

The Braddock Beacon

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Dear Neighbor,

We at the Braddock District office have continued to operate without a Board of Supervisors member since September 10. On **December 9**, voters in the Braddock District will have the opportunity to choose their next Supervisor. After that, we'll look forward to helping the newly-elected Supervisor transition into their role. The new Board member is scheduled to be sworn in to office on **December 16**, at 5:00 p.m. at the Government Center.

As of this writing, more than 7,000 early votes have been cast, out of a total of about 85,000 active voters. We encourage Braddock District voters to take advantage of the remaining opportunity to cast their ballots early on December 6, or to make a plan for voting on December 9.

Voting opportunities:

Last day of early voting Saturday, December 6, 9:00 a.m. - 5:00 p.m.

Locations:

- ♦ Fairfax County Government Center (12000 Government Center Pkwy, Fairfax 22035)
- ♦ Burke Centre Library (5935 Freds Oak Rd, Burke 22015)



Election Day Tuesday, December 9, 6:00 a.m. - 7:00 p.m. at your regular Braddock District polling place only.

*The Braddock District Supervisor's Office/Kings Park Library will **not** be a voting site for the special election.*

Learn more about this special election at the [Fairfax County Office of Elections website](#).

To find your polling place, or to check your ballot or registration status, visit the [Virginia Department of Elections website](#).

County Fiscal Forecast



On December 2, the Board of Supervisors and the School Board met together to discuss the County's fiscal forecast in preparation for their respective FY2027 budgets. You can view the presentation on the [Board's website](#). The Fiscal Year runs from July 1 to June 30, but budget development takes place all year long. The process kicks off in earnest once the County Executive presents his proposed budget on February 17.

The forecast is, of course, not a budget proposal, but rather a snapshot of where we expect to be next year in terms of revenue and expenses, based on what we know now. Residential real estate values are projected to increase, while commercial real estate continues to lag. The next Braddock District Supervisor will look forward to hearing about your priorities for the County budget.

The County faces familiar challenges in meeting our obligations, such as maintaining a professional workforce to serve our residents, supporting our exceptional public school system, and fulfilling our commitment to fund our share of the Metro system. While public education is a shared state/local responsibility, the Commonwealth continues to provide less than 25% of our local school funding, leaving the County to cover the rest. With a new administration in Richmond and the General Assembly session also starting next month, we will continue to advocate for adequate state support for schools.

Important Fire Safety Message

Sadly, there have been several residential house fires in the Braddock District recently. We ask that all residents practice these fire safety tips:

- Have an escape plan for your home – all members of the household should practice it at least twice a year.
- Know your exits – be aware of the ways out of every room and every way out of the building.
- Make sure smoke alarms are installed and operable, including outside of your sleeping area.
- If you have a disability, you can find more fire safety tips [here](#).



Best of Braddock update

Thank you for submitting nominations for the Best of Braddock. Because of the Special Election for a new Braddock District Supervisor, the Best of Braddock Awards ceremony and Reception is being postponed into the new year. A new date for the event will be announced soon.

Yours in service,

The Braddock District Supervisor's Office

Read on to Learn More About:

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Upcoming Events

Details on these events and more can be found in this edition of the Beacon or by contacting braddock@fairfaxcounty.gov.

- December 1 – March 31 Hypothermia Prevention Program
- December 6 Fairfax Connector [Winterfest](#)
FCPD Holiday Toy & Food Drive at Cardinal Forest Giant
- December 8 Last Day of [Early Voting](#) for Braddock Supervisor Special Election
- December 8 Martha Glennan Disability Inclusion & Equality [Awards](#)
One Small Step Conversation: A Civics Lab [Event](#)
- December 8 Fairfax Center Phase III Community Task Force Meeting #3

- December 9 [**Special Election**](#) for Braddock District Supervisor
Board of Supervisors [**Meeting**](#)
(including Public Hearing regarding Route 29 west of Fairfax City)
- December 12-13 Burke Centre Library Holiday Gift & Book [**Sale**](#)
- December 16 Board of Supervisors Committee meetings
(including General Assembly Reception and Work Session)
[**Inauguration Ceremony**](#) for New Braddock District Supervisor
- December 19 Pet Vaccine and Microchip [**Clinic**](#)
- December 20 [**Santa Claus**](#) at Lake Accotink
- December 24-25 County Government Offices Closed
- January 1 County Government Offices Closed

Seasonal Items

Holiday Giving



The Braddock District, and Fairfax County overall, are home to many great charitable organizations and non-profits that fill service gaps for community members. These organizations also rely on partnerships with Fairfax County and the community to provide adequate resources for residents.

For opportunities to help those in need this holiday season, visit the County's [**Holiday Giving Guide**](#). If you know of another organization serving our community and you would like the Braddock District office to spread the word, please use our [**online submission form**](#) and we will consider including the information in our newsletters. If you have any questions, contact us at braddock@fairfaxcounty.gov or call (703) 425-9300.

Holiday Toy and Food Drive December 6

Time: 10:00 a.m. - 2:00 p.m.

Location: Giant Food Store, 8320 Old Keene Mill Road Springfield, VA 22152

Officers from the West Springfield District Police Station will be hosting a toy and food drive.

They are asking for *NEW* unwrapped toys to



be donated. These toys will be sent to the Motor Squad for their Santa's Ride event. The Motor Squad will be delivering these toys to kids who are housed in area hospitals, like Inova Children's Hospital and the Georgetown Hospital Lombardi Comprehensive Cancer Center.

The food will benefit [ECHO](#) (Ecumenical Community Helping Others). ECHO is an all-volunteer, 501(c)(3) charity that provides food and financial help to people with short-term emergencies. ECHO also provides clothes and household items to people with low incomes.

Event for Federal Workers and Retirees

Financial Resilience After Federal Layoffs: Budgeting, Pensions & Retirement Planning

Thursday, December 11

12:00 – 1:00 p.m.

