



APPLICATION ACCEPTED: June 6, 2007
APPLICATION AMENDED: September 5, 2007
PLANNING COMMISSION: November 28, 2007
BOARD OF SUPERVISORS: January 7, 2008
@ 3:00 pm

County of Fairfax, Virginia

November 14, 2007

STAFF REPORT ADDENDUM I
APPLICATION SEA 01-M-006-2
MASON DISTRICT

CRD

APPLICANT: Public Storage

ZONING: C-8, HC, SC, CRD

PARCEL: 51-3 ((1)) 6A

ACREAGE: 1.95 acres

FAR: 1.17
0.7 (shown overall on original SE area; constructed FAR is 0.64 with SEA 01-M-006)

OPEN SPACE: 36.1% (shown overall on original SE area; constructed open space is greater with SEA 01-M-006)

PLAN MAP: Retail and Other Uses

SE CATEGORY: Category 5: Truck Rental Establishment;
Category 5: Mini Warehousing Establishment;
Category 6: Waivers and Modifications in a Commercial Revitalization District (Increase in Floor Area Ratio)

PROPOSAL: Amend SE 01-M-006, previously approved for mini-warehousing and waivers and modifications in the CRD (increase in FAR), to allow the addition of a truck rental establishment with a maximum of six trucks for the use of mini-warehouse patrons only

O:\tswag\Public Storage II SEA 01-M-006-2\SEA 01-M-006-2 ADDENDUM.doc

STAFF RECOMMENDATIONS:

Staff recommends approval of SEA 01-M-006-2, subject to the proposed development conditions contained in Attachment 1.

It should be noted that it is not the intent of the staff to recommend that the Board, in adopting any conditions, relieve the applicant/owner from compliance with the provisions of any applicable ordinances, regulations, or adopted standards; and that, should this application be approved, such approval 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.

It should be further noted that the content of this report reflects the analysis and recommendation of staff; it does not reflect the position of the Board of Supervisors.

For information, contact the Zoning Evaluation Division, Department of Planning and Zoning, 12055 Government Center Parkway, Suite 801, Fairfax, Virginia 22035-5505, (703) 324-1290 or TTY 711 (Virginia Relay Center).

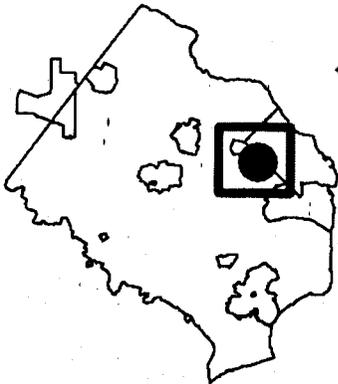


Americans with Disabilities Act (ADA): Reasonable accommodation is available upon 7 days advance notice.
For additional information on ADA call (703) 324-1334 or TTY 711 (Virginia Relay Center).

