlane.com/products/hardware/>)

Panel Shutters

Panel shutters offer profiles in many varieties. From raised to recessed, Shaker to flat, ogee to quarter-round and bead trim, there are profiles to fit many home styles and tastes. Plus, you can achieve even more variety by configuring your panels.



A 50/50 panel shutter configuration is one of the most popular designs, but some customers opt for a panel/louver combination for even more impact. For all panel profiles, Timberlane uses a craftsman-quality tongue and groove construction to secure the edge of the trim inside the stiles and rails, ensuring a snug, long-lasting fit.

 [View Fast Shop Selections](https://www.timberlane.com/store/product-category/exterior-shutters/panel-shutters/)
(<https://www.timberlane.com/store/product-category/exterior-shutters/panel-shutters/>)

[Request a Quote](https://www.timberlane.com/shutter-builder/step1_material/) 

All Panel Profiles

Click any profile below for details and specifications.

[All Materials](#) [Endurian](#) [Fundamentals](#) [Premium Wood](#)

					
CB1 (https://www.timberlane.com/shutters/styles/pa) View Full Specs (https://www.timberlane.com/shutters/shu)	CT1 (https://www.timberlane.com/shutters/styles/pa) View Full Specs (https://www.timberlane.com/shutters/shu)	CT2 (https://www.timberlane.com/shutters/styles/pa) View Full Specs (https://www.timberlane.com/shutters/shu)	CT3 (https://www.timberlane.com/shutters/styles/pa) View Full Specs (https://www.timberlane.com/shutters/shu)	CT4 (https://www.timberlane.com/shutters/styles/pa) View Full Specs (https://www.timberlane.com/shutters/shu)	FP1 (https://www.timberlane.com/shutters/styles/pa) View Full Specs (https://www.timberlane.com/shutters/shu)
					
FP2 (https://www.timberlane.com/shutters/styles/pa) View Full Specs (https://www.timberlane.com/shutters/shu)	FP3 (https://www.timberlane.com/shutters/styles/pa) View Full Specs (https://www.timberlane.com/shutters/shu)	FP4 (https://www.timberlane.com/shutters/styles/pa) View Full Specs (https://www.timberlane.com/shutters/shu)	FP5 (https://www.timberlane.com/shutters/styles/pa) View Full Specs (https://www.timberlane.com/shutters/shu)	FP6 (https://www.timberlane.com/shutters/styles/pa) View Full Specs (https://www.timberlane.com/shutters/shu)	FP7 (https://www.timberlane.com/shutters/styles/pa) View Full Specs (https://www.timberlane.com/shutters/shu)



Project: West Drive Duplex
Address: 10642 West Drive
Case Number: BAR-18-00469
Applicant: BC&J Development LLC

MAJOR CERTIFICATE OF APPROPRIATENESS

Pursuant to Chapter 110 of the Code of the City of Fairfax, the proposed duplex and site improvements are approved as of **September 5, 2018**, with the following conditions:

1. Red brick by Cushwa to match the chimneys and decorative wall shall be used up to the lower window line of the first story with a belt course at the top, on all sides of the duplex building visible from the right-of-way.
2. The retaining wall shall be constructed of a split face block with a cap, in a color that matches the Cushwa red brick to be used on the duplex and decorative wall as closely as possible.
3. Shrubs and ground cover shall be incorporated into the landscaping of the east and west buffer yards at the bases of the proposed trees.
4. A gate and sidewalk shall be included to provide direct access to the east duplex unit stoop from West Drive.
5. Any exterior vents, roof pipes, and other similar building-mounted appurtenances shall be painted to match the surface or architectural feature to which they are attached.
6. The proposed construction, materials, and landscaping shall be in general conformance with the review materials received by staff and modified through the date of this meeting, except as further modified by the Board of Architectural Review, the Director of Community Development and Planning, the Building Official, or Zoning.

Please note:

- A. The applicant shall not deviate from the approved design. Any subsequent changes to the proposed design, including changes to architectural details, color, materials and signage, must receive approval from the BAR or City staff prior to construction. Any deviation without City approval shall be subject to the penalties provided by the Code of the City of Fairfax.
- B. The applicant is responsible for incorporating this approved design with its conditions into the plans submitted to the City of Fairfax and for ***obtaining all required permits prior to construction or installation.***
- C. This Certificate shall become null and void if no significant improvement or alteration is made in accordance with the approved application within eighteen (18) months from the date of approval.

Mayor

Date

Director of Community Development and Planning

Date



Board of Architectural Review

DATE: January 16, 2019
TO: Board of Architectural Review Chair and Members
THROUGH: Jason Sutphin, Community Development Division Chief *(JS)*
FROM: Tommy Scibilia, BAR Liaison *(TS)*
SUBJECT: West Drive Duplex 2

ATTACHMENTS: 1. Relevant regulations
2. Photos
3. Materials, colors, and manufactured item specifications
4. Landscape plan
5. Renderings
6. Plans and Elevations package

Nature of Request

1. Case Number:	BAR-18-00892
2. Address:	10642 West Drive
3. Request:	Second duplex and site improvements
4. Applicant:	BC&J Development LLC
5. Applicant's Representative:	John A. Clark
6. Status of Representative:	Agent
7. Zoning:	RH Residential High
8. Proposed Zoning:	RT Residential Townhouse

BACKGROUND

The site is a 0.56-acre undeveloped parcel of land with frontage along West Drive. Surrounding the property on the north, east, and west are the duplex residential properties of the Ardmore neighborhood, whose rear and side yards abut the subject site. To the south across West Drive is a Fairfax County property yard. Other development on West Drive includes single family homes, multifamily buildings, Chancery Square townhouses, and Fairfax Professional Village office condominiums. See Attachment 2 for photographs of the site.

This proposal comes as part of a land use case for a rezoning of the property from RH Residential High to RT Residential Townhouse, as well as several special exceptions, to allow the development of a pocket neighborhood. On September 5, 2018, the BAR reviewed and recommended to City Council approval of the Major Certificate of Appropriateness (COA) with conditions for a new duplex dwelling and site improvements associated with this pocket neighborhood. At the time, the proposal included one duplex and four single family homes arranged around a one-way loop road. The applicant has since modified the plan in response to staff's comments in the land use review, to include two duplex units and two single family homes. The site design, most of the landscaping, and the architecture of the first duplex unit on lots 1 and 2 have not been modified since the initial BAR hearing, and so the BAR's recommendation on those items remains and will be forwarded on to City Council. The BAR must now review and make a recommendation to City Council on the Major COA for the architecture and landscaping associated with the second duplex unit on lots 3 and 4 of the pocket neighborhood.

PROPOSAL

The second duplex would be oriented toward the loop road on the northwestern portion of the property. Its side and front façades would be visible from the right-of-way on West Drive (see perspective renderings in Attachment 5). This building would borrow many of the same design features and materials from the first duplex. Variation would occur mostly in roof form and coloration. The second duplex unit would be three stories above grade with a gable roof and classical design elements. The building would be roughly rectangular in form, with symmetrical façades divided by a brick party wall. The main entrances would be located off of first floor covered stoops on the outside corners, and the two side-by-side garages would be centered on the front façade. Above the entrance stoops would be covered balconies on the second floor.

The body of the second duplex would be James Hardie fiber-cement siding in "Sailcloth", a light beige color, with a woodgrain finish and beaded profile. The foundation of the building up to the lower window line of the first story would be red brick by Cushwa with belt coursing at the top. This was a recommended condition of approval from the BAR at the September 5, 2018 hearing for the first duplex, and so the applicant has incorporated this into the design of the second duplex. The roof material would be architectural asphalt shingles in "Stonegate Gray", a medium gray, by Grand Manor. Regularly-spaced windows would be present on all four sides of the duplex, and are proposed to be double-hung sash windows with mullions, manufactured by Marvin, in "Classical White", an off white color by Sherwin Williams. Operable shutters, proposed on the front façade, would be made of cedar wood with decorative panels and painted "Rockwood Shutter Green", a dark green color by Sherwin Williams. These would be mounted on hinges with decorative shutter dogs painted black. The doors would be 12-lite woodgrain doors by Therma Tru painted "Rockwood Shutter Green" to match the shutters. Window and door casings would be aluminum-clad and painted "Classical White". Trim elements including window headers and sills, decorative soffit trim and brackets, and porch columns would be made of Azek composite material and also painted "Classical White". The railings for the

balconies would be Azek, with “Extra White” (white) balustrades and “Iron Ore” (black) upper and lower rails. Metal flashing along the top of the party wall would be “Patina Green” by Pac-Clad. Garage doors by Pella would be wood-faced “Carriage House” style folding doors, painted “Classical White” with decorative panels, windows across the top, and wrought iron decorative hardware, as well as individual standing seam metal roofs in “Patina Green” above. Matching standing seam metal would be incorporated along the bottom edge of the roof gables and in the roofing of the second floor balconies. See Attachment 3 for the materials, colors, and manufactured items specifications package.

The first duplex unit was reviewed and recommended for approval with the same materials as proposed for the second duplex, but with a hipped roof, and varied colors for the roofing (“Black Pearl”), siding (“Autumn Tan”), and shutters and doors (“Roycroft Copper Red”).

Lighting fixtures would be traditional, copper, lantern-style fixtures to be building-mounted beside the front entrances. These would match those used on the first duplex.

Landscaping for the overall site has not been modified, and the BAR’s recommended conditions of approval related to landscaping associated with their review of the first duplex will still be forwarded on to City Council. New landscaping associated with the second duplex on lot 4 (east unit), which would be visible from the right-of-way as evidenced by the renderings in Attachment 5, includes foundation plantings of inkberry hollies and royal ferns.

HVAC units are proposed at the rear outside corners of the second duplex unit and would likely not be visible from the right-of-way, but would be screened with a three-foot decorative white fence enclosure made of Azek composite material to match the enclosures for the first duplex units. Trash and recycling bins would be located within the garages.

The single-family homes would have similar design features, the same materials, and related colors to the two duplex units as proposed. Single-family homes are not within the BAR’s purview.

ANALYSIS

City of Fairfax Design Guidelines:

The following excerpts from the Design Guidelines are relevant to this application.

New Construction, ACOD-3

Building Orientation, ACOD-3.3

Buildings should be sited so that their main entrances are facing the street on which they are located.

The second duplex's entrances are oriented toward the private loop road, which staff finds appropriate, however there is no pavement proposed from the loop road to the front stoops of either unit. Staff recommends sidewalks of decorative pavers to match that used in the pedestrian portion of the loop road be added to the plan to better connect the duplex unit entrances to the loop road.

Building Form & Articulation, ACOD-3.4

Use forms in new construction that relate to those of existing neighboring buildings on the street that are of quality design. 3.4

Consider creating a three part building design with a differentiated base, upper story, and roof or cornice line.

The dominant development type on West Drive and in the neighboring Ardmore neighborhood is residential. The proposed building form is appropriate for new residential development and compatible with the surrounding development.

Roof Form & Materials, ACOD-3.6

Buildings that adjoin neighborhoods should use roof forms that relate to the nearby residential forms instead of the flat or sloping commercial form.

On roofs that are visible, use quality materials such as standing seam metal, architectural shingles, slate, or artificial slate.

If using composition asphalt shingles, consider using architectural type shingles.

The proposed gable roof form and architectural asphalt shingles are appropriate for new residential development and compatible with surrounding development. The standing seam metal proposed in the garage overhangs, within the gables, and above the second floor balconies is consistent with these guidelines as well.

Opening Types & Patterns, ACOD-3.7

The size and proportion, or the ratio of width to height, of windows of new buildings' primary facades may be vertical, horizontal or square. Their arrangement may be laid out in a pattern or in a more random fashion depending on the building's use and its overall design.

Door selection should be integrated into the overall design vocabulary of the building and should be part of an entry element that is articulated and a visible part of the façade.

The proposed windows, doors, and associated trim detailing are appropriate and compatible with the overall building design and consistent with those reviewed for the first duplex.

Building Foundations, ACOD-3.9

Consider distinguishing the foundation from the rest of the structure by using different materials, patterns, or textures.

Brick or stone veneer may be used over a block or concrete foundation if the applied veneer appears as a masonry foundation. Do not leave foundations of plain concrete block or poured concrete exposed when visible from public places.

The proposed brick foundation is consistent with these guidelines and the September 5, 2018 recommended conditions of approval for the Major COA for the first duplex.

Materials & Textures, ACOD-3.9

The selection of materials and textures for a new building in the ACOD may include brick, stone, cast stone, wood or cementitious siding, metal, glass panels, or other materials as deemed appropriate by Staff and the BAR. In general, the use of stucco-like products such as EIFS should be limited and is most appropriate on higher elevations, not in the pedestrian realm.

Use quality materials consistently on all publicly visible sides of buildings in the district. These materials should be long lasting, durable, maintainable, and appropriate for environmental conditions.

The proposed building materials are consistent with these guidelines. The use of brick in the party wall helps carry the foundation material vertically through the building design. The beaded profile of the fiber cement siding adds a fine level of detail to the proposed wall material.

Architectural Details & Decorative Features, ACOD-3.9

Simple details such as brick patterns, varied materials, cornices, roof overhangs, window and door surrounds, belt or string-courses, and water tables can all add visual interest and human scale elements to new construction.

The proposed architectural detailing, including the roof brackets and shutter and garage door hardware, is consistent with this guideline.

Building-Mounted Lighting, ACOD-3.12

Lighting for new structures should be designed to be an integral part of the overall design by relating to the style, material, and/or color of the building.

Fixtures should utilize an incandescent, LED, fluorescent, metal halide, or color corrected high-pressure sodium lighting sources. Avoid overly bright or colored lights.

Fixtures should be the full cutoff variety to limit the impact of lighting on neighboring properties.

A combination of free-standing and wall-mounted fixtures is recommended to yield varied levels of lighting and to meet the intent of the zoning regulations.