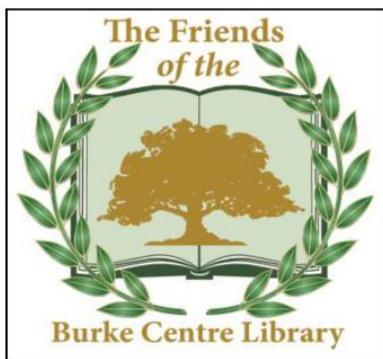
Virtual

[Register Now](#)

Facilitated by John Marshall Bank and Northwestern Mutual. Get the tools you need for the future you want. Learn how to:

- Create a budget after a layoff
- Understand retirement and pension options
- Navigate federal benefits
- Plan for long-term financial resilience

Friends of Burke Centre Library's Winter Holiday & Gift Book Sale



Shop for gift quality books for all ages!

Friday, **December 12** and Saturday, **December 13**

10:00 a.m. - 6:00 p.m.

Burke Centre Library

5935 Freds Oak Rd, Burke, VA 22015

All proceeds support the [**Friends of Burke Centre Library**](#), which funds equipment, additions to the collection, programs, special events, and more.

Santa Claus at Lake Accotink

Friends of Lake Accotink Park will be hosting Santa Claus once again! Bring your kids and pets.

December 20, 2025

Event 10:00 a.m. – 2:00 p.m.
Santa arrives at 12:00 p.m.
Lake Accotink Park Pavilion
7500 Accotink Park Road
Springfield, VA 22150

Visit FLAP's [Eventbrite page](#) for tickets.



Hypothermia Prevention Program

Fairfax County's [Hypothermia Prevention Program](#) runs from December 1 to March 31 and ensures no one experiencing homelessness sleeps outside during the winter. The program provides warm shelter, food, clothing, connections to supportive services and more for unhoused individuals. Overflow shelter capacity is available if unseasonably cold weather occurs.

Ending homelessness is a team effort. The Hypothermia Prevention Program is operated in partnership with nonprofits, faith organizations, and community groups.

Unhoused adults in need of immediate shelter are welcome at any of the [adult shelters](#) [or one of the regional Hypothermia Prevention Program locations](#). Adults with children should contact Coordinated Services Planning; county staff will connect the family with appropriate shelter and resources.

If you see someone who you think is at risk of hypothermia, please call the County's non-emergency Police number at (703) 691-2131. A police officer will respond and conduct a wellness check. If you see an individual in distress, please call 9-1-1.

Learn more about resources and how you can help at the [Fairfax County News page](#).

Donations Needed at ECHO

ECHO's Donation Door (7205 Old Keene Mill Road, Springfield) is open from 9:30 a.m. - 12:30 p.m. on weekdays and from 7:00 - 9:00 p.m. on Tuesday, Wednesday, and Thursday evenings.

Donations may also be placed in the box outside the Braddock District Office during office hours, 9:00 a.m. - 5:00 p.m., Monday through Friday at 9002 Burke Lake Road, Burke.

Donors can use ECHO'S newly redesigned website, www.echo-inc.org/donate/donate-goods/ to identify items that are most urgently needed.

ECHO's Housewares Department is feeling the pinch of low donations of some critical items. If you have any of the following merely taking up space in your cabinets or closets, please consider bringing them to ECHO to share with neighbors who would love to put them to use: large pans; medium or large pots; gently used (or new) blankets; bed linens and comforters (especially queen and king sizes); bath towels, hand towels, wash cloths.

ECHO never wants to send anyone who needs a winter coat away without one. Their Clothing Department needs men's and women's winter coats. They also need new athletic socks in sizes for girls and women, infant tops and bottoms (0-6 mos), and sneakers in men's and children's sizes.

ECHO is looking for some volunteers with management skills whose work would not be confined to a single weekly shift, but would provide leadership over an area of service, such as Client Engagement, or Donation Management, or the Volunteer Program. In addition, there are some weekly volunteer slots to fill. ECHO needs a Clothing volunteer on Wednesday mornings, a Housewares volunteer and a Counselor on Friday mornings, and a Spanish speaking Counselor on Tuesday mornings. More information about all of these opportunities is available at www.echo-inc.org/get-involved/volunteer-opportunities/.



Community News

Martha Glennan Disability Inclusion and Equality Awards, December 8

The Fairfax Area Disability Services Board's [**Martha Glennan Disability Inclusion and Equality Awards**](#) are presented annually to recognize people, businesses, nonprofits, government agencies, and other organizations that excel in demonstrating a commitment to promoting equal rights and community inclusion for people with



disabilities in the Fairfax area and how people with disabilities have significantly benefitted from their efforts. RSVP (appreciated, but not required) [here](#).

Monday, December 8

6:30 p.m. to 8:30 p.m.

Fairfax County Pennino Building

12011 Government Center Parkway, Rooms 200/206
Fairfax, VA 22035

One Small Step Conversation: A Civics Lab Event

Interested in helping bring your community together? Kings Park Library is working with StoryCorps' One Small Step to provide opportunities to engage constructively across differences to seek common ground.

Monday, December 8

7:00 - 8:30 p.m.

Kings Park Library Meeting Room

9000 Burke Lake Rd.

Burke, VA 22015

[Click here to register](#)



Shark Tank Technology Challenge



Fairfax County's Department of Neighborhood and Community Services is accepting entries in the Fairfax Area High School Student Shark Tank Technology Challenge. Open to all students in Fairfax County, Fairfax City and the City of Falls Church, the challenge invites youth to develop an innovative device or app that will have a positive impact in the lives of older adults, adults with disabilities, caregivers, or wounded warriors.

The initial project proposals are due by **Friday, December 19**.

More information on the challenge is available in the [application packet](#) and on the program's [website](#). The winning students will earn cash awards provided by sponsor IntegrityOne Partners. Winners will also be recognized by the Fairfax County Board of Supervisors at a special reception in April 2026.



NOVA Annandale Campus.
View of the CF Building overlooking the lake.

Lifetime Learning Institute Event with American Civil Liberties of Virginia Executive Director

The [**Lifetime Learning Institute of Northern Virginia**](#) (LLI NOVA), a learning group for adults over 50, will hold its next virtual Forum on Wednesday, **January 7, 2026**, from 10:00 am to 11:30 am. The speaker will be Mary Bauer, Executive Director of the American Civil Liberties Union of Virginia.

Prior to joining ACLU of VA, Ms. Bauer has worked for various organizations including Muslim Advocates, Southern Poverty Law Center, Centro de los Derechos del Migrante, Inc., and Legal Aid Justice Center. She has authored many reports on the conditions of immigrants and migrant workers in the U.S. and testified before U.S. congressional committees. This election cycle, the ACLU of Virginia, under the leadership of Mary Bauer, launched a voter education drive.