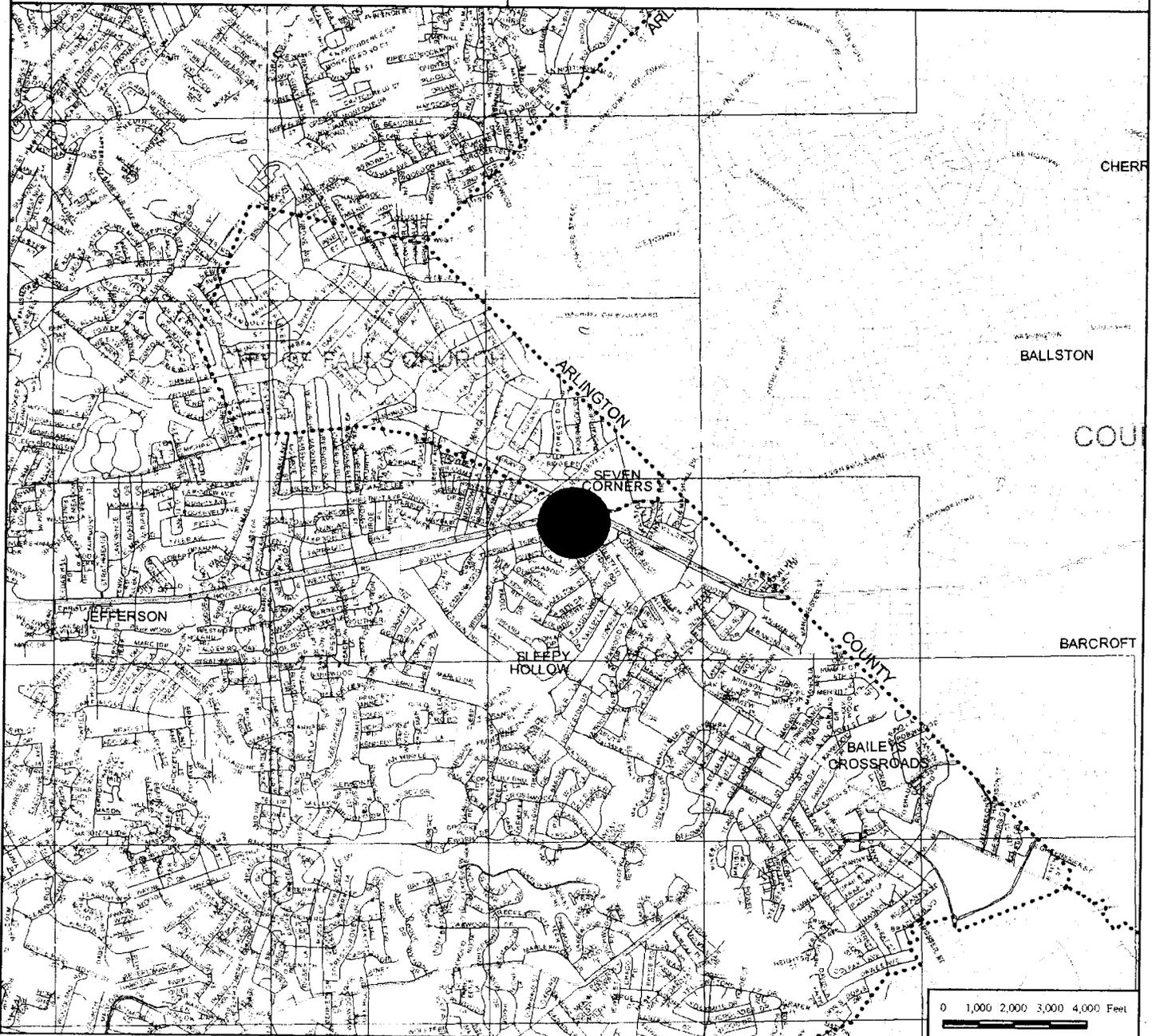
Special Exception Amendment

SEA 01-M-006-02

Applicant: PUBLIC STORAGE
Accepted: 06/06/2007
Proposed: AMEND SE 01-M-006 PREVIOUSLY APPROVED FOR MINI-WARHOUSING, WAIVERS AND MODIFICATION IN THE CRD TO PERMIT THE ADDITION OF A TRUCK RENTAL ESTABLISHMENT

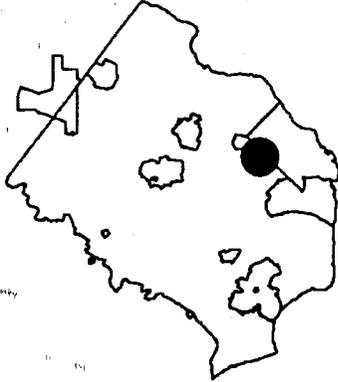


Area: 1.95 AC OF LAND; DISTRICT - MASON
Zoning Dist Sect: 09-0622 04-0804
Art 9 Group and Use: 6-19 5-16 5-34
Located: 6319 ARLINGTON BOULEVARD
Zoning: C-8
Plan Area: 1,
Overlay Dist: CRD SC HC
Map Ref Num: 051-3- /01/ /0006A