The proposed lantern-style sconces are traditional in design and appropriate for new residential development. No freestanding fixtures are proposed.

Appurtenances, ACOD-3.13

Mechanical equipment on roofs or sides of buildings should not be visible from streets. It should be screened from public view on all sides if otherwise visible. The screening should be consistent with the design, textures, materials, and colors of the building. Another method is to place the equipment in a nonvisible location behind a parapet.

When the mechanical equipment, vents, meters, satellite dishes and similar equipment is ground mounted, screening should include either an opaque fence or wall made of the same material as the building or an evergreen hedge that screens objectionable views.

The proposed HVAC units would likely not be visible from the right-of-way. If visible, the proposal includes screening that staff finds appropriate.

Building Types: Additional Considerations, ACOD-3.15

Many townhouses have some type of entry porch or portico with much variety in the size, location, and form of these features. Since this element is such a prominent part of the residential areas, consider including it in residential design.

Staff believes the covered stoops create attractive and residentially appropriate entrances to these dwellings that would be enhanced with the inclusion of decorative paver sidewalks to connect them to the loop road.

Painting, Color & Finishes, ACOD-4

Guidelines, ACOD-4.2

Select a coordinated palette of colors for each property that includes site elements in addition to the building itself.

Set the color theme by choosing the color for the material with the most visible area, such as a brick wall area or a metal roof, and relate other colors to it.

Select natural tones instead of overly bright and obtrusive colors.

Treat similar elements with the same color to achieve a unified rather than overly busy and disjointed appearance.

For most buildings, the numbers of paint colors are typically limited to three: a wall or field color, a trim color, and an accent color for signs, doors, etc.

Staff believes that the proposed building colors are neutral and the accent colors of “Rockwood Shutter Green”, “Classical White”, and “Patina Green” are appropriate.

Private Site Design & Elements, ACOD-6

Paving, AOD-6.2

Use materials that are stable, attractive, and reflect the adjacent building vocabulary and streetscape materials. Poured concrete is usually appropriate for sidewalks in the ACOD, though the use of brick, stone, or stamped concrete should be considered in areas of pedestrian interest as appropriate within the context of the site.

Staff believes the second duplex would be enhanced with the inclusion of decorative paver sidewalks to connect the stoops to the loop road.

Landscaping, ACOD-6.3

Use plant materials that are appropriate and hardy to this region and to harsh urban conditions. Select materials with concern for their longevity and ease of maintenance. From these selections, create a distinctive and visually attractive outdoor space.

Use landscape edges such as a row of street trees. Where trees cannot be installed due to utility or other restrictions, use a shrub layer or herbaceous planting to create a unifying edge or seam between adjacent developments and their face on the public right-of-way.

Enhance the site’s appearance by incorporating a layered landscape with a variety of plant materials. Consider color, texture, height, and mass of plant selections in a planting composition.

At the September 5, 2018 hearing, the BAR recommended that layered landscaping be incorporated into the design of the side yards of the pocket neighborhood, with shrubs and groundcover planted at the bases of the proposed trees to fill out these landscaped areas and give them a more natural appearance. This recommended condition will be passed on to City Council. Staff believes that this will create an attractive landscaped area to the west of the second duplex unit. Staff finds the proposed foundation plantings beside the east unit stoop to be consistent with these guidelines. Staff believes that inclusion of foundation plantings between the driveways would enhance the appearance of the second duplex and the pedestrian experience in the pocket neighborhood.

Lighting, ACOD-6.5

Select light posts and fixtures that are sympathetic to the design and materials of the building and its neighbors.

As a way to enhance design coherency on a private site in the ACOD, ensure that new exterior lighting elements—posts, fixtures, landscape, and other accent lights share at least one common element—color, material, form, or style, creating a coherent suite or assemblage of exterior lighting elements.

Lighting should illuminate parking lots and pathways to provide safe vehicular and pedestrian circulation and to minimize pedestrian / vehicular conflicts.

The proposed wall-mounted lighting fixtures would match those proposed for the first duplex and those to be installed on the piers of the decorative brick wall that is proposed along West Drive (reviewed as part of the September 5, 2018 hearing). Staff believes that the site is small enough that the building-mounted fixtures on each building would together be sufficient to illuminate the site without the use of freestanding fixtures.

Comprehensive Plan:

The following excerpts from the 2012 Comprehensive Plan are relevant to this application.

Community Appearance strategy CA-1.4: Reduce the visual dominance of the automobile by emphasizing pedestrian accessibility and significant landscaping.

Staff believes the inclusion of decorative paver sidewalks connecting the loop road to the front stoops of the second duplex unit would enhance the pedestrian network of the pocket neighborhood.

Community Appearance objective CA-3: Encourage exemplary site and building design, construction, and maintenance (105).

Staff finds this proposal to be of high quality with close attention paid to classical architectural details.

RECOMMENDATIONS

Staff finds the proposal to be generally in conformance with the City's design criteria and Comprehensive Plan, and therefore recommends that the BAR recommend to City Council approval of the Major Certificate of Appropriateness for the second duplex proposed on lots 3 and 4 of the subject property with the following conditions:

1. A sidewalk of decorative pavers to match those of the pedestrian portions of the loop road shall be added to the development plan to connect the front stoops of lots 3 and 4 to the loop road.
2. Foundation plantings shall be installed between the driveways of lots 3 and 4 where practicable.
3. Any exterior vents, roof pipes, and other similar building-mounted appurtenances shall be painted to match the surface or architectural feature to which they are attached.
4. The proposed construction, materials, and landscaping shall be in general conformance with the review materials received by staff and included in this staff report, as may be modified through the date of this hearing, except as further modified by the Board of Architectural Review, the Director of Community Development and Planning, the Building Official, or Zoning.

RELEVANT REGULATIONS

- Attachment 1-

§3.7.4. Architectural control overlay district

B. Certificate of appropriateness required

Except as specified in §3.7.4.C, below, all development in the architectural control overlay district shall be subject to the approval of a certificate of appropriateness in accordance with the provisions of §6.5.

C. Exceptions

The architectural control overlay district shall not apply to signs, unless otherwise specified, or to the following uses:

1. Single-family detached;
2. Duplex dwellings, after initial approval and construction; and
3. Townhouses, after initial approval and construction.

§5.4.5. Powers and duties

B. Final decisions

The board of architectural review shall be responsible for final decisions regarding the following:

1. Certificates of appropriateness, major (§6.5)

§6.5.1. Applicability

Certificates of appropriateness shall be reviewed in accordance with the provisions of §6.5.

A. A certificate of appropriateness shall be required:

1. To any material change in the appearance of a building, structure, or site visible from public places (rights-of-way, plazas, squares, parks, government sites, and similar) and located in a historic overlay district (§3.7.2), the Old Town Fairfax Transition Overlay District (§3.7.3), or in the Architectural Control Overlay District (§3.7.4). For purposes of §6.5, “material change in appearance” shall include construction; reconstruction; exterior alteration, including changing the color of a structure or substantial portion thereof; demolition or relocation that affects the appearance of a building, structure or site;

§6.5.3. Certificate of appropriateness types

A. Major certificates of appropriateness

1. Approval authority

(a) General

Except as specified in §6.5.3.B.2(b), below, the board of architectural review shall have authority to approve major certificates of appropriateness.

(b) Alternative (in conjunction with other reviews)

Alternatively, and in conjunction with special use reviews, planned development reviews, special exceptions or map amendments (rezoning), the city council may approve major certificates of appropriateness.

§6.5.6. Action by decision-making body

A. General (involving other review by city council)

After receiving the director's report on proposed certificates of appropriateness, which do not involve other reviews described below, the board of architectural review (BAR) shall review the proposed certificates of appropriateness in accordance with the approval criteria of §6.5.7. The BAR may request modifications of applications in order that the proposal may better comply with the approval criteria. Following such review, the BAR may approve, approve with modifications or conditions, or disapprove the certificate of appropriateness application, or it may table or defer the application.

B. Other reviews

1. Prior to taking action on special use reviews, planned development reviews, and map amendments (rezoning), the city council shall refer proposed certificates of appropriateness to the BAR for review in accordance with the approval criteria of §6.5.7.
2. In conjunction with special use reviews, planned development reviews, special exceptions and map amendments (rezoning), the city council may review the proposed certificate of appropriateness in accordance with the approval criteria of §6.5.7. The city council may request modifications of applications in order that the proposal may better comply with the approval criteria. Following such review, the city council may approve, approve with modifications or conditions, or disapprove the certificate of appropriateness application, or it may table or defer the application.

§6.5.7. Approval criteria

A. General

1. Certificate of appropriateness applications shall be reviewed for consistency with the applicable provisions of this chapter, any adopted design guidelines, and the community appearance plan.
2. Approved certificates of appropriateness shall exhibit a combination of architectural elements including design, line, mass, dimension, color, material, texture, lighting, landscaping, roof line and height conform to accepted architectural principles and exhibit external characteristics of demonstrated architectural and aesthetic durability.

§6.5.9. Action following approval

A. Approval of any certificate of appropriateness shall be evidenced by issuance of a certificate of appropriateness, including any conditions, signed by the director or the chairman of the board of architectural review. The director shall keep a record of decisions rendered.

B. The applicant shall be issued the original of the certificate, and a copy shall be maintained on file in the director's office.

§6.5.10. Period of validity

A certificate of appropriateness shall become null and void if no significant improvement or alteration is made in accordance with the approved application within 18 months from the date of approval. On written request from an applicant, the director may grant a single extension for a period of up to six months if, based upon submissions from the applicant, the director finds that conditions on the site and in the area of the proposed project are essentially the same as when approval originally was granted.

§6.5.11. Time lapse between similar applications

A. The director will not accept, hear or consider substantially the same application for a proposed certificate of appropriateness within a period of 12 months from the date a similar application was denied, except as provided in §6.5.11.B, below.

B. Upon disapproval of an application, the director and/or board of architectural review may make recommendations pertaining to design, texture, material, color, line, mass, dimensions or lighting. The director and/or board of architectural review may again consider a disapproved application if within 90 days of the decision to disapprove the applicant has amended his application in substantial accordance with such recommendations.

§6.5.12. Transfer of certificates of appropriateness

Approved certificates of appropriateness, and any attached conditions, run with the land and are not affected by changes in tenancy or ownership.

§6.5.13. Appeals

A. Appeals to city council

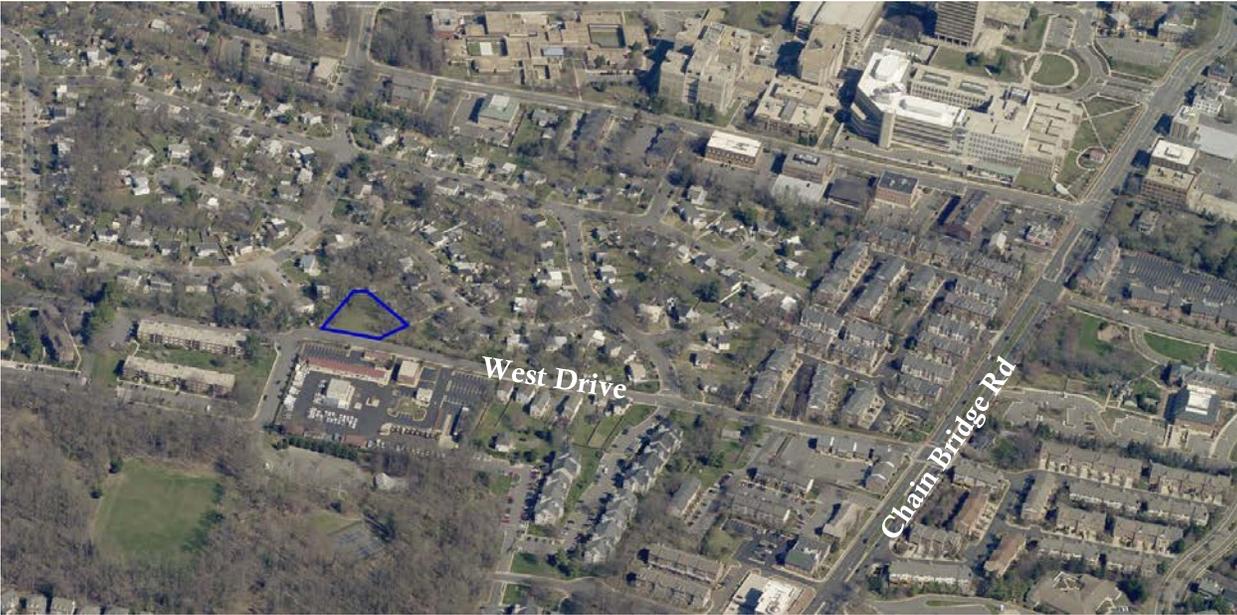
Final decisions on certificates of appropriateness made may be appealed to city council within 30 days of the decision in accordance with §6.22.

B. Appeals to court

Final decisions of the city council on certificates of appropriateness may be appealed within 30 days of the decision in accordance with §6.23.