Find more details and registration at the llinova.org website.

Environment & Parks News

December Update on Lake Accotink Preservation Feasibility Study

The Department of Public Works and Environmental Services (DPWES) has been working with an interdisciplinary team of County staff, United States Geological Survey (USGS) staff, and a team of consulting engineers, scientists, and professionals (referred to as the Accotink team) to support the Smaller Lake Accotink Preservation Feasibility Study.

The Permitting Assessment Technical Memorandum, which identifies and documents potential permitting requirements associated with the preliminary smaller lake layouts proposed in the [**Desktop Assessment Technical Memorandum**](#), is posted on the [**Public Engagement Website**](#) for review and feedback.



A DPWES consultant has initiated a bathymetric survey (measuring water depth and mapping lake bottom topography) of Lake Accotink. The survey is projected to be completed by December 12.

Withdrawal of Loans for Lake Accotink

Dredging: The Virginia Department of Environmental Quality (DEQ) has withdrawn \$60.5 million in construction loans previously allocated for dredging Lake Accotink. DEQ has confirmed that this action does **not** affect the County's ability to reapply in the future.

The County was approved for two allocations from the Virginia Clean Water Revolving Loan Fund, \$30.5 million (2020) and \$30 million (2021), based on initial dredging cost estimates. Because construction is now projected to begin no earlier than 2027, the project no longer meets federal and state requirements requiring fund drawdown within 24 months of award. Although DPWES submitted an updated schedule and requested an extension in October 2025, DEQ withdrew the loans but emphasized that the County may reapply at a later date.

DPWES, in coordination with the Fairfax County Park Authority, will continue carrying out the Board of Supervisors' direction to evaluate the feasibility of preserving a smaller Lake Accotink, with study completion expected in 2027.

Furthermore, DPWES will continue pursuing alternative funding sources, including grants, low-interest loans, and partnership programs to support the project once the Board identifies a path forward after current studies conclude.

For feasibility study updates, outreach announcements and information released about the feasibility study, please visit the [**Public Engagement website**](#) and the "Additional Resources" section on the right side of the website.

Dam Assessment: The Park Authority has completed an assessment of the dam structure to ensure its integrity and identify any maintenance or repair needs. They expect the report to be finalized by the end of winter.

For additional information, including project background and previous studies, visit the [**DPWES project website**](#).

Update on Stream Restoration in West Springfield

The Fairfax County Department of Public Works & Environmental Services (DPWES) reports that the Accotink Creek Tributary at Carrleigh Parkway project was substantially completed on November 13. This project consisted of stream restoration for 1,600 feet of stream in the Accotink Creek watershed. The design includes incorporating natural channel design elements to improve water quality.

View a presentation with more photos and additional information about the project at the [DPWES website](#).



Act Now to Take Advantage of Expiring Clean Energy Tax Credits

Chart a Course for Lower Energy Bills.



Fairfax Energy Compass Your Home Energy Guide

Federal home energy tax credits, including those for heat pump water heaters, high-efficiency windows and doors, and solar panels, **are set to expire on December 31, 2025** — making this month the time to act before these savings disappear.

Even though the credits are going away, Fairfax County can still help you make the switch to cleaner energy with programs like **Fairfax Energy Compass**, which provides homeowners with expert guidance and support every step of the way. Don't miss this chance to save money and make a positive impact—review the tax credits and sign up for Energy Compass today by calling (703) 324-3721 or emailing energycompass@fairfaxcounty.gov.

Tips for Sustainable Holiday Decorating and Wrapping

This holiday season, Clean Fairfax would like to remind residents that there are sustainable ways to celebrate this special time of year. Your decorations and wrapping need not be wasteful and full of non-recyclable foils, glitter and plastic. Instead, make a holiday decoration for your home crafted from natural materials. Collect dried leaves, invasive vines and fallen pinecones outdoors to create a wreath or a tabletop feature. Also try using fabric scraps, old maps, paper bags, newspapers or re-usable gift bags to

wrap your presents. Then embellish them with colorful dried leaves, evergreen branches and pinecones. Challenge yourself and others to "go green" for the holidays!

Clean Fairfax encourages environmental stewardship and urban sustainability in Fairfax County, Virginia through education, programming and community involvement. Learn more on their website at www.cleanfairfax.org and follow them on social media: IG/X: @CleanFairfax and FB: @CleanFairfaxCouncil.



Fairfax County Achieves Significant Emissions Reductions

At the most recent meeting of the Board of Supervisors Environmental Committee, Office of Environmental and Energy Coordination (OEEC) Director John Morrill shared the draft [results](#) of the Metropolitan Washington Council of Governments ([MWCOG](#)) 2023 greenhouse gas inventory for Fairfax County.



Fairfax County shows a 28% reduction in net greenhouse gas emissions between 2005 and 2023, reflecting broad progress across sectors such as energy, transportation, and waste. Although emissions across the region and Fairfax County are up slightly since 2020 due to a rebound in post-pandemic traffic, the overall trend highlights the effectiveness of County-wide efforts to improve efficiency, transition to cleaner energy sources, and promote sustainable practices, even amid population and economic growth.

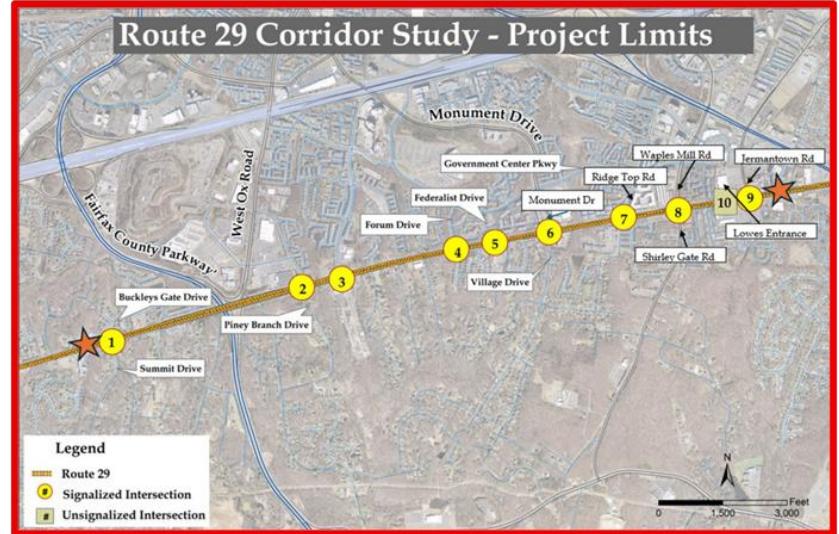
The MWCOG's greenhouse gas inventories play a vital role in helping Fairfax County track progress towards emissions reduction goals and informing regional climate policies. COG completes the inventories for all 24 local government members in the metropolitan Washington region. A final version of the 2023 inventory will be released at the end of this year.

