County of Fairfax, Virginia
Planning Commission Meeting
March 12, 2025
Planning Commission Action

SE 2022-SU-00004 – LEAVING THE JAR
(Sully District)

PLANNING COMMISSION RECOMMENDATIONS:
On March 12, 2025, the Planning Commission voted 10-0 (Commissioner Bennett was absent from the meeting) to recommend to the Board of Supervisors the following actions:

- Approval of SE-2022-SU-00004, subject to the development conditions, dated March 10, 2025;

- Modification of the transitional screening and waiver of the barrier requirements pursuant to Sect. 5108.5 of the Zoning Ordinance in favor of the existing landscaping as shown on the Special Exception Plat; and

- Waiver of the loading space requirement pursuant to Sect. 6101 of the Zoning Ordinance.

ATTACHED DOCUMENTS:
Proposed Development Conditions dated March 10, 2025

MJ

PROPOSED DEVELOPMENT CONDITIONS
SE-2022-SU-00004
~~February 27~~March 10, 2025

If it is the intent of the Board of Supervisors to approve SE-2022-SU-00004 located at Tax Map 64-3 ((1)) 22A (the "Property") for a congregate living facility, staff recommends that the Board of Supervisors condition its approval by requiring conformance with the following development conditions:

1. This Special Exception is granted for and runs with the land indicated in this application and is not transferable to other land.

2. This Special Exception is granted only for the purpose(s), structure(s) and/or uses(s) indicated on the SE Plat approved with this application, as qualified by these development conditions.

3. Any site plan submitted pursuant to this Special Exception must be in substantial conformance with the approved SE Plat entitled "Special Exception Plat on the Property of Manal Moussa and Elisha Rezk" dated December 18, 2023, as revised through February 5, 2025 and these conditions. Minor modifications to the approved Special Exception may be permitted pursuant to Sect. 8100.5 of the Zoning Ordinance.

4. The maximum daily people on site will be limited to 12 people including employees at any one time.

5. The administrative, business, or intake functions conducted at the subject facility will be strictly related to the services provided on the property.

6. The 8 common parking spaces and 2 garage parking spaces will be kept available for vehicles at all times.

7. The facility must maintain the residential character of the dwelling as shown in the photographs on Sheets S103 and S104 of the SE Plat. The Applicant may change the colors and materials of the exterior finishes of the facility provided the residential character of the structure is preserved.

8. The ~~residents/~~patients of the facility are not permitted to have a vehicle on the property.

9. The facility may be a 24-hour operation.

10. No signs ~~associated with~~advertising the facility may be placed on the property.

11. Pursuant to the Zoning Ordinance, this special exception will automatically expire, without notice, thirty-six months after the date of approval unless, at a minimum, the use has been established as evidenced by issuance of a Non-Residential Use Permit. The Board of Supervisors may grant additional time to establish the use if a written request for additional time is filed with the Zoning Administrator prior to the date of expiration of the special exception. The request must specify the amount of additional time requested, the basis for the amount of time requested and an explanation of why additional time is required.

The above proposed conditions are staff recommendations and do not reflect the position of the Board of Supervisors unless and until adopted by that Board of Supervisors.

This approval, contingent on the above noted conditions, shall not relieve the Applicant from compliance with the provisions of any applicable ordinances, regulations, or adopted standards. The approval of this application does not interfere with, abrogate or annul any easements, covenants, or other agreements between parties, as they may apply to the property subject to this application.