County of Fairfax, Virginia
Planning Commission Meeting
June 4, 2025
Planning Commission Action

SE 2024-DR-00029 – SCOTT C. HARRISON AND HELEN F. HARRISON, TRUSTEES
(Dranesville District)

PLANNING COMMISSION RECOMMENDATIONS:
On June 4, 2025, the Planning Commission voted 12-0 to recommend to the Board of Supervisors approval of SE 2024-DR-00029, subject to the development conditions dated May 21, 2025 included in the staff report.

ATTACHED DOCUMENTS:
Proposed Development Conditions dated May 21, 2025

CD

PROPOSED DEVELOPMENT CONDITIONS

SE-2024-DR-00029

May 21, 2025

The Board of Supervisors approved Special Exception SE-2024-DR-00029, located at Tax Map 7-2 ((1)) 37, to waive the minimum lot width requirement pursuant to the Fairfax County Ordinance. The Board conditions the approval by requiring conformance with the following development conditions.

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

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

3. Any plan submitted pursuant to this SE must be in substantial conformance with the approved SE Plat entitled “415 Walker Road” prepared by Gordon, dated November 4, 2024, and revised through March 21, 2025, consisting of three sheets, and these conditions. Minor modification to the approved Special Exception may be permitted pursuant to Section 8400.5 of the Zoning Ordinance.

4. No more than 6,970 square feet (sf) of impervious surface will be permitted on proposed Lot 37A and no more than 22,464 sf of impervious surface will be permitted on proposed Lot 37B. Said improvements can only occur within the proposed buildable envelope as shown on the Special Exception Plat.

5. Pursuant to the Zoning Ordinance, this Special Exception will automatically expire, without notice, thirty-six (36) months after the date of approval unless the use (lot width waiver) has been established by the recordation of the appropriate County-approved plat in the County land records, in conformance with this SE approval. The Board of Supervisors may grant additional time to establish the use or to commence construction 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 the Board of Supervisors. This approval, contingent on the above noted conditions, does not relieve the applicant from compliance with the provisions of any applicable ordinances, regulations, or adopted standards. The applicant is responsible for obtaining the required subdivision plat through established procedures and this Special Exception will not be valid until this has been accomplished.