To watch a recording of the November 25 Environmental Committee meeting, [visit the Board meetings page](#).

Transportation Updates

Board Hearing Scheduled for December 9 on Proposed Comprehensive Plan Amendment for Route 29 from Jermantown Road/Rust Road to Buckleys Gate Drive/Summit Drive

Background: Plan Amendment 2024-CW-T1 addresses the Route 29 corridor from Jermantown Road/Rust Road (the City of Fairfax line) to Buckleys Gate Drive/Summit Drive (just outside of the Fairfax County Parkway). This 2.9-mile corridor was the subject of a collaborative transportation study that reassessed the recommendations in the Comprehensive Plan and considered multimodal, context-sensitive solutions that serve all users and modes of transportation to meet the long-term needs of the corridor and help implement the County's goals in the Fairfax Center area. The current Comprehensive Plan guidance recommends three grade-separated interchanges at Legato Road, Monument Drive/Village Drive, and Shirley Gate Road/Waples Mill Road, none of which have been implemented.



The Route 29 Corridor Study reviewed current and future traffic conditions and gathered input from local residents, homeowners, and community groups. The study evaluated at-grade intersection improvements along the corridor that would allow for removal of the recommended interchanges from the Plan. It recommended an alternative that included improvements such as signal timing and turn lane modifications to improve the flow of traffic and be significantly less impactful to the community than grade-separated interchanges. To create a balanced set of recommendations for all users, the study also factored in pedestrian and bicyclist comfort and safety improvements along the corridor.

The findings were shared at community meetings in March and June 2024 and were endorsed by the Board of Supervisors in December 2024. The proposed Comprehensive Plan amendment removes the planned interchanges at Legato Road, Monument Drive/Village Drive, and Shirley Gate Road/Waples Mill Road at Route 29 from the Comprehensive Transportation Plan Map. The amendment also adds or modifies Area Plan recommendations to support the implementation of the specific at-grade intersection improvements and pedestrian/bicycle elements along the study corridor.

More information, including the [Staff Report](#), may be found on the [project website](#).

Planning Commission and Board of Supervisors Action: The Planning Commission held a hearing in November and recommended the Board of Supervisors adopt the Plan Amendment. The Board of Supervisors will hold a public hearing on the Comprehensive Plan Amendment on Tuesday, December 9, at 4:00 p.m. in the Board Auditorium at the Government Center (12000 Government Center Parkway, Fairfax).

Free Pedestrian/Bicycle Lights

The Braddock District office has a limited supply of free clip-on lights for pedestrians and bicyclists, to improve safety while traveling after dark.



Stop by the Braddock District office at 9002 Burke Lake Road from 9:00 a.m. - 5:00 p.m. Monday-Friday. You can call us at (703) 425-9300 to check for availability.

'Tap. Ride. Go.' Launches on Metrobus

Tap. Ride. Go. is live on Metrobus! Customers can now simply tap a contactless credit or debit card or use Apple Pay and Google Pay on bus farebox readers to pay for their fares.

Learn more at [WMATA's website](#).

Fares are required to ride Metrobus. Most routes cost \$2.25, and express buses cost \$4.80. Customers can now get a transfer discount between Metrorail and Metrobus by using the same card when transferring.



It's another way Metro is improving customers' experience, making payment easier for visitors and occasional riders.

"Tap. Ride. Go. reduces the barriers to transit and helps us fulfill our goal of making Metro the number one choice for travel in the region," said Metro General Manager and CEO Randy Clarke. "Now all customers have to do is tap any card and ride the bus."

NVTC Seeking Public Comment on Work Plan



The Northern Virginia Transportation Commission (NVTC) is seeking the public's comment on their draft 2026-2027 Work Plan, which serves as a guiding document to support NVTC's work. Comments are due by **December 19**. Learn more at the [NVTC website](#).

Human Services

SNAP Updates (updated November 25)

The Virginia Department of Social Services (VDSS) has issued full November Supplemental Nutrition Assistance Program (SNAP) benefits to eligible households. December benefits are expected to return to the normal issuance schedule.



For questions about November SNAP benefits or VENA benefits, visit [VDSS online](#) or contact VDSS Constituent Services at (804) 726-7000.

More information is available on the County's [SNAP Updates page](#).

Mental Health Support Available from GMU this Holiday Season

The holiday season can be a time of joy, but it can also bring stress, loneliness and emotional challenges. George Mason University's [Center for Community Mental Health](#), located at 9900 Main Street, Suite 400 in the City of Fairfax, is here to help.

The center provides evidence-based therapy and testing services that are accessible, affordable and culturally sensitive. Care is available for children as young as age 5, adults of all ages, and veterans. No matter your income level, the center ensures that quality mental health support is within reach.

For those who need immediate assistance during the holidays, the center's Emotional Help Line offers



free, anonymous and confidential support in English and Spanish. The line is open daily (except for December 21-January 5) from 8:30 a.m. to 8:30 p.m. Call (703) 215-1898 for English or (703) 914-3878 for Spanish.

This holiday season, take care of your mental well-being. George Mason's Center for Community Mental Health is dedicated to strengthening resilience and fostering hope across Northern Virginia. Learn more at ccmh.gmu.edu.

Home Heating Assistance Available

The cold weather is here, and you may be eligible to receive help with home heating bills through two energy assistance programs that are accepting applications now. The Fuel Assistance Program helps eligible households in meeting their energy needs by supplementing the cost associated with their primary heat source. The Crisis Assistance Program is designed to help households overcome energy emergencies that cannot be met by other resources. If you or someone you know needs help with home heating costs during the coldest months of the year, apply to the Fuel Assistance and Crisis Assistance programs [online](#) or by calling (833) 5-CALL-VA (833-522-5582).