Attachment 2

Photos – 10642 West Drive



Looking east



Looking north at center of site



Looking north at west end of site

Express the true nature of a home's character with ColorPlus® Technology

PLANK, PANEL, BATTEN AND SHINGLE COLORS



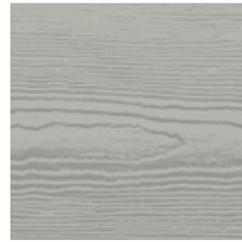
ARCTIC WHITE



NAVAJO BEIGE



COBBLE STONE



PEARL GRAY



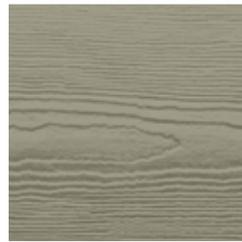
LIGHT MIST



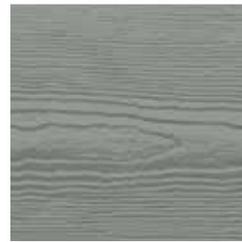
SAIL CLOTH
Lots 3 & 4



SANDSTONE BEIGE



MONTEREY TAUPE



GRAY SLATE



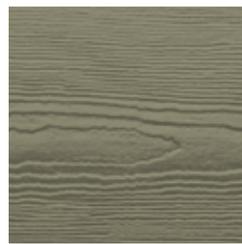
BOOTHBAY BLUE



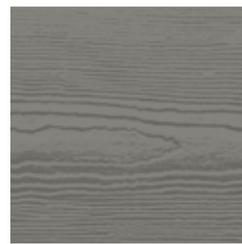
WOODLAND CREAM



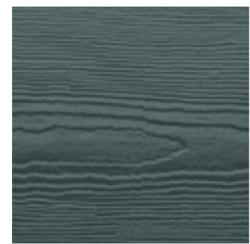
AUTUMN TAN
Lots 1 & 2



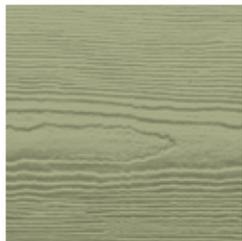
WOODSTOCK BROWN



AGED PEWTER



EVENING BLUE



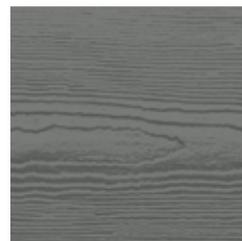
HEATHERED MOSS



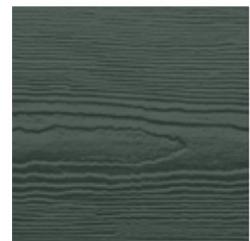
KHAKI BROWN



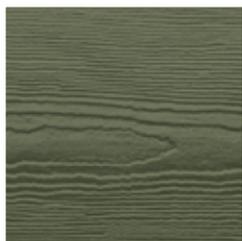
TIMBER BARK



NIGHT GRAY



IRON GRAY



MOUNTAIN SAGE



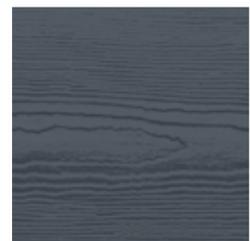
CHESTNUT BROWN



COUNTRYLANE RED



RICH ESPRESSO



DEEP OCEAN

Lots 3 & 4
Shutters & Front Door
Paint Color



SW 2809 Rookwood Shutter Green

Interior/Exterior



Color Details

Color Family: Historic Color
RGB Value: R-48 | G-59 | B-57
Hexadecimal Value: #303B39
LRV: 4

Due to individual computer monitor limitations, colors seen here may not accurately reflect the selected color. To confirm your color choices, visit your neighborhood Sherwin-Williams store and refer to our in-store color cards.

MY STORE:

NOTES:

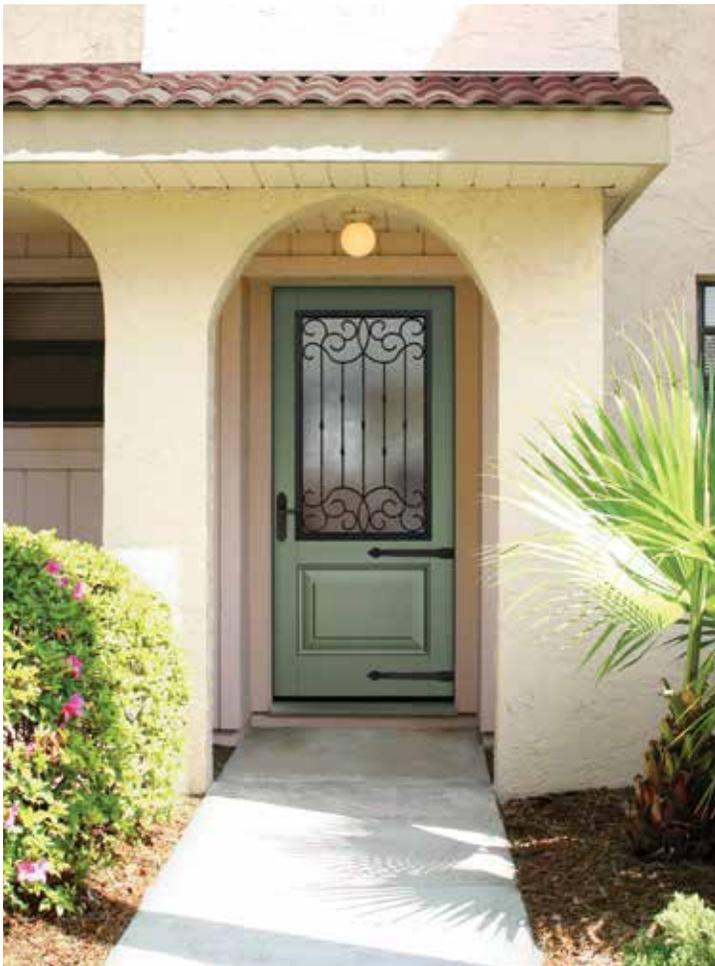
Classic-Craft® Canvas Collection®

- Premium paintable surfaces.

The first premium smooth, paintable fiberglass door to carry the Therma-Tru® brand name, Classic-Craft Canvas is designed for homeowners seeking the aesthetics of a sleek, modern entryway that can be adapted to suit multiple styles.

Classic-Craft® Canvas Collection®

Creates a sleek, modern entryway with a smooth, paintable surface for virtually unlimited color options both inside and out.



Architectural Character

- Architecturally correct design – up to 25% wider panels.*
- Deeper embossments.
- Solid hardwood square edges.
- More than 10% wider glass.*
- Flush-glazed sidelites.
- Fiberglass lite frames.
- Exclusive glass designs.
- Low-E glass standard.

Heavier Construction

- 20% heavier construction.*
- Top and bottom composite rails.
- 4- $\frac{1}{8}$ " full-length engineered lumber lockstile for added weight and rigidity.
- Thicker fiberglass skins.

Available Sizes

- 3'0" wide doors in 6'8" and 8'0" heights.
- 2- $\frac{1}{2}$ " of height trimmability allows flexibility to fit 80"–82- $\frac{1}{2}$ " and 96"–98- $\frac{1}{2}$ " rough openings.

Finish Options

Classic-Craft Canvas entryways can be painted any color.

-  WBDR / HVHZ Options: Look for this icon to find door styles that can be configured for WBDR or HVHZ.**
-  Fire-rated options available on solid-panel doors. See pages 227–231.
-  Tru-Defense® Warranty Rider eligible when properly assembled and installed with all Therma-Tru specified system components, in accordance with the Rider.



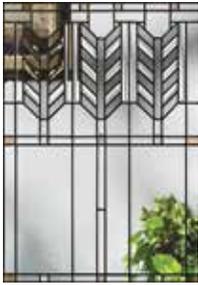
*Comparison of Classic-Craft to other standard fiberglass doors with similar styles. Visit www.thermatru.com for details.

**Please verify that there is a Therma-Tru product approval for the configuration before buying.

Note: Finish colors may vary from an actual application due to fluctuations in finishing or printing. Glass privacy ratings may be more or less than indicated, based on glass design and size of glass. Glass designs may differ from depiction due to size and hand craftsmanship of glass. See your Therma-Tru seller or visit www.thermatru.com for more, including details on height trimmability, limited warranties and exclusions, Tru-Defense Rider, ENERGY STAR qualified products and product approvals.

Bottom: Classic-Craft Canvas Collection, Borrassa Glass, Door – CCV1515, Straps

Decorative Glass Designs



Villager™ Page 97
Glass Privacy Rating: **5**



Homeward™ Page 97
Glass Privacy Rating: **4**



Arcadia™ Page 98
Glass Privacy Rating: **5**



Augustine® Page 99
Glass Privacy Rating: **10**



Ashurst™ Page 99
Glass Privacy Rating: **8**



Bella™ Page 100
Glass Privacy Rating: **6**



Arborwatch™ Page 101
Glass Privacy Rating: **6**



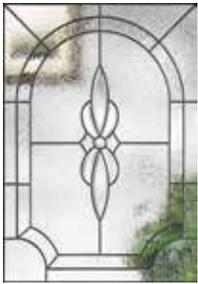
Borrassa™ Page 101
Glass Privacy Rating: **10**



Provincial™ Page 102
Glass Privacy Rating: **6**



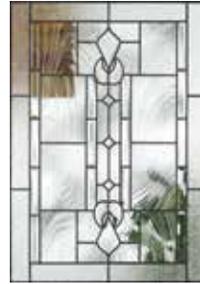
Longford™ Page 103
Glass Privacy Rating: **8**



Cambridge™ Page 103
Glass Privacy Rating: **8**



Zaha® Page 104
Glass Privacy Rating: **3**



Lucerna™ Page 105
Glass Privacy Rating: **7**

Also Available:

Privacy & Textured Glass

Page 105

Low-E Glass

Page 107

Glass Privacy Rating Scale

1 2 3 4 5 6 7 8 9 10

Clear

Opaque

Caming Options

- ◆ Black Nickel Caming (1D)
- Brushed Nickel Caming (1C)
- ◆ Brass Caming (1A)
- ✕ Wrought Iron (1W)

▶ Simulated divided lites (SDLs) and removable wood grilles available to create authentic Craftsman and Colonial configurations.

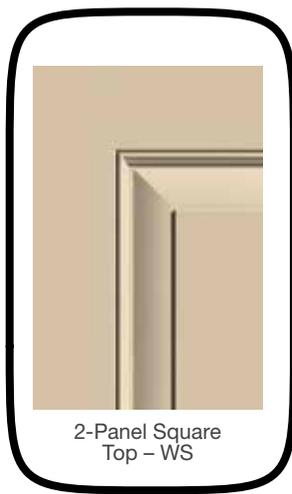
Panel Embossments



4-Panel Square Top
4-Panel Soft Arch
Arched 4-Panel Soft Arch
6-Panel



2-Panel Plank Soft Arch
Arched 2-Panel Plank Soft Arch



2-Panel Square Top - WS



2-Panel 3/4 Top
3-Panel
5-Panel



Craftsman Lite
1-Panel Plank

Low-E Glass with Divided Lites



CCV10015
★>
3'0" x 6'8"

CCV05012
★>
3'0" x 6'8"

CCV805015
★>
3'0" x 8'0"

CCV822012
★>
3'0" x 8'0"

CCV820512
★>
3'0" x 8'0"

CCV0609
★>
3'0" x 6'8"

CCV806012
★>
3'0" x 8'0"

CCV803012
★>
3'0" x 8'0"

ROYCROFT COPPER RED - LOTS 1 & 2
ROOKWOOD SHUTTER GREEN - LOTS 3 & 4



CCV920
▲★
3'0" x 6'8"

CCV930
▲★
3'0" x 6'8"

CCV940
▲★
3'0" x 6'8"

CCV960
▲★
3'0" x 6'8"

CCV950SL
▲★
12" x 6'8"
14" x 6'8"

CCV8950SL
▲★
12" x 6'8"
14" x 6'8"

CCV9020SL
▲★
12" x 6'8"
14" x 6'8"

Low-E Glass



CCV10020
★
3'0" x 6'8"

CCV05020
★
3'0" x 6'8"

CCV805020
★
3'0" x 8'0"

CCV20520
★
3'0" x 6'8"

CCV820520
★
3'0" x 8'0"

CCV22020
★
3'0" x 6'8"

CCV822020
★
3'0" x 8'0"

CCV45520
★
3'0" x 6'8"

Low-E Glass Continues on next page.

Key

- ▲ Flush-Glazed Glass (FG)
- ★ Low-E Glass (LE)
- Simulated Divided Lites (SDL)
- > Removable Wood Grilles (RG)

Optional Dentil Shelf



4-Block Dentil Shelf
Available for all Craftsman-style
Canvas Collection doors.



\$ FOREST GREEN



\$ HARTFORD GREEN



★\$ MILITARY BLUE



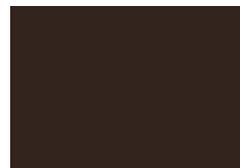
\$ BERKSHIRE BLUE



▲★\$ SLATE BLUE



\$ AWARD BLUE



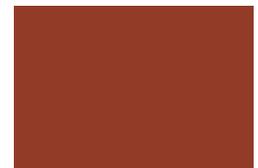
\$ AGED BRONZE



▲★\$ MEDIUM BRONZE



▲★\$ CARDINAL RED



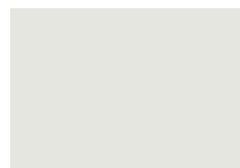
▲★\$ COLONIAL RED



▲★\$ SANDSTONE



▲★\$ ALMOND



▲★\$ STONE WHITE



▲★\$ BONE WHITE

Color Guide

PAC-CLAD.COM

Premium Colors



Standard Colors

Metal Cap - Lots 3 & 4



Kynar 500® or Hylar 5000® pre-finished steel and aluminum for roofing, curtainwall and storefront applications.