Special Exception Amendment

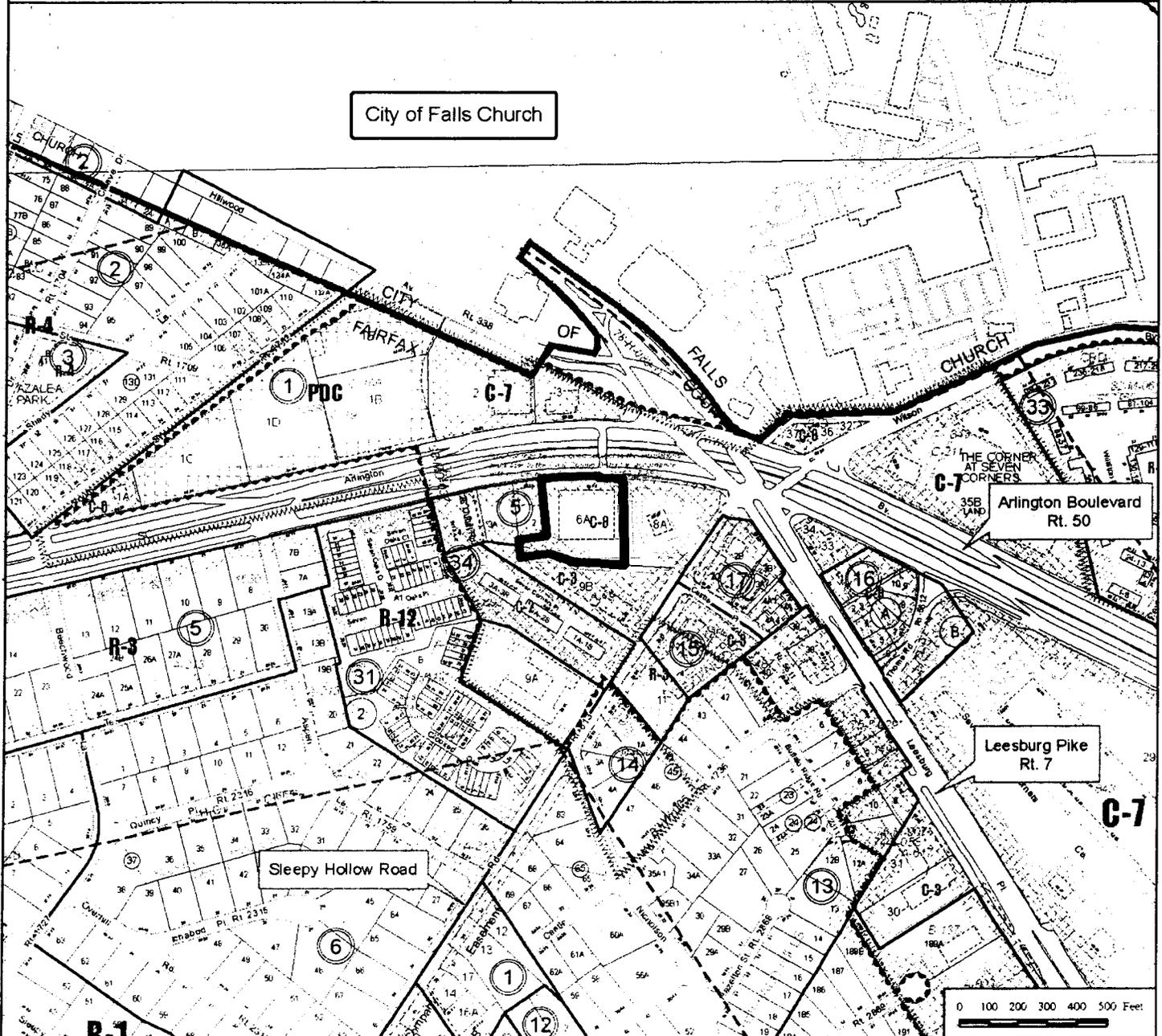
SEA 01-M-006-02



Applicant: PUBLIC STORAGE
Accepted: 06/06/2007
Proposed: AMEND SE 01-M-006 PREVIOUSLY APPROVED FOR MINI-WARHOUSING, WAIVERS AND MODIFICATION IN THE CRD TO PERMIT THE ADDITION OF A TRUCK RENTAL ESTABLISHMENT

Area: 1.95 AC OF LAND; DISTRICT - MASON
Zoning Dist Sect: 09-0622 04-0804
Art 9 Group and Use: 6-19 5-16 5-34
Located: 6319 ARLINGTON BOULEVARD
Zoning: C-8
Plan Area: 1,
Overlay Dist: CRD SC HC
Map Ref Num: 051-3- /01/ /0006A

City of Falls Church



SPECIAL EXCEPTION PLAT PUBLIC STORAGE FACILITY

SEVEN CORNERS
6319 ARLINGTON BOULEVARD (ROUTE 50)
AT ROUTE 613

SEVEN CORNERS, FAIRFAX, VIRGINIA

PREPARED FOR:
PUBLIC STORAGE, INC.
701 WESTERN AVENUE
GLENDALE, CA 91201

PREPARED BY:



BLD Companies
ARCHITECTURE ENGINEERING PLANNING LANDSCAPE ARCHITECTURE
LAND SURVEYING ENVIRONMENTAL SCIENCES ANALYTICAL SERVICES

849 International Drive, Suite 215
Linthicum, MD 21090
(410) 869-9100
(410) 869-8858 FAX

GENERAL NOTES:

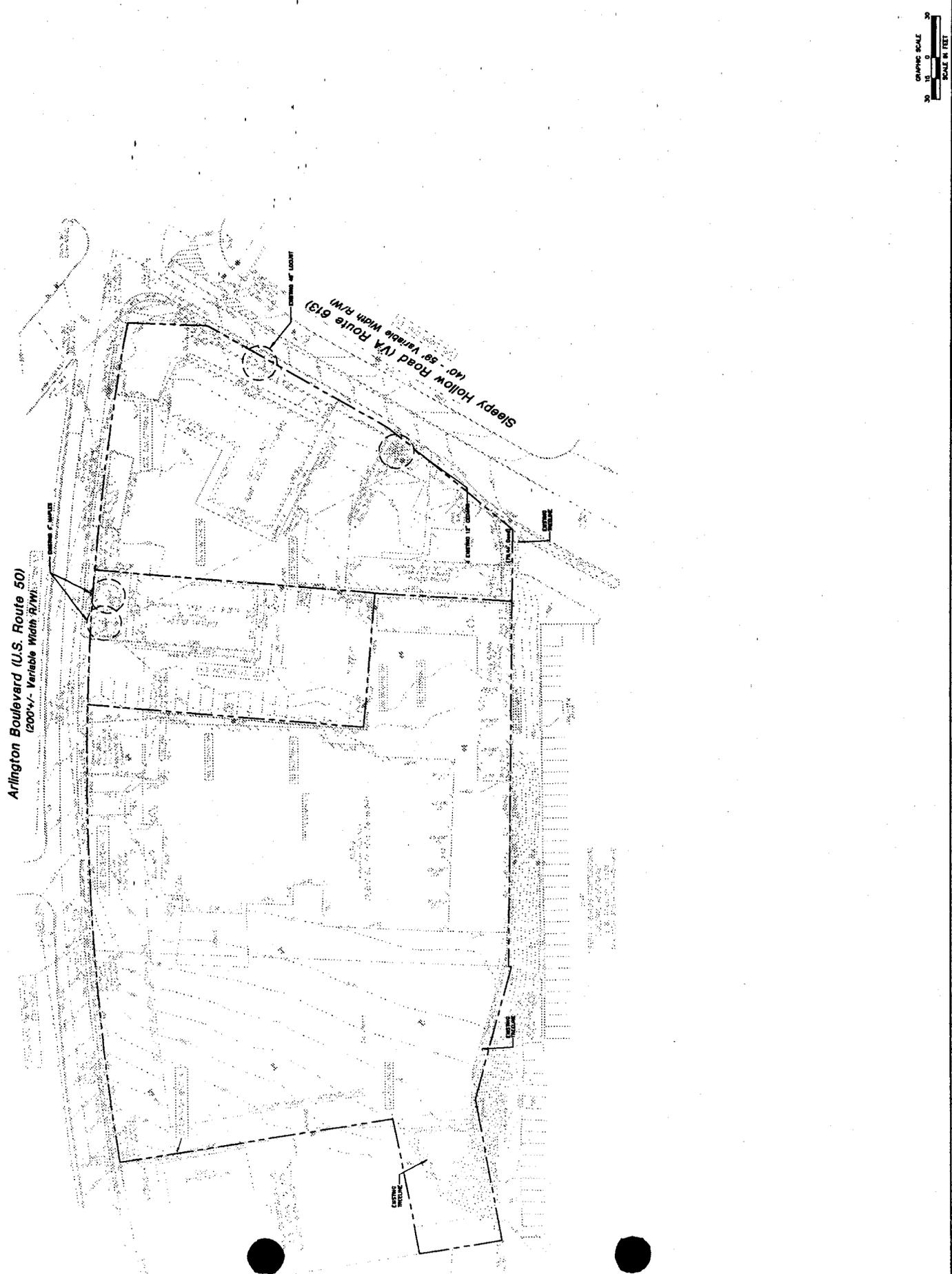
- THE SUBJECT PROPERTY IS SHOWN ON FAIRFAX COUNTY TAX MAP 200-3-05-0001.
- THE TOTAL SITE CONTAINS APPROXIMATELY 1.7 ACRES. ALL THE LOTS ARE SHOWN TO BE PARTS OF 1950A, 1950B, 1950C, 1950D, 1950E, 1950F, 1950G, 1950H, 1950I, 1950J, 1950K, 1950L, 1950M, 1950N, 1950O, 1950P, 1950Q, 1950R, 1950S, 1950T, 1950U, 1950V, 1950W, 1950X, 1950Y, 1950Z, 1951A, 1951B, 1951C, 1951D, 1951E, 1951F, 1951G, 1951H, 1951I, 1951J, 1951K, 1951L, 1951M, 1951N, 1951O, 1951P, 1951Q, 1951R, 1951S, 1951T, 1951U, 1951V, 1951W, 1951X, 1951Y, 1951Z, 1952A, 1952B, 1952C, 1952D, 1952E, 1952F, 1952G, 1952H, 1952I, 1952J, 1952K, 1952L, 1952M, 1952N, 1952O, 1952P, 1952Q, 1952R, 1952S, 1952T, 1952U, 1952V, 1952W, 1952X, 1952Y, 1952Z, 1953A, 1953B, 1953C, 1953D, 1953E, 1953F, 1953G, 1953H, 1953I, 1953J, 1953K, 1953L, 1953M, 1953N, 1953O, 1953P, 1953Q, 1953R, 1953S, 1953T, 1953U, 1953V, 1953W, 1953X, 1953Y, 1953Z, 1954A, 1954B, 1954C, 1954D, 1954E, 1954F, 1954G, 1954H, 1954I, 1954J, 1954K, 1954L, 1954M, 1954N, 1954O, 1954P, 1954Q, 1954R, 1954S, 1954T, 1954U, 1954V, 1954W, 1954X, 1954Y, 1954Z, 1955A, 1955B, 1955C, 1955D, 1955E, 1955F, 1955G, 1955H, 1955I, 1955J, 1955K, 1955L, 1955M, 1955N, 1955O, 1955P, 1955Q, 1955R, 1955S, 1955T, 1955U, 1955V, 1955W, 1955X, 1955Y, 1955Z, 1956A, 1956B, 1956C, 1956D, 1956E, 1956F, 1956G, 1956H, 1956I, 1956J, 1956K, 1956L, 1956M, 1956N, 1956O, 1956P, 1956Q, 1956R, 1956S, 1956T, 1956U, 1956V, 1956W, 1956X, 1956Y, 1956Z, 1957A, 1957B, 1957C, 1957D, 1957E, 1957F, 1957G, 1957H, 1957I, 1957J, 1957K, 1957L, 1957M, 1957N, 1957O, 1957P, 1957Q, 1957R, 1957S, 1957T, 1957U, 1957V, 1957W, 1957X, 1957Y, 1957Z, 1958A, 1958B, 1958C, 1958D, 1958E, 1958F, 1958G, 1958H, 1958I, 1958J, 1958K, 1958L, 1958M, 1958N, 1958O, 1958P, 1958Q, 1958R, 1958S, 1958T, 1958U, 1958V, 1958W, 1958X, 1958Y, 1958Z, 1959A, 1959B, 1959C, 1959D, 1959E, 1959F, 1959G, 1959H, 1959I, 1959J, 1959K, 1959L, 1959M, 1959N, 1959O, 1959P, 1959Q, 1959R, 1959S, 1959T, 1959U, 1959V, 1959W, 1959X, 1959Y, 1959Z, 1960A, 1960B, 1960C, 1960D, 1960E, 1960F, 1960G, 1960H, 1960I, 1960J, 1960K, 1960L, 1960M, 1960N, 1960O, 1960P, 