[**Learn More about Energy Assistance Programs.**](#)

Pet Vaccine and Microchip Clinic

As part of Fairfax County Animal Shelter's Pet Resource Center, Fairfax County residents have the opportunity to have their pet vaccinated and microchipped without the cost of a veterinary exam.

All clinics are first-come, first-served and are cash only. Clinics are held at either Fairfax Center Fire Station 40 or Fairfax County Animal Shelter - Lorton Campus.

Upcoming Clinic Date: Friday, December 19

9:00 - 11:00 a.m.

Lorton Campus
8875 Lorton Road
Lorton, VA 22079



For additional clinic dates & locations, visit the [**Animal Shelter website**](#).

Code Compliance Corner

From the Fairfax County Department of Code Compliance (DCC)

Thinking about surprising your household with a new puppy for the holidays? Before you plan for potty training, remember that the County has zoning rules for the number of dogs on your property.

Keeping of Dogs – The Zoning Ordinance limits the number of dogs that can be kept on a property. Condos, apartments, and any lot under 10,000 square feet can have up to two dogs. The permitted number increases gradually, based on lot size. Puppies under six months won't be counted until they exceed that age. Owners of properties wanting more than the allowed number of dogs can pursue approval of a special permit by the Board of Zoning Appeals (BZA). Through a public hearing, the BZA can consider if the proposed number of dogs would be compatible with the adjacent area. The Department of Code Compliance (DCC) also reminds dog owners that the [**Noise Ordinance limits barking**](#) to minimize disruption to nearby neighbors.

Not a dog person? You can learn more about regulations for the keeping of other animals from the [**DCC webpage**](#) and the Department of Planning and Development's [**Keeping of Animals flyer**](#). There are no lot sizes or maximum numbers for other types of [**companion animals**](#) such as cats, rabbits, and other animals not listed in the flyer. If you live in a managed community, like an apartment or condo building, always check with your owner's association and/or management company to make sure your pets are allowed.



While not a zoning requirement, other laws require dogs and cats to have routine rabies vaccinations. Other vaccinations, such as distemper, may not be required by law but are encouraged for certain animals. Additional information about pet vaccinations is available from the [**Fairfax County Department of Animal Services' webpage**](#). You may also contact a veterinarian.

DCC is here to help – if you have questions, want to make a report, or if you are the subject of enforcement and need to contact them. You [**can report problems online**](#), [**learn about what happens during an investigation**](#), reach them via [**email**](#), phone (703-324-1300 / TTY 711), or visit them in person at 12055 Government Center Parkway, Suite 1016, Fairfax, VA 22035. If you have comments or suggestions for DCC, [**fill out their feedback form to let them know how they're doing**](#).

Public Safety

Tips to Prevent 'Porch Piracy'

From the Fairfax County Police Department, West Springfield Station

Tis the season for the elusive porch pirate to strike again. While the holidays are a joyful time for families and communities, they are also an opportunity for thieves looking to steal packages left unattended on porches and doorsteps. Here are some helpful tips to prevent porch piracy:



1. Request signature confirmation upon delivery.
2. Ask your carrier to place packages out of plain view and avoid leaving them unattended for extended periods.
3. Have packages held at the post office for pickup.
4. Arrange for deliveries to a trusted friend or relative who will be home.
5. Have packages delivered to your workplace when possible.
6. Use package tracking to monitor delivery times.
7. Install a video doorbell or home security camera system.
8. Use ship-to-store options—especially for valuable items or electronics.
9. Consider using a secure porch lock box.

These are just a few ways to help keep your packages safe this holiday season. If you believe you have been a victim of porch piracy or any other crime, please contact the police at the non-emergency number (703) 691-2131, or call 911 in an emergency. For additional crime prevention questions, contact the West Springfield District Station Crime Prevention Officer at (703) 277-2363.

Women's Self-Defense Program

The Fairfax County Police Department invites women and girls aged 13+ to take control, get educated and find their voice by attending a FREE self-defense course that focuses on preventing sexual assault and intimate partner violence. The course is absolutely free, but here's the catch – you must attend all 4 nights. The classes are on **December 9th, 11th, 16th & 18th** from 6:30 to 9:30 p.m. at the Fairfax County Criminal Justice Academy (14601 Lee Rd, Chantilly).



This course combines classroom lectures with hands-on physical instruction in the gym. This class is exclusively for WOMEN. However, if you're between 13 and 17 years old, you're welcome to register! Just be sure to bring a registered female parent or guardian with you. Anyone NOT registered to attend the class will not be allowed in the building. No childcare is available, and children cannot be left on the premises while you take the class for safety reasons.

Space is limited, and registration is on a first-come, first-served basis. They cannot hold spots, so secure yours as soon as possible—there's no waitlist. If the registration is full, don't worry! Keep checking the sign-up page since spots may become available if someone cancels. Additionally, openings frequently occur a day or two before the first session, so check back regularly! Please do NOT sign up if you cannot commit to attending all four sessions. Missing a class means you won't be able to participate in the rest, as each session builds on prior material and includes essential safety briefings. If your schedule changes and you can no longer attend, please be considerate of others and remove your name from the Sign-Up Genius to free up your spot.

Register on their [signupgenius page](#).

Resources for Older Adults & Caregivers

Free Community Events at the Wellness Center for Older Adults, December 2025

Monday	Tuesday	Wednesday	Thursday	Friday
8	9	10 10:30am Creativity Leads to Wellness	11	12
15 10:00am-2:00pm Memory Screenings	16	17	18 11:15am Dance for Brain Health	19 12:00am-2pm: Movie Club-Christmas Vacation
22	23	24 10:30am Creativity Leads to Wellness*	25 <i>ServiceSource Closed Merry Christmas!</i>	26 12:00am-2pm: The Bells of Saint Mary's
29 1:00-2:30-Birthday Bash BINGO!	31	31 10:30am Creativity Leads to Wellness*		

Call (703) 970-3601 or email VAwellnesscenter@servicesource.org

*Activities are streamed online

**Red = A Community Partner led event

Wellness Center address: 4027B Olley Lane
Fairfax, VA, 22032

Hours of Operation: Monday to Friday 9:00-3:30PM.