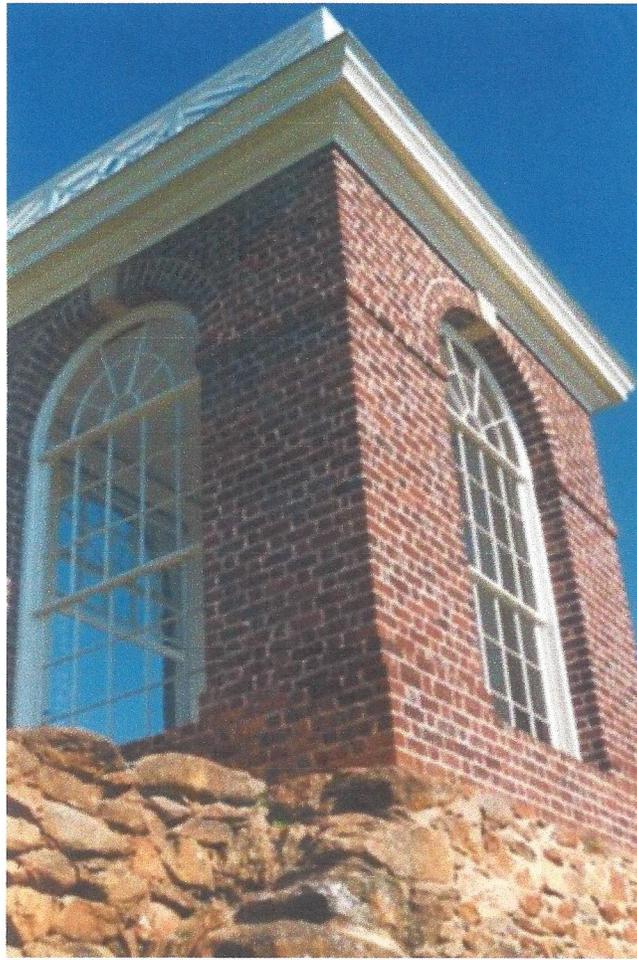
● Metallic Colors ★ ENERGY STAR® Colors \$ Pricing
▲ Cool Colors 🏰 Premium Colors

See back for color availability chart.



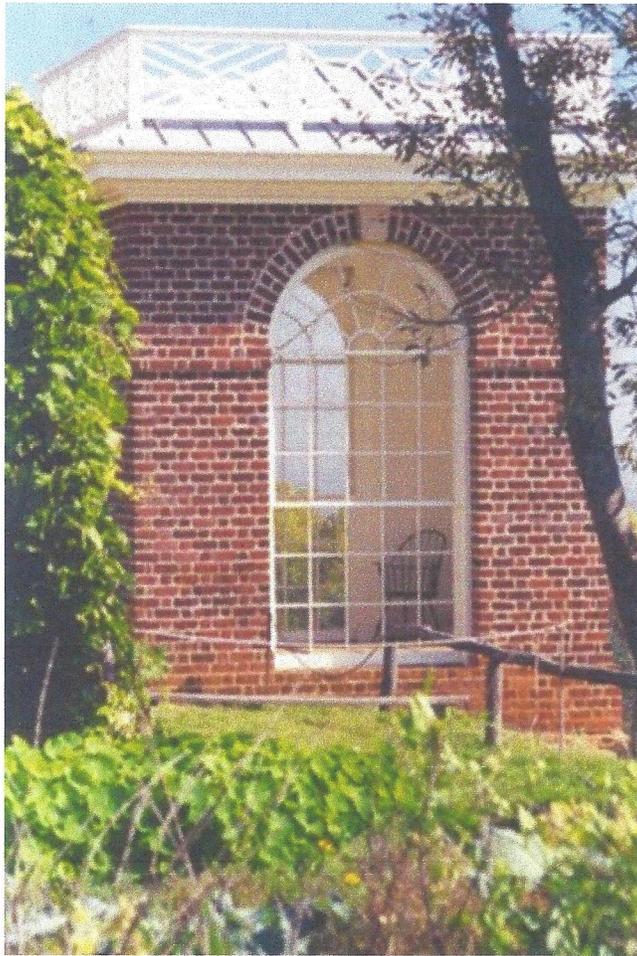
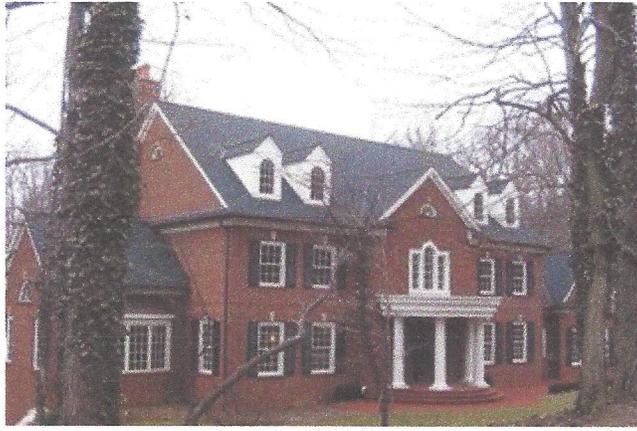
HQ: 800 PAC CLAD TX: 800 441 8661 MD: 800 344 1400
AZ: 833 750 1935 GA: 800 272 4482 MN: 877 571 2025

PAC-CLAD.COM



Featured Brands

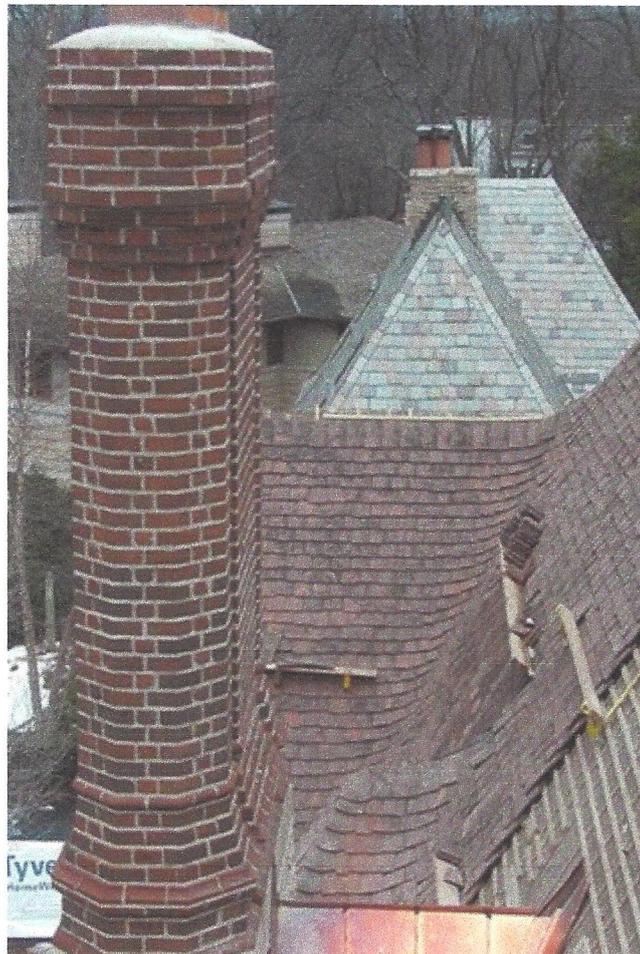
CUSHWA
HANDMADE BRICK



HANDMADE BRICKS

Handmade brick are the most labor-intensive to make, requiring individual craftsmen to fill molds by hand, much as brick were made for centuries. The ages-old method produces brick of remarkable color, with faces marked by unique folds and other effects that can't be duplicated using any other method. Though more expensive than extruded and machine-molded brick, handmades have rich character, and are often the best match for older buildings.

Product Gallery



DOOR STYLE OPTIONS

Pella has the style you are looking for.

At Pella, we realize you want a garage door with curb appeal. That is why we offer garage doors in Carriage House, Full View or Traditional styling to complement your home. Pella has a garage door that fits your style and budget.

Carriage House

Add unique character to your home with a Pella® Carriage House garage door that brings authentic, historical looks into the modern world.

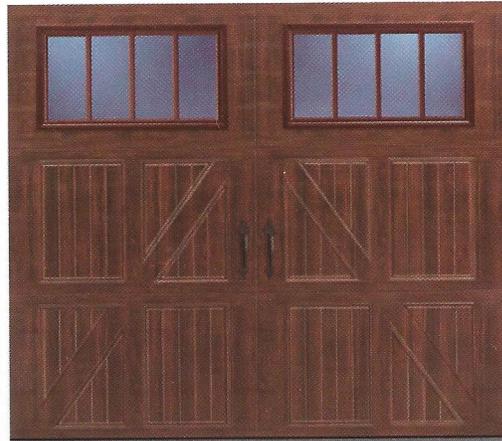
in Classical White

Available in:

ARCHITECT SERIES™

PELLA®

THERMASTAR BY PELLA®

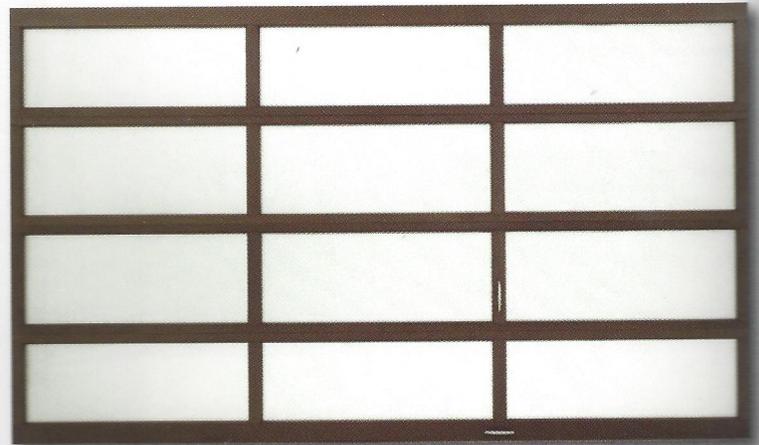


Full View

These modern, sleek, Pella garage doors mirror the clean lines of contemporary homes.

Available on:

PELLA®



Traditional

Classic styling that coordinates with any home and stands the test of time.

Available on:

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THERMASTAR BY PELLA®



DECORATIVE WINDOW OPTIONS

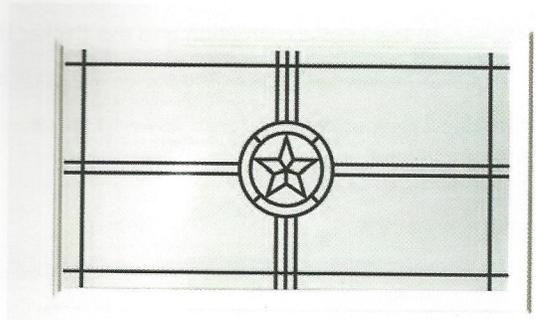
Enhance your door with light.

Decorative windows dress up your Pella® garage door. Choose **the window design** that fits your style and complements your home's exterior.

Decorative Windows

Our decorative glass offers unique designs to enhance the beauty of your home. Enjoy minimal visibility into the garage with obscure glass. Tempered with a baked-on ceramic design, our decorative window designs resist yellowing, fading and peeling.

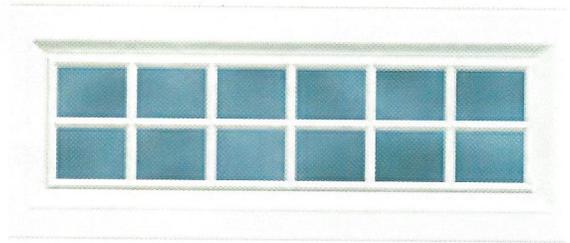
Available on: **PELLA®** **THERMASTAR BY PELLA®**



Decorative Grilles

Our most affordable decorative window options offer popular patterns to complement other architectural elements of your home. All Pella decorative grilles are UV fade resistant with a realistic-looking embossed woodgrain finish.

Available on: **PELLA®** **THERMASTAR BY PELLA®**



DECORATIVE HARDWARE OPTIONS

Personalize your door to the finest details.

Decorative Hardware

Our decorative hardware adds the final touches to our Carriage House garage doors. Styles available include lightweight aluminum to best simulate historic hammered wrought iron, easy to install vinyl or economical stamped steel hardware.



Available in: **ARCHITECT SERIES®** **PELLA®**

TIMBERLANE

Because every "Welcome Home" moment should be extraordinary

EXTERIOR SHUTTERS (<https://www.timberlane.com/products/exterior-shutters/>) | HARDWARE (<https://www.timberlane.com/products/hardware/>)

Panel Shutters

Panel shutters offer profiles in many varieties. From raised to recessed, Shaker to flat, ogee to quarter-round and bead trim, there are profiles to fit many home styles and tastes. Plus, you can achieve even more variety by configuring your panels.



A 50/50 panel shutter configuration is one of the most popular designs, but some customers opt for a panel/louver combination for even more impact. For all panel profiles, Timberlane uses a craftsman-quality tongue and groove construction to secure the edge of the trim inside the stiles and rails, ensuring a snug, long-lasting fit.

 [View Fast Shop Selections](https://www.timberlane.com/store/product-category/exterior-shutters/panel-shutters/)
(<https://www.timberlane.com/store/product-category/exterior-shutters/panel-shutters/>)

[Request a Quote](https://www.timberlane.com/shutter-builder/step1_material/) 

All Panel Profiles

Click any profile below for details and specifications.

[All Materials](#) [Endurian](#) [Fundamentals](#) [Premium Wood](#)

					
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Porch and Juliet Balconies

Jamestown Porch Railing

SKU: Jamestown Porch Railing

The straight, clean lines of this Jamestown railing frame the upstairs deck and work in harmony with the porch at this home's entrance.

Jamestown Porch Railing

Due to the many options available and our custom designs please call 800-343-6948 and we will be delighted to be of service.

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Fence Use :
Garden Fences, Privacy Fence, Pool Fence, Commercial & Residential Tennis Court Fencing & Enclosures

Fence Materials :
Wood Fence, AZEK Vinyl Fences, Metal Fences

Pergola Types :
Shade Pergolas & Pergola Canopies , Pergola Kits, Garden Pergolas

Pergola Use :
Poolside Pergolas, Public & Commercial Pergolas, Outdoor Kitchen Pergolas, Rooftop Pergolas

Pergola Material :
Wood Pergolas, AZEK Vinyl Pergolas

Gate Types :

Gate Use :

Gate Materials :



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SKU: Paint and Stain Standard Colors

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- Inline system ensures full uniform coverage
- Eliminates mess in your outdoor area
- Paint for AZEK structures, stain for natural wood

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Due to the many options available and our custom designs please call 800-343-6948 and we will be delighted to be of service.

