**North Hill Rezoning Application RZ/FDP 2016-MV-014**

**Applicant: CHPPENN I, LLC**

**Fairfax County Tax Map Reference: 92-4 ((1)) 82A pt. (the “Subject Property”)**

**Requested Waivers and Modifications**

1. Request: A modification of the transitional screening requirement in the area located between the proposed multifamily residential dwellings and single-family attached dwellings within the proposed development as set forth in Sections 13-302(1) and 13-305 of the Zoning Ordinance.

Justification: The development has been designed as an integrated community thereby obviating the need for transitional screening between different unit types. The Applicant proposes a public plaza that will link the multi-family and townhome portions of the Subject Property, and include a combination of large deciduous trees and medium evergreen trees.

1. Request: A waiver of the 200 square foot privacy yard requirement for each townhouse lot as set forth in Section 6-107 of the Fairfax County Zoning Ordinance (the “Zoning Ordinance”).

Justification: The single-family attached portion of the Subject Property has been designed to emphasize a pedestrian scale streetscape with sidewalks, green spaces, landscaping, and rear loaded alleys to create an integrated urban design. While the Applicant is requesting a waiver of the 200 square foot privacy yard requirement, approximately 30% of the units will include rear yards ranging in size from 160 to 220 square feet. Additional open space is provided in the form of a landscaped “mews” located within the single-family attached portion of the community. In addition, approximately twelve acres of the Subject Property will be an easily accessible public park, thereby providing outdoor recreation opportunities to residents.

1. Request: A modification of the minimum setback requirement at the peripheral boundaries of the proposed development as set forth in Section 16-102 of the Zoning Ordinance.

Justification: The proposed modification will result in an urban streetscape, while retaining an effective transition between the proposed development and the existing adjacent uses. Adjacent uses are primarily existing multi-family developments. In addition, Dart Drive and Richmond Highway create physical separations to adjacent development. All front yards within the proposed development will be not less than five (5) feet, and all rear and side yards will be not less than ten (10) feet.

1. Request: A modification of Section 11-302 of the Zoning Ordinance to permit the maximum lengths of the proposed private streets within the proposed community to exceed six hundred (600) feet.

Justification: A modification of the maximum street length will permit streets of sufficient length to provide adequate and safe access to the proposed community.

1. Reason: A waiver to allow underground stormwater detention in a project with residential uses in accordance with Section 6-1300 of the PFM.

Justification: Underground stormwater detention is consistent with the urban nature of the proposed residential community, and is the best alternative for the provision of stormwater management in consideration of marine clay soils.

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