Visit: <https://www.servicesource.org/virginia-wcoa/>

Call (703) 970-3601 or email

VAwellnesscenter@servicesource.org for more information.



Descriptions of Community Events at the Wellness Center for Older Adults

Creativity Leads to Wellness

Join our creative art sessions led by local artist, Sharon Fishel from **McLean Project for the Arts**, every Wednesday. This class will focus on individuals discovering their own creativity and learning the elements of art. All materials will be provided.

Dance for Brain Health

Based on CDC reports, research shows that the areas of the brain that control memory and skills such as planning and organizing improve with exercise. Dance has the added dimensions of rhythm, balance and music that enhance the benefits of simple movement – plus, it's fun! This class is appropriate for persons living with dementia, their caregivers and anyone interested in preventing health conditions associated with cognitive decline. Call to reserve your space at (703) 970-3601.

Movie Club

Join us for a movie club experience. This activity is centered around watching quality films and having a discussion following the movie. Bring your lunch and enjoy the film!

Memory Screenings

Insight Memory Care Center offers free confidential memory screenings and educational materials to people with concerns about their memory or who want to check their memory now for future comparison. Call to reserve a 30-minute appointment at (703) 970-3601.

Land Use & Development

UPCOMING LAND USE MEETINGS & HEARINGS

Fairfax Center Area Study Phase III Task Force Meeting

- Monday, December 8 – 7:00-8:30 p.m. - *virtual*

Board of Supervisors Meeting

- Tuesday, December 9 – Government Center Auditorium
 - Vote on Comprehensive Plan Policy Plan Amendment, Phase 1 – 4:00 p.m.
 - Hearing on Proposed Plan Amendment and Zoning Ordinance Amendment relating to Manufactured Housing and Residential Manufactured Home Park Districts – 4:00 p.m.
 - Hearing on Zoning Ordinance Amendment on Electrical Substations – 4:00 p.m.

This month's Land Use & Development section is largely focused on events happening December 8 and 9, so keep that in mind as you review. Take advantage of the opportunities to participate in helping shape future plans and policies for Fairfax County!

Join Task Force Meeting on December 8 to Help Plan the Third Phase of the Fairfax Center Area

Background: The Fairfax Center Area Study is a multi-phase planning study to examine the Comprehensive Plan guidance for the Fairfax Center Area. The Fairfax Center Area comprises approximately 5,500 acres west of the City of Fairfax and east of Centreville, generally between Route 50 and Route 29. Phases I and II of the study were completed in 2014 and 2016.



Phase III was reauthorized by the Board of Supervisors in April 2023 and is currently underway. It is focused on evaluating and updating the Comprehensive Plan recommendations for the Fairfax Center Core Area. The core area includes the

Government Center, Fairfax Corner, Fair Oaks Mall, and other commercial and residential developments. The study is focused on making recommendations for creating a mixed-use, walkable, and vibrant community. The study includes a transportation analysis and analysis of how to accommodate existing and future developments.

Look for additional information on the [**Plan Amendment 2013-III-FC1\(C\) webpage**](#).

Task Force Meeting: The Phase III Community Task Force, which is composed of Braddock and Springfield District residents, will hold a virtual meeting on **December 8** at 7:00 p.m. and the public is invited to attend. If you missed the first two meetings of the Task Force, don't worry—the last meeting was a while ago and everything will be reviewed.

Since the last meeting, the project team and consultants have been working with County staff and landowners to develop a potential future land use scenario for the core area. This scenario has been informed by the public outreach polling conducted last year, development proposals from landowners and the community, and work in updating the Government Center's vision as a mixed-use, vibrant center of civic life (see more below). This information will be used to test the transportation network's capacity for future growth, and may be modified based on those results.

Phase III Community Task Force Meeting #3

Monday, December 8 – 7:00-8:30 p.m.

[**Virtual Meeting - Zoom**](#)

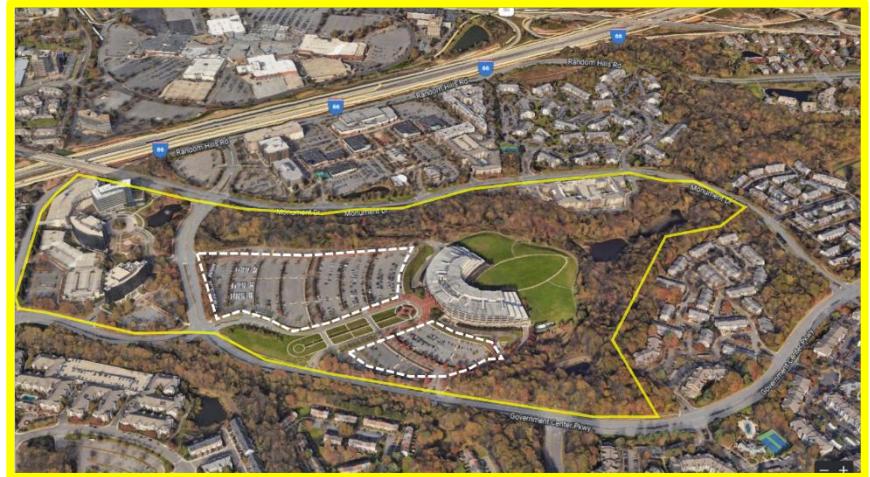
Call-In Number: (301) 715-8592

Meeting ID: 817 7738 5657

Passcode: 072469

Continue Helping Shape the Future of the Government Center Campus—Complete the Online Survey by December 6

Background: As part of Fairfax Center Area Study Phase III, changes are being considered to the long-term vision for the Fairfax County Government Center campus in the center of the core area. The campus was planned and developed under a Master Plan in 1987. Since that time, the Fairfax Center area and the needs of the County's residents have changed. County policies have also changed since



1987, including efforts to better serve residents equitably through public lands and facilities.

The Government Center Visioning process is reexamining the long-range plan for the Government Center campus to determine how it can advance County goals while maintaining its important role as the seat of local governance. Specifically, this effort focuses on repurposing existing, underused surface parking lots for other public and community-serving spaces; expanding the breadth of services available to residents; and supporting a healthy, vibrant, and sustainable environment and community.

Complete the Survey: In October, County Planning staff held two open houses to gather feedback on several concepts for future mixed-use development on the site. For those who weren't able to attend or wish to review the information, a [recording of the virtual meeting](#) and [copy of the slides](#) are available online.