Porch and Juliet Balconies

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Jamestown Porch Railing



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Pergola Material :
Wood Pergolas, AZEK Vinyl Pergolas

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A fence structure transforms an unattractive air conditioning unit and integrates it beautifully into the garden.

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Mounted lighting for front door, garage



Savannah Side Mount Lantern

SKU: 298225315

A classic lantern crafted in copper. 9 1/2" W, 22" H.

Savannah Side Mount Lantern \$319.00

Quantity

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\$319





Project: West Drive Duplex 2
Address: 10642 West Drive
Case Number: BAR-18-00892
Applicant: BC&J Development LLC

MAJOR CERTIFICATE OF APPROPRIATENESS

Pursuant to Chapter 110 of the Code of the City of Fairfax, the proposed second duplex and site improvements are approved as of **January 16, 2019**, with the following conditions:

1. A sidewalk of decorative pavers to match those of the pedestrian portions of the loop road shall be added to the development plan to connect the front stoops of lots 3 and 4 to the loop road.
2. Foundation plantings shall be installed between the driveways of lots 3 and 4 where practicable.
3. Any exterior vents, roof pipes, and other similar building-mounted appurtenances shall be painted to match the surface or architectural feature to which they are attached.
4. The proposed construction, materials, and landscaping shall be in general conformance with the review materials received by staff and included in this staff report, as may be modified through the date of this hearing, except as further modified by the Board of Architectural Review, the Director of Community Development and Planning, the Building Official, or Zoning.

Please note:

- A. The applicant shall not deviate from the approved design. Any subsequent changes to the proposed design, including changes to architectural details, color, materials and signage, must receive approval from the BAR or City staff prior to construction. Any deviation without City approval shall be subject to the penalties provided by the Code of the City of Fairfax.
- B. The applicant is responsible for incorporating this approved design with its conditions into the plans submitted to the City of Fairfax and for ***obtaining all required permits prior to construction or installation.***
- C. This Certificate shall become null and void if no significant improvement or alteration is made in accordance with the approved application within eighteen (18) months from the date of approval.

Mayor

Date

Director of Community Development and Planning

Date

AFFIDAVIT

I hereby affirm that the City has adequately complied with the written notification procedures defined in §15.2-2204 (amended) of the Code of Virginia and §110-6.2.5.B.2 of the Code of the City of Fairfax, Virginia. These notices were sent by first-class mail on June 28, 2019, to the last known address of each abutting property owner (including those located across rights-of-way) shown in the current real estate tax assessment records. A list of these addresses is attached and their accuracy as of June 24, 2019, is certified by the City Real Estate Assessor.

A copy of the notice, pertaining to date, time and location of the City Council meeting for a Rezoning for property located at 10642 West Drive and more particularly described as Tax Map Parcel 57 3 06 000 A., is attached.



Director of Community
Development and Planning

Commonwealth of Virginia
City of Fairfax

Subscribed and sworn before me this 28 day of June, 2019,



Notary Public

My commission expires: 11/30/19





City of Fairfax, Virginia

10455 Armstrong Street · Fairfax, VA 22030-3630
703-385-7930 · www.fairfaxva.gov

June 28, 2019

Re: 10642 West Dr

Dear Property Owner:

Current City real estate records indicate that you are the owner of land near or adjacent to the property which is the subject of the above-referenced application. Pursuant to City Code Section 110-6.B.2 **you are hereby notified that the City Council at its meeting on Tuesday, July 9, 2019 at 7:00 p.m. in City Hall Annex, Room 100, 10455 Armstrong Street, will hold a public hearing to consider the following:**

Z-18-00170 and SE-18-00234

Request from BC&J Development, LLC, applicant, by John Clark, for consideration of a Zoning Map Amendment (Rezoning) from RH – Residential High to RT - Residential Townhouse, pursuant to City Code Section 110-6.4, a Certificate of Appropriateness for architecture and landscaping pursuant to City Code Section 110-6.5, a Special Exception to increase the maximum building height and to reduce the required yards pursuant to City Code Section 110-6.17.1(B)(2), and a Special Expectation to modify the requirement for sidewalks, street trees and 10-foot landscape strip along the private street pursuant to City Code Section 110-6.17.1(B)(4), to allow development of two Single-family detached homes and two Duplex buildings on the premises known as 10642 West Drive and more particularly described as Tax Map Parcel 57 3 06 000 A.

You are entitled to speak at the public hearing, or you may submit written testimony. A copy of the application is available for review in the Department of Community Development and Planning, Annex Room 207, City Hall.

If you have questions regarding the application, please call the Zoning Office at 703-385-7820.

Sincerely,

Supriya Chewle
Planner II

cc: Jason Sutphin



City of Fairfax, Virginia

10455 Armstrong Street · Fairfax, VA 22030-3630
703-385-7930 · www.fairfaxva.gov

June 28, 2019

Barbara Byron
Planning Division
Fairfax County Dept. of Planning and Development
12055 Government Center Pkwy, Suite 730
Fairfax, Virginia 22035

Re: 10642 West Dr

Pursuant to Section 15.2-2204 (amended) of the Code of Virginia, enclosed is the legal notification for the above-referenced application. For additional information, please call the Department of Community Development and Planning at 703-385-7820 or Alexis El-Hage at alexis.el-hage@fairfaxva.gov

Sincerely,

A handwritten signature in cursive script, appearing to read "Supriya Chewle".

Supriya Chewle
Planner II

Enclosure

NOTICE OF PUBLIC HEARING
CITY OF FAIRFAX, VIRGINIA

Notice is hereby given that the City Council of the City of Fairfax at its meeting on Tuesday, July 09, 2019 at 7:00 p.m. in the City Hall Annex, Room 100, 10455 Armstrong Street, will hold a Public Hearing to consider the following:

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SU-19-00338

Request from Theresa Stephens, applicant, for approval of a Special Use Permit, pursuant to City Code Section 110-3.5.5 to allow a Family Home Daycare with 5 to 12 children in the RM, Residential Medium Zoning District on the premises known as 3409 Park Hill Pl and more particularly described as Tax Map Parcel 57 2 10 236.

All interested parties are invited to attend the public hearing and express their views. All reports will be available five (5) days prior to the meeting date in the City Clerk's Office, Room 316, City Hall, 10455 Armstrong Street, and on the City of Fairfax webpage at www.fairfaxva.gov. The City will make reasonable accommodations for the disabled upon request received at least five days prior to the meeting; please call 703-385-7930, (TTY 711) for assistance.

Melanie Crowder, City Clerk

6/21/2019

6/28/2019

FAIRFAX WEST CONDO UNIT OWNERS
SUSAN VOISINET
10725 WEST DR #302
FAIRFAX VA 22030

JERRREY BEAN
10631 ASHBY PL
FAIRFAX VA 22030

CANFIELD VILLAGE TOWNHOMES HOA
ROBERT MARION
10616 CANFIELD ST
FAIRFAX VA 22030

SOBHNA GARG & SOBHANA AKA
5405 WILLOW FOREST CT
CLIFTON VA 20124

FIRST SERVICE RESIDENTIAL
FRANCESCA KENNEY
11351 RANDOM HILLS RD STE 500
FAIRFAX VA 22030

JEFF BEAN
10629 ASHBY PL
FAIRFAX VA 22030

CHANCERY SQUARE HOA
PROPERTY MANAGER
11351 RANDOM HILLS RD STE 500
FAIRFAX VA 22030

SANTOS TREJOS & MARIA ORTUSTE
10627 ASHBY PL
FAIRFAX VA 22030

BOARD OF SUPERVISORS FAIRFAX
COUNTY
10635 WEST DR
FAIRFAX VA 22030

ALISON LANGFORD
10623 ASHBY PL
FAIRFAX VA 22030

BOARD OF SUPERVISORS FAIRFAX
COUNTY
12000 GOVERNMENT CENTER PKWY #530
FAIRFAX VA 22035

RAMIRO ALBORNOZ
10621 ASHBY PL
FAIRFAX VA 22030

JI & XIAO ZHONG
3824 BEVAN DR
FAIRFAX VA 22030

ELAINE HUSEIN
10619 ASHBY PL
FAIRFAX VA 22030

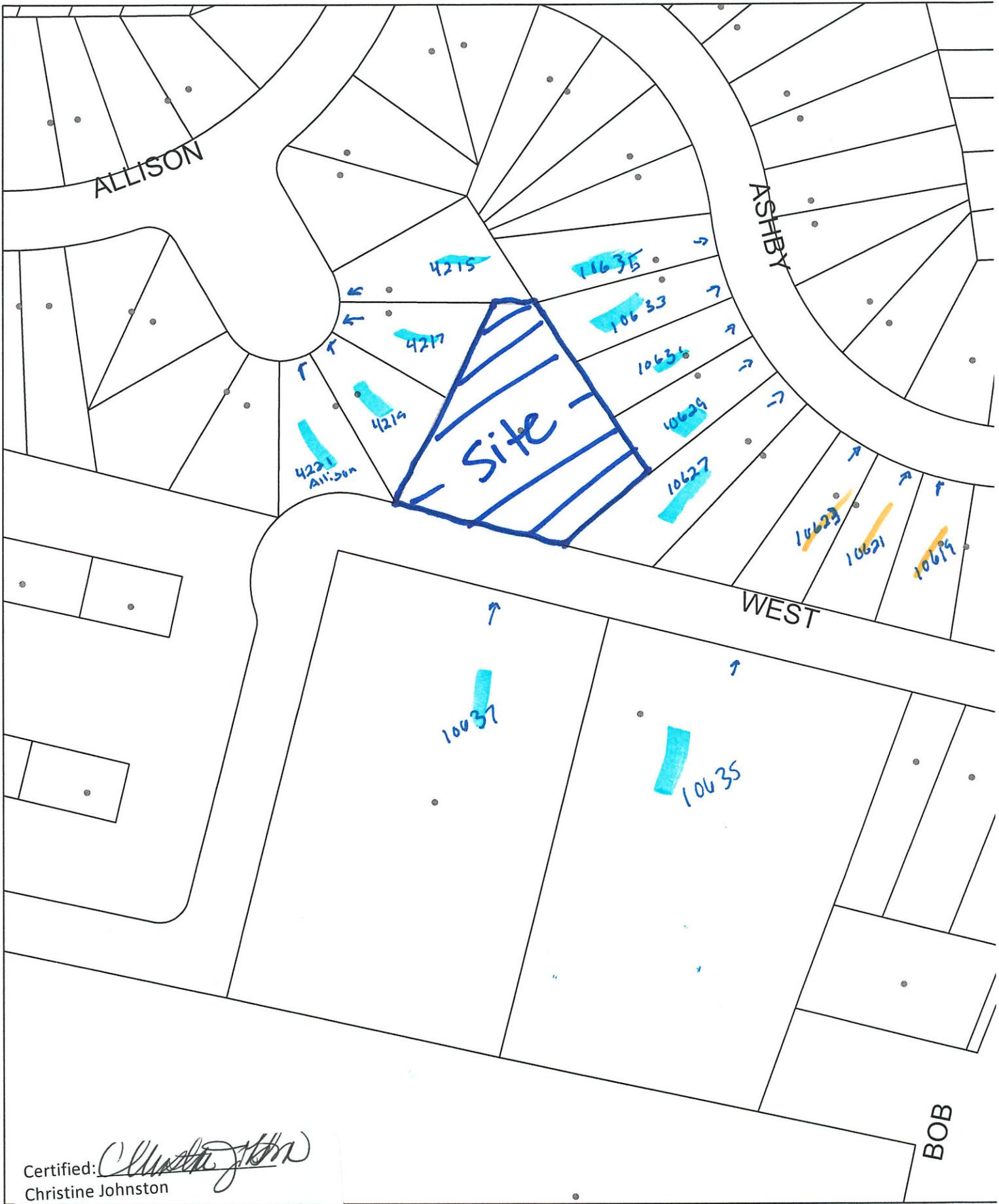
EDWARD & ELIZABETH CLAIRVAUX
4217 ALLISON CIR
FAIRFAX VA 22030

NICK CAINE
DIRECTOR OF MARKET RESEARCH
1029 NORTH ROYAL STREET STE 301
ALEXANDRIA VA 22314

HARRY LEVISON & LILLIAN CALO
5922 ONE PERRY DR
FAIRFAX STATION VA 22039

BARBARA BYRON
PLANNING DIVISION
FAIRFAX COUNTY PLANNING
12055 GOVERNMENT CENTER PKWY, 730
FAIRFAX VA 22030

WILLIAM & DIANA SHW
4221 ALLISON CIR
FAIRFAX VA 22030



Certified: *Christine Johnston*
Christine Johnston
Acting Assessor

6/20, 2019

10642 West Dr

BOB



Unofficial Property Record Card - Fairfax, VA

General Property Data

Parcel ID 57 3 02 013	Account Number 5027
Property Owner BOARD OF SUPERVISORS FAIRFAX COUNTY	Property Location 10635 WEST DR FAIRFAX
Mailing Address 10635 WEST DR	Property Use
City FAIRFAX	Most Recent Sale Date
Mailing State VA Zip 22030	Legal Reference
Parcel Zoning Residential Low	Grantor
Tax Exempt Yes	Sale Price 0
	Land Area 2.136 acres
	Type

Current Property Assessment

Card 1 Value	Land Value 837,300	Building Value 562,500	Total Value 1,399,800
--------------	--------------------	------------------------	-----------------------

Building Description

Building Style INDUST-LT	# of Living Units 0	Flooring Type N/A
Year Built N/A	Roof Structure N/A	Heating Type N/A
Building Grade N/A	Roof Cover N/A	Heating Fuel N/A
Building Condition N/A	Siding N/A	Air Conditioning 0%
Above Grade Floor Area (SF) 9,072	Interior Walls Drywall	# of Fireplaces 0
Total Floor Area (SF) 9,072	# of Bedrooms 0	# of Full Baths 0
Number Rooms 0	# of 1/2 Baths 0	

Utilities Information

Water	Public Water
Sewer	Public Sewer

Legal Description

ACREAGE WEST ST - 93031 SF 864-387

Narrative Description of Property

This property contains 2.136 acres of land mainly classified as with a(n) INDUST-LT style building, built about N/A , having N/A exterior and N/A roof cover, with 1 commercial unit(s) and 0 residential unit(s), 0 room(s), 0 bedroom(s), 0 bath(s), 0 half bath(s).