1960Q, 1960R, 1960S, 1960T, 1960U, 1960V, 1960W, 1960X, 1960Y, 1960Z, 1961A, 1961B, 1961C, 1961D, 1961E, 1961F, 1961G, 1961H, 1961I, 1961J, 1961K, 1961L, 1961M, 1961N, 1961O, 1961P, 1961Q, 1961R, 1961S, 1961T, 1961U, 1961V, 1961W, 1961X, 1961Y, 1961Z, 1962A, 1962B, 1962C, 1962D, 1962E, 1962F, 1962G, 1962H, 1962I, 1962J, 1962K, 1962L, 1962M, 1962N, 1962O, 1962P, 1962Q, 1962R, 1962S, 1962T, 1962U, 1962V, 1962W, 1962X, 1962Y, 1962Z, 1963A, 1963B, 1963C, 1963D, 1963E, 1963F, 1963G, 1963H, 1963I, 1963J, 1963K, 1963L, 1963M, 1963N, 1963O, 1963P, 1963Q, 1963R, 1963S, 1963T, 1963U, 1963V, 1963W, 1963X, 1963Y, 1963Z, 1964A, 1964B, 1964C, 1964D, 1964E, 1964F, 1964G, 1964H, 1964I, 1964J, 1964K, 1964L, 1964M, 1964N, 1964O, 1964P, 1964Q, 1964R, 1964S, 1964T, 1964U, 1964V, 1964W, 1964X, 1964Y, 1964Z, 1965A, 1965B, 1965C, 1965D, 1965E, 1965F, 1965G, 1965H, 1965I, 1965J, 1965K, 1965L, 1965M, 1965N, 1965O, 1965P, 1965Q, 1965R, 1965S, 1965T, 1965U, 1965V, 1965W, 1965X, 1965Y, 1965Z, 1966A, 1966B, 1966C, 1966D, 1966E, 1966F, 1966G, 1966H, 1966I, 1966J, 1966K, 1966L, 1966M, 1966N, 1966O, 1966P, 1966Q, 1966R, 1966S, 1966T, 1966U, 1966V, 1966W, 1966X, 1966Y, 1966Z, 1967A, 1967B, 1967C, 1967D, 1967E, 1967F, 1967G, 1967H, 1967I, 1967J, 1967K, 1967L, 1967M, 1967N, 1967O, 1967P, 1967Q, 1967R, 1967S, 1967T, 1967U, 1967V, 1967W, 1967X, 1967Y, 1967Z, 1968A, 1968B, 1968C, 1968D, 1968E, 1968F, 1968G, 1968H, 1968I, 1968J, 1968K, 1968L, 1968M, 1968N, 1968O, 1968P, 1968Q, 1968R, 1968S, 1968T, 1968U, 1968V, 1968W, 1968X, 1968Y, 1968Z, 1969A, 1969B, 1969C, 1969D, 1969E, 1969F, 1969G, 1969H, 1969I, 1969J, 1969K, 1969L, 1969M, 1969N, 1969O, 1969P, 1969Q, 1969R, 1969S, 1969T, 1969U, 1969V, 1969W, 1969X, 1969Y, 1969Z, 1970A, 1970B, 1970C, 1970D, 1970E, 1970F, 1970G, 1970H, 1970I, 1970J, 1970K, 1970L, 1970M, 1970N, 1970O, 1970P, 1970Q, 1970R, 1970S, 1970T, 1970U, 1970V, 1970W, 1970X, 1970Y, 1970Z, 1971A, 1971B, 1971C, 1971D, 1971E, 1971F, 1971G, 1971H, 1971I, 1971J, 1971K, 1971L, 1971M, 1971N, 1971O, 1971P, 1971Q, 1971R, 1971S, 1971T, 1971U, 1971V, 1971W, 1971X, 1971Y, 1971Z, 1972A, 1972B, 1972C, 1972D, 1972E, 1972F, 1972G, 1972H, 1972I, 