An [online survey](#) is available to follow up on the concepts presented at the open houses. Your feedback and ideas will help refine this vision, which will combine key elements from each concept. The final framework will serve as a flexible guide for future development decisions informed by County needs, market conditions, and other considerations. Please complete the brief survey and submit your comments by **December 6** so they may be considered at the December 8 Task Force meeting.

Board of Supervisors Vote on Countywide Policy Plan Update Scheduled for December 9

Background: Plan Amendment 2022-CW-2CP is a Countywide Plan amendment to update the Comprehensive Plan Policy Plan, which guides planning and development activities by describing future development patterns in Fairfax County and protecting natural and cultural resources.



While the Policy Plan has been amended over the years, it has not been holistically updated since its original adoption in 1990. Much of the background information and rationales for the goals, objectives, and policies need to be updated to be consistent with more recently adopted County policies, documents, and initiatives. It is also important to adjust to changing land use trends and provide additional flexibility to adjust to evolving market conditions.

The Board of Supervisors authorized this Plan amendment in December 2022 to: 1) review, update, and streamline existing policy plan elements; 2) add new Policy Plan elements as needed; and 3) ensure the Policy Plan is aligned with the Countywide Strategic Plan, the One Fairfax Policy, and other recently adopted policies and initiatives.

The Plan amendment was divided into two phases. Phase 1, which is the focus of the hearings currently underway and this staff report, considers revisions to:

- Preface and Introduction
- Land Use
- Transportation
- Environment
- Parks and Recreation
- Healthy Communities
- Glossary

These elements are those most often used during development review and long-range planning process.

Phase 2 is a future phase and is expected to focus on the remaining Policy Plan elements: Economic Development, Revitalization, the Chesapeake Bay Supplement, and Heritage Resources, with updates to the Glossary as needed. While the Housing and Public Facilities elements have been recently updated, Phase 2 will also include review and revisions of those elements for consistency.

This update, also known as Plan Forward, is a multi-year project. During consideration of Phase 1, staff held 26 in-person and virtual community meetings, conducted an online survey, published numerous research papers, and sought feedback through multiple forms of outreach. Input from the Board of Supervisors, Planning Commission, County agencies, and the community was considered and revisions were made, resulting in the draft text.

Planning Commission and Board of Supervisors Action: Following a public hearing, the Planning Commission voted unanimously to recommend to the Board of Supervisors the adoption of a slightly revised alternative. The Board of Supervisors held a public hearing on Tuesday, November 18, after which they deferred final decision until December 9. The Board is scheduled to vote on adoption of the Plan amendment during the December 9 Board of Supervisors meeting, at 4:00 p.m. in the Board Auditorium at the Government Center (12000 Government Center Parkway, Fairfax).

More information, including links to the proposed text and Staff Report on Policy Plan Amendment Phase 1, is available on the [project website](#).

Proposed Comprehensive Plan Amendment and Zoning Ordinance Amendment for Manufactured Housing Scheduled for Board Hearing on December 9

Background: Fairfax County is home to seven manufactured housing communities (also known as mobile home communities), including Waples Mobile Home Park in the Braddock District. Unlike traditional home ownership, where the land and home are owned by a single entity, residents of manufactured homes typically own the home but rent the land from a separate entity. These communities serve as crucial but diminishing sources of housing for working families.

In August 2021, the Board of Supervisors established the Manufactured Housing Task Force for the purpose of developing a set of strategic recommendations to preserve these affordable housing opportunities. The task force developed 34 recommendations, three of which relate to the Comprehensive Plan.

Comprehensive Plan

Amendment: In October 2022, the Board authorized consideration of a Comprehensive Plan amendment to implement the Manufactured Housing Task Force's Comprehensive Plan recommendations. The proposed amendment includes revisions to



the Housing and Land Use elements of the Policy Plan to recommend preserving the affordability of manufactured housing communities, and where redevelopment is planned, supporting a goal of no loss of affordable units. More information on this Plan amendment, including a link to the Staff Report, is available on the [**project website**](#).

Zoning Ordinance Amendment: The proposed Plan amendment is concurrent with the proposed Manufactured Home Parks Zoning Ordinance amendment, which includes revisions to the bulk regulations and use standards for the R-MHP District and other provisions of the Zoning Ordinance to incentivize preservation of existing manufactured home communities. Because standards in the Zoning Ordinance were established after the development of many of the manufactured home parks, most are considered nonconforming due to their density, zoning district, setbacks, and/or not meeting the required separation distances between homes, largely due to additions and decks.

The proposed changes would address some of the existing nonconformities, including district size, density, setbacks, and distances between homes; remove unnecessary requirements (such as average lot area); introduce a new Special Permit application for a reduction in the minimum distance requirement between homes; and introduce a new Special Exception application to allow for updates to the existing nonconforming manufactured home parks. The maximum density for the R-MHP District would be increased from 6 units/acre to 10 units/acre, which would accommodate the existing density in all but two of the existing parks. The minimum required parking rate would increase from 1.5 spaces per unit to 2 spaces per unit, which would better align with the rate for single-family detached dwellings. This increase would only apply to new pad

sites and the development of new parks; it would not require parking to be added for existing homes.

More information on this Zoning Ordinance amendment, including a link to the Staff Report, is available on the [**proposal website**](#).

Planning Commission and Board of Supervisors Action: The Planning Commission held hearings in November and recommended approval. Board of Supervisors hearings are scheduled for Tuesday, December 9, at 4:00 p.m. in the Board Auditorium at the Government Center (12000 Government Center Parkway, Fairfax).

Proposed Zoning Ordinance Amendment on Electrical Substations

Background: There are currently more than 80 electrical substations in Fairfax County. Substations are a necessary part of the interconnected energy network. They connect transmission lines, move bulk electricity over long distances, and step power down to the distribution level for customers. The equipment varies in height from circuit breakers that are approximately 15 feet tall to backbone structures and transmission poles that are 75 to 95 feet tall.



Recently, most of the applications have been for new substations associated with the development of data centers or for upgrading existing substations. The proposed Zoning Ordinance amendment revises the definition, permissions, and use standards for electrical substations, including new standards for setbacks and screening.

For additional information, including the staff report for this proposal, visit the [**Substations – Proposed Zoning Ordinance Amendment webpage**](#).