Disclaimer/Privacy Policy

Under Virginia State law these records are public information. Display of this information on the internet is specifically authorized by Va. Code 58.1-3122.2 (1998). See the [Virginia State Code](#) to read the pertinent enabling statute. Owner names will be withheld from the Internet record upon request.

While the City of Fairfax has attempted to ensure that the data contained in this file and displayed on this site is accurate and reflects the property's characteristics, the City of Fairfax makes no warranties, express or implied, concerning the accuracy, completeness, reliability, or suitability of this data. The City of Fairfax does not assume any liability associated with the use or misuse of this data.

Unofficial Property Record Card - Fairfax, VA

General Property Data

Parcel ID 57 3 02 012	Account Number 5038
Property Owner BOARD OF SUPERVISORS FAIRFAX COUNTY	Property Location 10637 WEST DR FAIRFAX
Mailing Address 12000 GOVERNMENT CENTER PKWY #530	Property Use
City FAIRFAX	Most Recent Sale Date
Mailing State VA Zip 22035	Legal Reference
ParcelZoning Residential Low	Grantor
Tax Exempt Yes	Sale Price 0
	Land Area 2.106 acres
	Type

Current Property Assessment

Card 1 Value	Land Value 825,800	Building Value 1,249,500	Total Value 2,075,300
--------------	--------------------	--------------------------	-----------------------

Building Description

Building Style INDUST-LT	# of Living Units 0	Flooring Type N/A
Year Built N/A	Roof Structure N/A	Heating Type N/A
Building Grade N/A	Roof Cover N/A	Heating Fuel N/A
Building Condition N/A	Siding N/A	Air Conditioning 0%
Above Grade Floor Area (SF) 15,491	Interior Walls Drywall	# of Fireplaces 0
Total Floor Area (SF) 15,491	# of Bedrooms 0	# of Full Baths 0
Number Rooms 0	# of 1/2 Baths 0	

Utilites Information

Water	Public
	Water
Sewer	Public
	Sewer

Legal Description

ACREAGE FAIRFAX-91753 SF 1320-377

Narrative Description of Property

This property contains 2.106 acres of land mainly classified as with a(n) INDUST-LT style building, built about N/A , having N/A exterior and N/A roof cover, with 1 commercial unit(s) and 0 residential unit(s), 0 room(s), 0 bedroom(s), 0 bath(s), 0 half bath(s).

Disclaimer/Privacy Policy

Under Virginia State law these records are public information. Display of this information on the internet is specifically authorized by Va. Code 58.1-3122.2 (1998). See the [Virginia State Code](#) to read the pertinent enabling statute. Owner names will be withheld from the Internet record upon request.

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Unofficial Property Record Card - Fairfax, VA

General Property Data

Parcel ID 57 3 06 114 B	Account Number 21594
Property Owner ZHOU JI	Property Location 4215 ALLISON CIR FAIRFAX
ZHONG XIAO YING	Property Use
Mailing Address 3824 BEVAN DR	Most Recent Sale Date 9/18/2013
City FAIRFAX	Legal Reference 23394-0488
Mailing State VA Zip 22030	Grantor BEGGS MELINDA M
ParcelZoning Residential High	Sale Price 300,000
Tax Exempt No	Land Area 0.202 acres
	Type Estate Sale

Current Property Assessment

Card 1 Value	Land Value 120,700	Building Value 232,500	Total Value 353,200
--------------	--------------------	------------------------	---------------------

Building Description

Building Style 2 Sty Duplex	# of Living Units 1	Flooring Type N/A
Year Built 1955	Roof Structure Flat	Heating Type FHA-Gas
Building Grade Average	Roof Cover Composition	Heating Fuel GAS
Building Condition N/A	Siding SidingDuplex	Air Conditioning 100%
Above Grade Floor Area (SF) 1,430	Interior Walls N/A	# of Fireplaces 0
Total Floor Area (SF) 1,430	# of Bedrooms 4	# of Full Baths 1
Number Rooms 8	# of 1/2 Baths 1	

Utilites Information

Water	Public Water
Sewer	Public Sewer

Legal Description

ARDMORE SEC 2 LT 114B - 8780 SF 3258-204

Narrative Description of Property

This property contains 0.202 acres of land mainly classified as with a(n) 2 Sty Duplex style building, built about 1955 , having SidingDuplex exterior and Composition roof cover, with 0 commercial unit(s) and 1 residential unit(s), 8 room(s), 4 bedroom(s), 1 bath(s), 1 half bath(s).

Disclaimer/Privacy Policy

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Unofficial Property Record Card - Fairfax, VA

General Property Data

Parcel ID 57 3 06 114 A	Account Number 28046
Property Owner CLAIRVAUX EDWARD M CLAIRVAUX ELIZABETH A	Property Location 4217 ALLISON CIR FAIRFAX Property Use
Mailing Address 4217 ALLISON CIR	Most Recent Sale Date 12/22/2004
City FAIRFAX	Legal Reference 16829-1509
Mailing State VA Zip 22030	Grantor HOWERY BEVERLY A (TRUST)
Parcel Zoning Residential High	Sale Price 280,000
Tax Exempt No	Land Area 0.148 acres
	Type Existing Single Family

Current Property Assessment

Card 1 Value	Land Value 119,300	Building Value 189,000	Total Value 308,300
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Building Description

Building Style 2 Sty Duplex	# of Living Units 1	Flooring Type N/A
Year Built 1955	Roof Structure Flat	Heating Type FHA-Gas
Building Grade Average	Roof Cover Composition	Heating Fuel GAS
Building Condition N/A	Siding SidingDuplex	Air Conditioning 100%
Above Grade Floor Area (SF) 1,166	Interior Walls N/A	# of Fireplaces 0
Total Floor Area (SF) 1,166	# of Bedrooms 3	# of Full Baths 1
Number Rooms 6	# of 1/2 Baths 1	

Utilities Information

Water	Public Water
Sewer	Public Sewer

Legal Description

ARDMORE SEC 2 LT 114A - 6435 SF 5289-547

Narrative Description of Property

This property contains 0.148 acres of land mainly classified as with a(n) 2 Sty Duplex style building, built about 1955 , having SidingDuplex exterior and Composition roof cover, with 0 commercial unit(s) and 1 residential unit(s), 6 room(s), 3 bedroom(s), 1 bath(s), 1 half bath(s).

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Unofficial Property Record Card - Fairfax, VA

General Property Data

Parcel ID 57 3 06 113 B	Account Number 63709
Property Owner LEVINSON HARRY M CALO LILLIAN C	Property Location 4219 ALLISON CIR FAIRFAX Property Use
Mailing Address 5922 ONE PENNY DR	Most Recent Sale Date 7/8/2010
City FAIRFAX STATION	Legal Reference 21125-2040
Mailing State VA Zip 22039	Grantor RESIDENTIAL MORTGAGE TRUST
Parcel Zoning Residential High	Sale Price 215,000
Tax Exempt No	Land Area 0.163 acres
	Type Res SaleAfterForeclosure (sold by a bank)

Current Property Assessment

Card 1 Value	Land Value 120,000	Building Value 196,700	Total Value 316,700
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Building Description

Building Style 2 Sty Duplex	# of Living Units 1	Flooring Type N/A
Year Built 1955	Roof Structure Flat	Heating Type FHA-Gas
Building Grade Average	Roof Cover Composition	Heating Fuel GAS
Building Condition N/A	Siding SidingDuplex	Air Conditioning 100%
Above Grade Floor Area (SF) 1,166	Interior Walls N/A	# of Fireplaces 0
Total Floor Area (SF) 1,166	# of Bedrooms 3	# of Full Baths 1
Number Rooms 6	# of 1/2 Baths 1	

Utilites Information

Water	Public Water
Sewer	Public Sewer

Legal Description

ARDMORE SEC 2 LT 113B - 7108 SF

Narrative Description of Property

This property contains 0.163 acres of land mainly classified as with a(n) 2 Sty Duplex style building, built about 1955 , having SidingDuplex exterior and Composition roof cover, with 0 commercial unit(s) and 1 residential unit(s), 6 room(s), 3 bedroom(s), 1 bath(s), 1 half bath(s).

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Unofficial Property Record Card - Fairfax, VA

General Property Data

Parcel ID 57 3 06 113 A	Account Number 39312
Property Owner SHAW DIANA L SHAW WILLIAM	Property Location 4221 ALLISON CIR FAIRFAX
Mailing Address 4221 ALLISON CIRCLE	Property Use
City FAIRFAX	Most Recent Sale Date 7/5/2018
Mailing State VA Zip 22030	Legal Reference 25489-0184
ParcelZoning Residential High	Grantor ROEHL DIANA L
Tax Exempt No	Sale Price 0
	Land Area 0.167 acres
	Type Quit Claim

Current Property Assessment

Card 1 Value	Land Value 120,000	Building Value 225,300	Total Value 345,300
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Building Description

Building Style 2 Sty Duplex	# of Living Units 1	Flooring Type N/A
Year Built 1955	Roof Structure Flat	Heating Type FHA-Gas
Building Grade Average	Roof Cover Composition	Heating Fuel GAS
Building Condition N/A	Siding SidingDuplex	Air Conditioning 100%
Above Grade Floor Area (SF) 1,331	Interior Walls N/A	# of Fireplaces 0
Total Floor Area (SF) 1,331	# of Bedrooms 3	# of Full Baths 1
Number Rooms 6	# of 1/2 Baths 2	

Utilites Information

Water	Public
	Water
Sewer	Public
	Sewer

Legal Description

ARDMORE SEC 2 LT 113A - 7285 SF 8884-606

Narrative Description of Property

This property contains 0.167 acres of land mainly classified as with a(n) 2 Sty Duplex style building, built about 1955 , having SidingDuplex exterior and Composition roof cover, with 0 commercial unit(s) and 1 residential unit(s), 6 room(s), 3 bedroom(s), 1 bath(s), 2 half bath(s).

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Unofficial Property Record Card - Fairfax, VA

General Property Data

Parcel ID 57 3 06 120 A	Account Number 51932
Property Owner BEAN JEFFREY	Property Location 10631 ASHBY PL FAIRFAX
	Property Use
Mailing Address 10631 ASHBY PL	Most Recent Sale Date 7/14/1986
	Legal Reference 6428-1146
City FAIRFAX	Grantor SAGER PHYLLIS P
Mailing State VA Zip 22030	Sale Price 75,900
ParcelZoning Residential High	Land Area 0.145 acres
Tax Exempt No	Type N/A

Current Property Assessment

Card 1 Value	Land Value 119,300	Building Value 133,300	Total Value 252,600
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Building Description

Building Style 2 Sty Duplex	# of Living Units 1	Flooring Type N/A
Year Built 1955	Roof Structure Flat	Heating Type FHA-Gas
Building Grade Average	Roof Cover Composition	Heating Fuel GAS
Building Condition N/A	Siding SidingDuplex	Air Conditioning 0%
Above Grade Floor Area (SF) 1,166	Interior Walls N/A	# of Fireplaces 0
Total Floor Area (SF) 1,166	# of Bedrooms 3	# of Full Baths 1
Number Rooms 6	# of 1/2 Baths 0	

Utilites Information

Water	Public
	Water
Sewer	Public
	Sewer

Legal Description

ARDMORE SEC 2 LT 120A - 6336 SF 8442-1783

Narrative Description of Property

This property contains 0.145 acres of land mainly classified as with a(n) 2 Sty Duplex style building, built about 1955 , having SidingDuplex exterior and Composition roof cover, with 0 commercial unit(s) and 1 residential unit(s), 6 room(s), 3 bedroom(s), 1 bath(s), 0 half bath(s).

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Unofficial Property Record Card - Fairfax, VA

General Property Data

Parcel ID 57 3 06 119 A	Account Number 28091
Property Owner GARG SOBHNA AKA SOBHNA SIMPSON	Property Location 10635 ASHBY PL FAIRFAX Property Use
Mailing Address 5405 WILLOW FOREST CT	Most Recent Sale Date 10/24/1995 Legal Reference 9539-1331
City CLIFTON	Grantor SECTY OF VETERAN'S AFFAIRS
Mailing State VA Zip 20124	Sale Price 106,200
ParcelZoning Residential High	Land Area 0.183 acres
Tax Exempt No	Type N/A

Current Property Assessment

Card 1 Value	Land Value 120,000	Building Value 205,100	Total Value 325,100
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Building Description

Building Style 2 Sty Duplex	# of Living Units 1	Flooring Type N/A
Year Built 1955	Roof Structure Flat	Heating Type FHA-Gas
Building Grade Average	Roof Cover Composition	Heating Fuel GAS
Building Condition N/A	Siding SidingDuplex	Air Conditioning 100%
Above Grade Floor Area (SF) 1,166	Interior Walls N/A	# of Fireplaces 0
Total Floor Area (SF) 1,166	# of Bedrooms 3	# of Full Baths 1
Number Rooms 6	# of 1/2 Baths 1	

Utilites Information

Water	Public Water
Sewer	Public Sewer

Legal Description

ARDMORE SEC 2 LT 119A - 7982 SF 9539-1331

Narrative Description of Property

This property contains 0.183 acres of land mainly classified as with a(n) 2 Sty Duplex style building, built about 1955 , having SidingDuplex exterior and Composition roof cover, with 0 commercial unit(s) and 1 residential unit(s), 6 room(s), 3 bedroom(s), 1 bath(s), 1 half bath(s).