1972J, 1972K, 1972L, 1972M, 1972N, 1972O, 1972P, 1972Q, 1972R, 1972S, 1972T, 1972U, 1972V, 1972W, 1972X, 1972Y, 1972Z, 1973A, 1973B, 1973C, 1973D, 1973E, 1973F, 1973G, 1973H, 1973I, 1973J, 1973K, 1973L, 1973M, 1973N, 1973O, 1973P, 1973Q, 1973R, 1973S, 1973T, 1973U, 1973V, 1973W, 1973X, 1973Y, 1973Z, 1974A, 1974B, 1974C, 1974D, 1974E, 1974F, 1974G, 1974H, 1974I, 1974J, 1974K, 1974L, 1974M, 1974N, 1974O, 1974P, 1974Q, 1974R, 1974S, 1974T, 1974U, 1974V, 1974W, 1974X, 1974Y, 1974Z, 1975A, 1975B, 1975C, 1975D, 1975E, 1975F, 1975G, 1975H, 1975I, 1975J, 1975K, 1975L, 1975M, 1975N, 1975O, 1975P, 1975Q, 1975R, 1975S, 1975T, 1975U, 1975V, 1975W, 1975X, 1975Y, 1975Z, 1976A, 1976B, 1976C, 1976D, 1976E, 1976F, 1976G, 1976H, 1976I, 1976J, 1976K, 1976L, 1976M, 1976N, 1976O, 1976P, 1976Q, 1976R, 1976S, 1976T, 1976U, 1976V, 1976W, 1976X, 1976Y, 1976Z, 1977A, 1977B, 1977C, 1977D, 1977E, 1977F, 1977G, 1977H, 1977I, 1977J, 1977K, 1977L, 1977M, 1977N, 1977O, 1977P, 1977Q, 1977R, 1977S, 1977T, 1977U, 1977V, 1977W, 1977X, 1977Y, 1977Z, 1978A, 1978B, 1978C, 1978D, 1978E, 1978F, 1978G, 1978H, 1978I, 1978J, 1978K, 1978L, 1978M, 1978N, 1978O, 1978P, 1978Q, 1978R, 1978S, 1978T, 1978U, 1978V, 1978W, 1978X, 1978Y, 1978Z, 1979A, 1979B, 1979C, 1979D, 1979E, 1979F, 1979G, 1979H, 1979I, 1979J, 1979K, 1979L, 1979M, 1979N, 1979O, 1979P, 1979Q, 1979R, 1979S, 1979T, 1979U, 1979V, 1979W, 1979X, 1979Y, 1979Z, 1980A, 1980B, 1980C, 1980D, 1980E, 1980F, 1980G, 1980H, 1980I, 1980J, 1980K, 1980L, 1980M, 1980N, 1980O, 1980P, 1980Q, 1980R, 1980S, 1980T, 1980U, 1980V, 1980W, 1980X, 1980Y, 1980Z, 1981A, 1981B, 1981C, 1981D, 1981E, 1981F, 1981G, 1981H, 1981I, 1981J, 1981K, 1981L, 1981M, 1981N, 1981O, 1981P, 1981Q, 1981R, 1981S, 1981T, 1981U, 1981V, 1981W, 1981X, 1981Y, 1981Z, 1982A, 1982B, 1982C, 1982D, 1982E, 1982F, 1982G, 1982H, 1982I, 1982J, 1982K, 1982L, 1982M, 1982N, 1982O, 1982P, 1982Q, 1982R, 1982S, 1982T, 1982U, 1982V, 1982W, 1982X, 1982Y, 1982Z, 1983A, 1983B, 1983C, 1983D, 1983E, 1983F, 1983G, 1983H, 1983I, 1983J, 1983K, 1983L, 1983M, 1983N, 1983O, 1983P, 1983Q, 1983R, 1983S, 1983T, 1983U, 1983V, 1983W, 1983X, 1983Y, 1983Z, 1984A, 