Planning Commission and Board of Supervisors Action: The Planning Commission held a hearing in October and recommended the Board of Supervisors adopt the proposed Zoning Ordinance amendment with modifications. They recommended the minimum setback from residential property be 200 feet and the minimum setback from commercial property be 30 feet. A Board of Supervisors hearing is scheduled for Tuesday, December 9, at 4:00 p.m. in the Board Auditorium at the Government Center (12000 Government Center Parkway, Fairfax).

Braddock District Cases Filed with the Board of Zoning Appeals

The Fairfax County Board of Zoning Appeals (BZA) hears and makes decisions on requests for variances (relief from specific zoning regulations such as lot width, building height, or minimum yard requirements) and Special Use Permits. These matters will not come before the Board of Supervisors but will be decided by the BZA, whose members are appointed by the Circuit Court. The BZA meets on Wednesdays beginning at 9:00 a.m. in the Board Auditorium. BZA meetings are aired live on the County government's cable TV Channel 16, [streamed online](#), and over the phone at (703) 324-7700. Meetings are also available to [view on demand](#) following the meeting.

BZA meetings are open to the public. Residents who have concerns about an application are encouraged to submit a letter for the record or testify at the hearing on the case in person, by telephone, or by pre-submitted video.

- **To speak in person:** It is recommended that you sign up ahead of time using the BZA [Speaker Sign-Up Form](#).
- **To submit video testimony:** Requests must be fully completed by 3:00 p.m. two days before the hearing. Follow the [Instructions for Video Testimony Submissions](#).
- **To submit written comment:** It can be emailed to BZAClerkMail@FairfaxCounty.gov or mailed to the Clerk. To ensure your comments are included with the BZA Board package distributed to BZA members, information must be received prior to 3:00 p.m. on the Tuesday one week before the meeting at which the matter is scheduled. More information is available at the [Provide Written Comment](#) link on the webpage.

For additional information, please visit the [Board of Zoning Appeals website](#) or contact the Clerk's office at BZAClerkMail@FairfaxCounty.gov or by phone at (703) 324-1280.

Access to information on BZA cases is available through the Planning and Land Use System, or PLUS. The PLUS record includes background documents and staff reports, which are published one to two weeks prior to public hearing, depending on the case type. PLUS is updated in real time. Visit the [PLUS website](#) for more information on this land use platform.

➤ **St. Robert Bellarmine Chapel – 4521 Roberts Road, Fairfax SPA-92-B-016**

The applicants requested to amend the previously approved Special Permit for religious assembly to allow for modifications to development conditions. They proposed a 2,976-square foot addition to the existing building to allow for offices and meeting facilities to serve the existing use. Interior improvements would include updates to bathrooms and the kitchen. The proposed improvements are intended to address the needs of existing George Mason University students and

are not intended to increase the number of individuals attending services or participating in events. The addition would be located in the center of the property to minimize site disturbance and would not impact existing screening and buffers. This application was approved by the BZA on November 19. Information, including a map of the site and staff report, may be found on the [**PLUS website**](#).

➤ **Maretta A. King & Kyle E. King – 5507 Southampton Drive, Springfield SP-2025-BR-00084**

The applicants requested a reduction in setback requirements to permit an addition 6.2 feet from the northeast side lot line, and a reduction in setback requirements based on an error in building location to permit an accessory structure (shed) 4.7 feet from the rear lot line. This application was approved by the BZA on November 19. Information, including a map of the site and staff report, may be found on the [**PLUS website**](#).

➤ **Garrett W. & Leecie P. Brown – 9107 Murdock Road, Fairfax SP-2023-BR-00040**

The applicants requested modifications to the provisions for the keeping of animals (chickens). This application was approved by the BZA on December 3. Information, including a map of the site and staff report, may be found on the [**PLUS website**](#).

➤ **Ogechi Muotoh & Brian Muotoh – 11409 Shirley Gate Court, Fairfax SP-2024-BR-00119**

The applicants are requesting a reduction of setback requirements to permit an addition (20-foot x 16-foot sunroom) 17.9 feet from the rear lot line, and an increase in the limitations on coverage of the minimum rear setback to 60 percent. The BZA hearing on this application was administratively moved to February 11, 2026. Information, including a map of the site and staff report, when available, may be found on the [**PLUS website**](#).

➤ **Alan F. Kravitz – 5002 Ravensworth Road, Annandale SP-2022-BR-00091**

The applicant is requesting a reduction of setback requirements based on error in building location to permit an addition (enclosed carport) to remain 10.2 feet from the side lot line, and an accessory storage structure 9.3 feet tall to remain 4.0 feet from the side lot line and 4.7 feet from the rear lot line. This application has been scheduled for a BZA hearing on January 7, 2026. Information, including a map of the site and staff report, when available, may be found on the [**PLUS website**](#).

➤ **Uzma Ashar & Rabail Asher – 8807 Victoria Road, Springfield SP-2025-BR-00100**

The applicants are requesting to permit a home day care facility. They are also requesting a reduction in setback requirements based on errors in building location to allow an accessory structure (shed) to remain 4.5 feet from the rear lot line and 3.8 feet from the northeast side lot line. The proposed home day care facility

would serve up to 12 children, aged from 0 months to 12 years of age. Hours of operation would be from 7:00 a.m. to 5:00 p.m., Monday through Friday. Drop-offs and pick-ups would be staggered and all would occur in the driveway. One to two assistants would be employed depending on the number of children present. This application has been scheduled for a BZA hearing on January 14, 2026. Information, including a map of the site and staff report, when available, may be found on the [**PLUS website**](#).

➤ **Richard F. Hayes & Janice C. Hayes – 8322 Queen Elizabeth Boulevard, Annandale**
SP-2025-BR-00045

The applicants are requesting a reduction of setback requirements to permit an addition (garage) 7.2 feet from the north side lot line such that the side setbacks total 14.7 feet. This application has been scheduled for a BZA hearing on February 25, 2026. Information, including a map of the site and staff report, when available, may be found on the [**PLUS website**](#).

If you have questions regarding these land use cases or any other issues of concern to you, please email [**braddock@fairfaxcounty.gov**](mailto:braddock@fairfaxcounty.gov) or call the Braddock District office at (703) 425-9300.