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Unofficial Property Record Card - Fairfax, VA

General Property Data

Parcel ID 57 3 06 120 B	Account Number 39094
Property Owner BEAN JEFF	Property Location 10629 ASHBY PL FAIRFAX
	Property Use
Mailing Address 10629 ASHBY PL	Most Recent Sale Date 5/7/1993
	Legal Reference 8549-0213
City FAIRFAX	Grantor VIRGINIA CREDIT UNION INC
Mailing State VA Zip 22030	Sale Price 99,700
ParcelZoning Residential High	Land Area 0.142 acres
Tax Exempt No	Type N/A

Current Property Assessment

Card 1 Value	Land Value 119,300	Building Value 117,200	Total Value 236,500
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Building Description

Building Style 2 Sty Duplex	# of Living Units 1	Flooring Type N/A
Year Built 1955	Roof Structure Flat	Heating Type FHA-Gas
Building Grade Average	Roof Cover Composition	Heating Fuel GAS
Building Condition N/A	Siding SidingDuplex	Air Conditioning 100%
Above Grade Floor Area (SF) 1,166	Interior Walls N/A	# of Fireplaces 0
Total Floor Area (SF) 1,166	# of Bedrooms 3	# of Full Baths 1
Number Rooms 6	# of 1/2 Baths 0	

Utilites Information

Water	Public Water
Sewer	Public Sewer

Legal Description

ARDMORE SEC 2 LT 120B - 6191 SF 8549-0213

Narrative Description of Property

This property contains 0.142 acres of land mainly classified as with a(n) 2 Sty Duplex style building, built about 1955 , having SidingDuplex exterior and Composition roof cover, with 0 commercial unit(s) and 1 residential unit(s), 6 room(s), 3 bedroom(s), 1 bath(s), 0 half bath(s).

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Unofficial Property Record Card - Fairfax, VA

General Property Data

Parcel ID 57 3 06 121 A	Account Number 5812
Property Owner TREJOS SANTOS H ORTUSTE MARIA E.	Property Location 10627 ASHBY PL FAIRFAX
Mailing Address 10627 ASHBY PL	Property Use
City FAIRFAX	Most Recent Sale Date 11/1/1994
Mailing State VA Zip 22030	Legal Reference 9281-1523
Parcel Zoning Residential High	Grantor CISNEROS HENRY G SECTY HUD
Tax Exempt No	Sale Price 95,100
	Land Area 0.241 acres
	Type N/A

Current Property Assessment

Card 1 Value	Land Value 122,100	Building Value 196,300	Total Value 318,400
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Building Description

Building Style 2 Sty Duplex	# of Living Units 1	Flooring Type N/A
Year Built 1955	Roof Structure N/A	Heating Type FHA-Gas
Building Grade Average	Roof Cover N/A	Heating Fuel GAS
Building Condition N/A	Siding SidingDuplex	Air Conditioning 100%
Above Grade Floor Area (SF) 1,166	Interior Walls N/A	# of Fireplaces 0
Total Floor Area (SF) 1,166	# of Bedrooms 3	# of Full Baths 1
Number Rooms 6	# of 1/2 Baths 1	

Utilities Information

Water	Public Water
Sewer	Public Sewer

Legal Description

ARDMORE SEC 2 LT 121A - 10511 SF 9281-1523

Narrative Description of Property

This property contains 0.241 acres of land mainly classified as with a(n) 2 Sty Duplex style building, built about 1955, having SidingDuplex exterior and N/A roof cover, with 0 commercial unit(s) and 1 residential unit(s), 6 room(s), 3 bedroom(s), 1 bath(s), 1 half bath(s).

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Unofficial Property Record Card - Fairfax, VA

General Property Data

Parcel ID 57 3 06 122 A	Account Number 1125
Property Owner LANGFORD ALISON R	Property Location 10623 ASHBY PL FAIRFAX
Mailing Address 10623 ASHBY PL	Property Use
City FAIRFAX	Most Recent Sale Date 1/12/2016
Mailing State VA Zip 22030	Legal Reference 24423-0101
Parcel Zoning Residential High	Grantor ANDERSON DAVID A (TRS)
Tax Exempt No	Sale Price 284,990
	Land Area 0.159 acres
	Type Existing Single Family

Current Property Assessment

Card 1 Value	Land Value 119,300	Building Value 190,500	Total Value 309,800
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Building Description

Building Style 2 Sty Duplex	# of Living Units 1	Flooring Type N/A
Year Built 1955	Roof Structure Flat	Heating Type FHA-Gas
Building Grade Average	Roof Cover Composition	Heating Fuel GAS
Building Condition N/A	Siding SidingDuplex	Air Conditioning 100%
Above Grade Floor Area (SF) 1,166	Interior Walls N/A	# of Fireplaces 0
Total Floor Area (SF) 1,166	# of Bedrooms 3	# of Full Baths 1
Number Rooms 6	# of 1/2 Baths 1	

Utilities Information

Water	Public Water
Sewer	Public Sewer

Legal Description

ARDMORE SEC 2 LT 122A - 6946 SF 4452-415

Narrative Description of Property

This property contains 0.159 acres of land mainly classified as with a(n) 2 Sty Duplex style building, built about 1955, having SidingDuplex exterior and Composition roof cover, with 0 commercial unit(s) and 1 residential unit(s), 6 room(s), 3 bedroom(s), 1 bath(s), 1 half bath(s).

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Unofficial Property Record Card - Fairfax, VA

General Property Data

Parcel ID 57 3 06 122 B	Account Number 40428
Property Owner ALBORNOZ RAMIRO	Property Location 10621 ASHBY PL FAIRFAX
	Property Use
Mailing Address 10621 ASHBY PL	Most Recent Sale Date 9/21/2004
	Legal Reference 16519-1030
City FAIRFAX	Grantor CHARNEY ZIGMUND F
Mailing State VA Zip 22030	Sale Price 247,000
Parcel/Zoning Residential High	Land Area 0.159 acres
Tax Exempt No	Type Existing Single Family

Current Property Assessment

Card 1 Value	Land Value 119,300	Building Value 189,900	Total Value 309,200
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Building Description

Building Style 2 Sty Duplex	# of Living Units 1	Flooring Type N/A
Year Built 1955	Roof Structure Flat	Heating Type FHA-Gas
Building Grade Average	Roof Cover Composition	Heating Fuel GAS
Building Condition N/A	Siding SidingDuplex	Air Conditioning 100%
Above Grade Floor Area (SF) 1,166	Interior Walls N/A	# of Fireplaces 0
Total Floor Area (SF) 1,166	# of Bedrooms 3	# of Full Baths 1
Number Rooms 6	# of 1/2 Baths 1	

Utilities Information

Water	Public
	Water
Sewer	Public
	Sewer

Legal Description

ARDMORE SEC 2 LT 122B - 6928 SF 6703-995

Narrative Description of Property

This property contains 0.159 acres of land mainly classified as with a(n) 2 Sty Duplex style building, built about 1955 , having SidingDuplex exterior and Composition roof cover, with 0 commercial unit(s) and 1 residential unit(s), 6 room(s), 3 bedroom(s), 1 bath(s), 1 half bath(s).

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Unofficial Property Record Card - Fairfax, VA

General Property Data

Parcel ID 57 3 06 123 A	Account Number 6540
Property Owner HUSEIN ELAINE C	Property Location 10619 ASHBY PL FAIRFAX
Mailing Address 10619 ASHBY PL	Property Use
City FAIRFAX	Most Recent Sale Date 7/31/2014
Mailing State VA Zip 22030	Legal Reference 23746-0548
ParcelZoning Residential High	Grantor MOSCATO DIRCEU JR
Tax Exempt No	Sale Price 303,000
	Land Area 0.149 acres
	Type Existing Single Family

Current Property Assessment

Card 1 Value	Land Value 119,300	Building Value 209,100	Total Value 328,400
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Building Description

Building Style 2 Sty Duplex	# of Living Units 1	Flooring Type N/A
Year Built 1955	Roof Structure Flat	Heating Type FHA-Gas
Building Grade Average	Roof Cover Composition	Heating Fuel GAS
Building Condition N/A	Siding SidingDuplex	Air Conditioning 100%
Above Grade Floor Area (SF) 1,166	Interior Walls N/A	# of Fireplaces 0
Total Floor Area (SF) 1,166	# of Bedrooms 3	# of Full Baths 1
Number Rooms 6	# of 1/2 Baths 1	

Utilites Information

Water	Public
	Water
Sewer	Public
	Sewer

Legal Description

ARDMORE SEC 2 LT 123A - 6473 SF 6131-474

Narrative Description of Property

This property contains 0.149 acres of land mainly classified as with a(n) 2 Sty Duplex style building, built about 1955 , having SidingDuplex exterior and Composition roof cover, with 0 commercial unit(s) and 1 residential unit(s), 6 room(s), 3 bedroom(s), 1 bath(s), 1 half bath(s).

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AFFIDAVIT FOR POSTED NOTICE (SIGN)

RECEIVED

JUN 28 2019

Community Dev & Planning

I, John A. Clark hereby affirm that I have received, read, understand and agree to abide by the 'Posted Notice Instructions to the Applicant' and location map depicting sign placement given to me on June 28, 2019 as required by City Code, Chapter 110, Article 6.2.5.B.3.

The subject property will be posted visibly and securely with one sign, from Friday, June 28, 2019 to Tuesday, July 10, 2019, including the date of the public hearing as given on the sign(s).

Notices will not be placed on trees, utility poles, or traffic control signs or elsewhere in the public right-of-way. All posted notices will be removed no later than Friday, July 19, 2019, no more than 10 days after hearing.

A photo confirmation of the "Posted Notice" (sign) placement will be provided to the Zoning Office on date of placement.

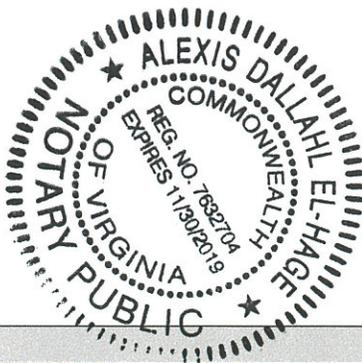
[Signature]
Applicant/Agent Signature

June 28, 2019
Date

APPLICANT/AGENT MUST SIGN AND HAVE THEIR SIGNATURES NOTARIZED

The above affidavit was subscribed and confirmed by oath or affirmation before me on this 28 day of June, 2019, in the State of Virginia.

My commission expires 11/30/19.



[Signature]
Notary Public/Registration No. 7632704

*****OFFICE USE ONLY*****

Receipt # 38930

Date Paid 6/28/19

Fee Paid 75.00

Associated Case # 2-18-001170

Staff Initials JD



POSTED SIGN AT THE SITE

ORDINANCE NO. _____

AN ORDINANCE TO AMEND THE ZONING MAP OF THE CITY OF FAIRFAX, VIRGINIA TO RECLASSIFY FROM RH – RESIDENTIAL HIGH TO RT - RESIDENTIAL TOWNHOUSE; ON THE LAND KNOWN AS 10642 WEST DRIVE AND MORE PARTICULARLY DESCRIBED AS TAX MAP PARCEL 57-3-06-000-A.

WHEREAS, BC&J Development, LLC, applicant, by John Clark, submitted application No. Z-18-00170 requesting a change in the zoning classification from RH – Residential High to RT - Residential Townhouse, for the parcel identified above, and more specifically described as

Beginning at a point, said point being the South-West corner of the property described herein; thence continuing with BC & J Development, LLC the following five (5) courses:

1. North 25°55'04" East 185.96 feet to a point;
2. South 89°36'01" East 34.88 feet to a point;
3. South 33°11'11" East 171.47 feet to a point;
4. South 51°26'28" West 93.12 feet to a point;
5. North 75°52'31" West 141.47 feet to the POINT OF BEGINNING.

containing 24,337 square feet or 0.55 acres of land, more or less, as shown on said plat.

WHEREAS, the City Council has carefully considered the application, the general development plan/preliminary site plan, the recommendation of the Planning Commission, the recommendation of staff, and the testimony received at public hearing; and

WHEREAS, the City Council has determined that the proposed rezoning is proper and in accordance with the Comprehensive Plan as well as with the pertinent provisions set forth in the Code of Virginia and the Code of the City of Fairfax, Virginia;

NOW, THEREFORE BE IT ORDAINED that the above described property be rezoned from RH – Residential High to RT - Residential Townhouse;

BE IT FURTHER ORDAINED, that the above application package and general development plan/preliminary site plan be approved;

The Zoning Administrator of the City is hereby directed to modify the Zoning Map to show the changes in the zoning of these premises, and the Clerk of the Council is directed to transmit duly certified copies of this ordinance to the applicant, Zoning Administrator, and to the Planning Commission of this City as soon as possible.

This ordinance shall be effective as provided by law.

Planning Commission hearing: May 20, 2019

City Council hearing: July 9, 2019

Adopted: July 9, 2019

Mayor

Date

ATTEST:

City Clerk

The motion to adopt the ordinance was approved _____.