1984B, 1984C, 1984D, 1984E, 1984F, 1984G, 1984H, 1984I, 1984J, 1984K, 1984L, 1984M, 1984N, 1984O, 1984P, 1984Q, 1984R, 1984S, 1984T, 1984U, 1984V, 1984W, 1984X, 1984Y, 1984Z, 1985A, 1985B, 1985C, 1985D, 1985E, 1985F, 1985G, 1985H, 1985I, 1985J, 1985K, 1985L, 1985M, 1985N, 1985O, 1985P, 1985Q, 1985R, 1985S, 1985T, 1985U, 1985V, 1985W, 1985X, 1985Y, 1985Z, 1986A, 1986B, 1986C, 1986D, 1986E, 1986F, 1986G, 1986H, 1986I, 1986J, 1986K, 1986L, 1986M, 1986N, 1986O, 1986P, 1986Q, 1986R, 1986S, 1986T, 1986U, 1986V, 1986W, 1986X, 1986Y, 1986Z, 1987A, 1987B, 1987C, 1987D, 1987E, 1987F, 1987G, 1987H, 1987I, 1987J, 1987K, 1987L, 1987M, 1987N, 1987O, 1987P, 1987Q, 1987R, 1987S, 1987T, 1987U, 1987V, 1987W, 1987X, 1987Y, 1987Z, 1988A, 1988B, 1988C, 1988D, 1988E, 1988F, 1988G, 1988H, 1988I, 1988J, 1988K, 1988L, 1988M, 1988N, 1988O, 1988P, 1988Q, 1988R, 1988S, 1988T, 1988U, 1988V, 1988W, 1988X, 1988Y, 1988Z, 1989A, 1989B, 1989C, 1989D, 1989E, 1989F, 1989G, 1989H, 1989I, 1989J, 1989K, 1989L, 1989M, 1989N, 1989O, 1989P, 1989Q, 1989R, 1989S, 1989T, 1989U, 1989V, 1989W, 1989X, 1989Y, 1989Z, 1990A, 1990B, 1990C, 1990D, 1990E, 1990F, 1990G, 1990H, 1990I, 1990J, 1990K, 1990L, 1990M, 1990N, 1990O, 1990P, 1990Q, 1990R, 1990S, 1990T, 1990U, 1990V, 1990W, 1990X, 1990Y, 1990Z, 1991A, 1991B, 1991C, 1991D, 1991E, 1991F, 1991G, 1991H, 1991I, 1991J, 1991K, 1991L, 1991M, 1991N, 1991O, 1991P, 1991Q, 1991R, 1991S, 1991T, 1991U, 1991V, 1991W, 1991X, 1991Y, 1991Z, 1992A, 1992B, 1992C, 1992D, 1992E, 1992F, 1992G, 1992H, 1992I, 1992J, 1992K, 1992L, 1992M, 1992N, 1992O, 1992P, 1992Q, 1992R, 1992S, 1992T, 1992U, 1992V, 1992W, 1992X, 1992Y, 1992Z, 1993A, 1993B, 1993C, 1993D, 1993E, 1993F, 1993G, 1993H, 1993I, 1993J, 1993K, 1993L, 1993M, 1993N, 1993O, 1993P, 1993Q, 1993R, 1993S, 1993T, 1993U, 1993V, 1993W, 1993X, 1993Y, 1993Z, 1994A, 1994B, 1994C, 1994D, 1994E, 1994F, 1994G, 1994H, 1994I, 1994J, 1994K, 1994L, 1994M, 1994N, 1994O, 1994P, 1994Q, 1994R, 1994S, 1994T, 1994U, 1994V, 1994W, 1994X, 1994Y, 1994Z, 1995A, 1995B, 1995C, 1995D, 1995E, 1995F, 1995G, 1995H, 1995I, 1995J, 1995K, 1995L, 1995M, 1995N, 1995O, 1995P, 1995Q, 1995R, 1995S, 1995T, 