Vote

Councilmember DeMarco	_____
Councilmember Lim	_____
Councilmember Miller	_____
Councilmember Passey	_____
Councilmember Stehle	_____
Councilmember Yi	_____

City Council
City of Fairfax

PROPOSED RESOLUTION 2019 - _____
APPROVAL

RESOLUTION TO APPROVE THE REQUEST OF BC&J DEVELOPMENT, LLC,
APPLICANT, BY JOHN CLARK, FOR A SPECIAL EXCEPTION TO THE CITY CODE TO:

- ALLOW A MODIFICATION OF THE MAXIMUM BUILDING HEIGHT AND THE REQUIRED YARDS PURSUANT TO CITY CODE SECTION 110-6.17.1(B)(2),
- ALLOW A MODIFICATION OF THE REQUIREMENT FOR SIDEWALKS, STREET TREES AND 10-FOOT LANDSCAPE STRIP ALONG THE PRIVATE STREET PURSUANT TO CITY CODE SECTION 110-6.17.1(B)(4),

ON THE PROPERTY IDENTIFIED AS CITY OF FAIRFAX TAX MAP PARCEL 57-3-06-000 A.

WHEREAS, BC&J Development, LLC, applicant, by John Clark, has submitted Application No. SE-18-00234 requesting Special Exceptions to the City Code as listed above; and

WHEREAS, City Council has carefully considered the application, the recommendation from Staff, and testimony received at the public hearing; and

WHEREAS, City Council has determined that the proposed Special Exceptions are appropriate because the proposal meets the requisites established by City of Fairfax Code Section 110-6.17 for the following reasons:

1. The proposal ensures the same general level of land use compatibility as the otherwise applicable standards;
2. The proposal does not materially and adversely affect adjacent land uses and the physical character of uses in the immediate vicinity of the proposed development because of inadequate transitioning, screening, setbacks and other land use considerations;
3. The proposal is generally consistent with the purposes and intent of the city code and the comprehensive plan;
4. The proposal is based on the physical constraints and land use specifics, rather than on economic hardship of the applicant.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Fairfax on this 9TH day of July, 2019, that Application No. SE-18-00234 be and hereby is APPROVED, as requested, with the following conditions (as may be provided by City Council).

The motion to adopt the resolution was approved _____.

Mayor

Date

Votes

Councilmember DeMarco	_____
Councilmember Lim	_____
Councilmember Miller	_____
Councilmember Passey	_____
Councilmember Stehle	_____
Councilmember Yi	_____

City Council
City of Fairfax

PROPOSED RESOLUTION 2019 - _____
DENIAL

RESOLUTION TO DENY THE REQUEST OF BC&J DEVELOPMENT, LLC, APPLICANT, BY JOHN CLARK, FOR A SPECIAL EXCEPTION TO THE CITY CODE TO:

- ALLOW A MODIFICATION OF THE MAXIMUM BUILDING HEIGHT AND THE REQUIRED YARDS PURSUANT TO CITY CODE SECTION 110-6.17.1(B)(2),
- ALLOW A MODIFICATION OF THE REQUIREMENT FOR SIDEWALKS, STREET TREES AND 10-FOOT LANDSCAPE STRIP ALONG THE PRIVATE STREET PURSUANT TO CITY CODE SECTION 110-6.17.1(B)(4),

ON THE PROPERTY IDENTIFIED AS CITY OF FAIRFAX TAX MAP PARCEL 57-3-06-000 A.

WHEREAS, BC&J Development, LLC, applicant, by John Clark, has submitted Application No. SE-18-00234 requesting Special Exceptions to the City Code as listed above; and

WHEREAS, City Council has carefully considered the application, the recommendation from Staff and testimony received at the public hearing; and

WHEREAS, City Council has determined that the proposed Special Exceptions are not appropriate because the proposal does not meet the requisites established by City of Fairfax Code Section 110-6.17 for the following reasons:

[City Council should choose one or more of the following as appropriate:]

1. The proposal does not ensure the same general level of land use compatibility as the otherwise applicable standards;
2. The proposal materially and adversely affects adjacent land uses and the physical character of uses in the immediate vicinity of the proposed development because of inadequate transitioning, screening, setbacks and other land use considerations;
3. The proposal is not consistent with the purposes and intent of the city code and the comprehensive plan;
4. The proposal is not based on the physical constraints and land use specifics, rather than on economic hardship of the applicant.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Fairfax on this 9TH day of July, 2019, that Application No. SE-18-00234 be and hereby is DENIED.

The motion to adopt the resolution was approved _____.

Mayor

Date

Votes

Councilmember DeMarco	_____
Councilmember Lim	_____
Councilmember Miller	_____
Councilmember Passey	_____
Councilmember Stehle	_____
Councilmember Yi	_____

13. MOTIONS:

LIST OF MOTIONS

[If the City Council agrees with the staff recommendation, then Motions A, C, E, G is appropriate]

- A. Motion to approve the Zoning Map Amendment (rezoning).
- B. Motion to deny of the Zoning Map Amendment (rezoning).

- C. Motion to approve the Special Exception.
- D. Motion to deny the Special Exception.

- E. Motion to approve the Certificate of Appropriateness.
- F. Motion to deny the Certificate of Appropriateness.

- G. Motion to approve the appeal to Zoning Administrator's Decision.
- H. Motion to deny the appeal to Zoning Administrator's Decision

MOTION – A

Rezoning Z-18-00170

**APPROVAL
(Recommended by Staff)**

BASED ON THE PUBLIC CONVENIENCE, WELFARE AND GOOD ZONING PRACTICE, WITH RESPECT TO REZONING APPLICATION Z-18-00170, WHICH HAS BEEN FILED FOR THE LAND KNOWN AS 10642 WEST DRIVE AND MORE PARTICULARLY DESCRIBED AS TAX MAP PARCEL 57-3-06-000-A, I MOVE THAT THE CITY COUNCIL ADOPT THE ATTACHED ORDINANCE FOR APPLICATION Z-18-00170 TO REZONE THE SUBJECT PROPERTY FROM RH – RESIDENTIAL HIGH TO RT - RESIDENTIAL TOWNHOUSE DISTRICT TO ALLOW DEVELOPMENT OF TWO SINGLE-FAMILY DETACHED HOMES AND TWO DUPLEX BUILDINGS IN COMPLIANCE WITH THE GENERAL DEVELOPMENT PLAN , WHICH HAS BEEN PREPARED AND SUBMITTED BY THE APPLICANT.

MOTION - B

Rezoning Z-18-00170

DENIAL

BASED ON THE PUBLIC CONVENIENCE, WELFARE AND GOOD ZONING PRACTICE, WITH RESPECT TO REZONING APPLICATION Z-18-00170, WHICH HAS BEEN FILED FOR THE LAND KNOWN AS 10642 WEST DRIVE AND MORE PARTICULARLY DESCRIBED AS TAX MAP PARCEL 57-3-06-000-A, I MOVE THAT THE CITY COUNCIL DENY REZONING APPLICATION Z-18-00170 TO REZONE THE SUBJECT PROPERTY FROM RH – RESIDENTIAL HIGH TO RT - RESIDENTIAL TOWNHOUSE DISTRICT FOR THE FOLLOWING REASONS:

(City Council may choose one or more grounds from the following sample reasons or may craft additional reasons supporting denial)

- The applicant’s proposal, is not in conformance with the Comprehensive Plan and other adopted City goals and policies;
 - The applicant’s proposal, will adversely impact the safety and movement of vehicular traffic upon adjacent streets;
 - The density of the applicant’s proposal, is incompatible with and will adversely impact adjacent properties and the surrounding neighborhood;
 - The applicant’s proposal, will adversely impact the health, safety and welfare of residents living in the vicinity of the subject property.
-

MOTION - C

Special Exception SE-18-00234

APPROVAL
(Recommended by Staff)

I MOVE THAT THE CITY COUNCIL ADOPT THE ATTACHED RESOLUTION TO APPROVE THE REQUEST OF BC&J DEVELOPMENT, LLC, APPLICANT, BY JOHN CLARK FOR A SPECIAL EXCEPTION TO INCREASE THE MAXIMUM BUILDING HEIGHT AND TO REDUCE THE REQUIRED YARDS PURSUANT TO CITY CODE SECTION 110-6.17.1(B)(2), AND A SPECIAL EXCEPTION TO MODIFY THE REQUIREMENT FOR SIDEWALKS, STREET TREES AND 10-FOOT LANDSCAPE STRIP ALONG THE PRIVATE STREET PURSUANT TO CITY CODE SECTION 110-6.17.1(B)(4); ON THE LAND KNOWN AS 10642 WEST DRIVE AND MORE PARTICULARLY DESCRIBED AS TAX MAP PARCEL 57-3-06-000-A.

MOTION - D

Special Exception SE-18-00234

DENIAL

I MOVE THAT THE CITY COUNCIL DENY THE REQUEST OF BC&J DEVELOPMENT, LLC, APPLICANT, BY JOHN CLARK FOR A SPECIAL EXCEPTION TO INCREASE THE MAXIMUM BUILDING HEIGHT AND TO REDUCE THE REQUIRED YARDS PURSUANT TO CITY CODE SECTION 110-6.17.1(B)(2), AND A SPECIAL EXCEPTION TO MODIFY THE REQUIREMENT FOR SIDEWALKS, STREET TREES AND 10-FOOT LANDSCAPE STRIP ALONG THE PRIVATE STREET PURSUANT TO CITY CODE SECTION 110-6.17.1(B)(4); ON THE LAND KNOWN AS 10642 WEST DRIVE AND MORE PARTICULARLY DESCRIBED AS TAX MAP PARCEL 57-3-06-000-A FOR THE FOLLOWING REASONS:

(City Council may choose one or more grounds from the following sample reasons or may craft additional reasons supporting denial)

1. The proposal does not ensure the same general level of land use compatibility as the otherwise applicable standards;
 2. The proposal materially and adversely affects adjacent land uses and the physical character of uses in the immediate vicinity of the proposed development because of inadequate transitioning, screening, setbacks and other land use considerations;
 3. The proposal is not consistent with the purposes and intent of the city code and the comprehensive plan;
 4. The proposal is not based on the physical constraints and land use specifics, rather than on economic hardship of the applicant.
-

MOTION - E

Certificate of Appropriateness BAR-18-00892 & BAR-18-00469

**APPROVAL
(Recommended by Staff)**

I MOVE THAT THE CITY COUNCIL APPROVE THE REQUEST OF BC&J DEVELOPMENT, LLC, APPLICANT, BY JOHN CLARK, FOR A CERTIFICATE OF APPROPRIATENESS, IN ACCORDANCE WITH SECTION 110-6.5.6.B OF THE CITY CODE; ON THE LAND KNOWN AS 10642 WEST DRIVE AND MORE PARTICULARLY DESCRIBED AS TAX MAP PARCEL 57-3-06-000-A, SUBJECT TO THE FOLLOWING CONDITIONS (AS MAY BE AMENDED BY CITY COUNCIL):

1. Red brick by Cushwa to match the chimneys and decorative wall shall be used up to the lower window line of the first story with a belt course at the top, on all sides of the duplex building visible from the right-of-way.
 2. The retaining wall shall be constructed of a split face block with a cap, in a color that matches the Cushwa red brick to be used on the duplex and decorative wall as closely as possible.
 3. Shrubs and ground cover shall be incorporated into the landscaping of the east and west buffer yards at the bases of the proposed trees.
 4. A gate and sidewalk shall be included to provide direct access to the east duplex unit stoop from West Drive.
 5. A sidewalk of decorative pavers to match those of the pedestrian portions of the loop road shall be added to the development plan to connect the front stoops of lots 3 and 4 to the loop road.
 6. Foundation plantings shall be installed between the driveways of lots 3 and 4 where practicable.
 7. Any exterior vents, roof pipes, and other similar building-mounted appurtenances shall be painted to match the surface or architectural feature to which they are attached.
 8. The proposed construction, materials, and landscaping shall be in general conformance with the review materials received by staff and modified through the date of this meeting, except as further modified by the Board of Architectural Review, the Director of Community Development and Planning, the Building Official, or Zoning.
-

City Council Sample Motion

MOTION - F

Certificate of Appropriateness BAR-18-00892 & BAR-18-00469

DENIAL

I MOVE THAT THE CITY COUNCIL DENY THE REQUEST OF BC&J DEVELOPMENT, LLC, APPLICANT, BY JOHN CLARK, FOR A CERTIFICATE OF APPROPRIATENESS, IN ACCORDANCE WITH SECTION 110-6.5.6.B OF THE CITY CODE; ON THE LAND KNOWN AS 10642 WEST DRIVE AND MORE PARTICULARLY DESCRIBED AS TAX MAP PARCEL 57-3-06-000-A:

[City Council should choose one or more of the following as appropriate:]

1. The proposal is not consistent with the applicable provisions of the City Code or the City of Fairfax Design Guidelines.
2. The proposal does not exhibit a combination of architectural elements, including design, line, mass, dimension, color, material, texture, lighting, landscaping, roof line, or height conforming to accepted architectural principles or exhibit external characteristics of demonstrated architectural aesthetic durability.

MOTION - G

ZONING ADMINISTRATOR DECISION APPEAL

APPROVAL
(Recommended by Staff)

I MOVE THAT THE CITY COUNCIL APPROVE THE REQUEST OF BC&J DEVELOPMENT, LLC, APPLICANT, BY JOHN CLARK, TO APPEAL THE DETERMINATION BY THE ZONING ADMINISTRATOR TO DENY A VARIATION OR EXCEPTION TO SECTION 2.4.1.A.B OF THE SUBDIVISION ORDINANCE.

MOTION - H

ZONING ADMINISTRATOR DECISION APPEAL

DENIAL

I MOVE THAT THE CITY COUNCIL DENY THE REQUEST OF BC&J DEVELOPMENT, LLC, APPLICANT, BY JOHN CLARK, TO APPEAL THE DETERMINATION BY THE ZONING ADMINISTRATOR TO DENY A VARIATION OR EXCEPTION TO SECTION 2.4.1.A.B OF THE SUBDIVISION ORDINANCE.

[CITY COUNCIL TO PROVIDE REASON(S)]