1995U, 1995V, 1995W, 1995X, 1995Y, 1995Z, 1996A, 1996B, 1996C, 1996D, 1996E, 1996F, 1996G, 1996H, 1996I, 1996J, 1996K, 1996L, 1996M, 1996N, 1996O, 1996P, 1996Q, 1996R, 1996S, 1996T, 1996U, 1996V, 1996W, 1996X, 1996Y, 1996Z, 1997A, 1997B, 1997C, 1997D, 1997E, 1997F, 1997G, 1997H, 1997I, 1997J, 1997K, 1997L, 1997M, 1997N, 1997O, 1997P, 1997Q, 1997R, 1997S, 1997T, 1997U, 1997V, 1997W, 1997X, 1997Y, 1997Z, 1998A, 1998B, 1998C, 1998D, 1998E, 1998F, 1998G, 1998H, 1998I, 1998J, 1998K, 1998L, 1998M, 1998N, 1998O, 1998P, 1998Q, 1998R, 1998S, 1998T, 1998U, 1998V, 1998W, 1998X, 1998Y, 1998Z, 1999A, 1999B, 1999C, 1999D, 1999E, 1999F, 1999G, 1999H, 1999I, 1999J, 1999K, 1999L, 1999M, 1999N, 1999O, 1999P, 1999Q, 1999R, 1999S, 1999T, 1999U, 1999V, 1999W, 1999X, 1999Y, 1999Z, 2000A, 2000B, 2000C, 2000D, 2000E, 2000F, 2000G, 2000H, 2000I, 2000J, 2000K, 2000L, 2000M, 2000N, 2000O, 2000P, 2000Q, 2000R, 2000S, 2000T, 2000U, 2000V, 2000W, 2000X, 2000Y, 2000Z, 2001A, 2001B, 2001C, 2001D, 2001E, 2001F, 2001G, 2001H, 2001I, 2001J, 2001K, 2001L, 2001M, 2001N, 2001O, 2001P, 2001Q, 2001R, 2001S, 2001T, 2001U, 2001V, 2001W, 2001X, 2001Y, 2001Z, 2002A, 2002B, 2002C, 2002D, 2002E, 2002F, 2002G, 2002H, 2002I, 2002J, 2002K, 2002L, 2002M, 2002N, 2002O, 2002P, 2002Q, 2002R, 2002S, 2002T, 2002U, 2002V, 2002W, 2002X, 2002Y, 2002Z, 2003A, 2003B, 2003C, 2003D, 2003E, 2003F, 2003G, 2003H, 2003I, 2003J, 2003K, 2003L, 2003M, 2003N, 2003O, 2003P, 2003Q, 2003R, 2003S, 2003T, 2003U, 2003V, 2003W, 2003X, 2003Y, 2003Z, 2004A, 2004B, 2004C, 2004D, 2004E, 2004F, 2004G, 2004H, 2004I, 2004J, 2004K, 2004L, 2004M, 2004N, 2004O, 2004P, 2004Q, 2004R, 2004S, 2004T, 2004U, 2004V, 2004W, 2004X, 2004Y, 2004Z, 2005A, 2005B, 2005C, 2005D, 2005E, 2005F, 2005G, 2005H, 2005I, 2005J, 2005K, 2005L, 2005M, 2005N, 2005O, 2005P, 2005Q, 2005R, 2005S, 2005T, 2005U, 2005V, 2005W, 2005X, 2005Y, 2005Z, 2006A, 2006B, 2006C, 2006D, 2006E, 2006F, 2006G, 2006H, 2006I, 2006J, 2006K, 2006L, 2006M, 2006N, 2006O, 2006P, 2006Q, 2006R, 2006S, 2006T, 2006U, 2006V, 2006W, 2006X, 2006Y, 2006Z, 2007A, 2007B, 2007C, 2007D, 2007E, 2007F, 2007G, 2007H, 2007I, 2007J, 2007K, 2007L, 2007M, 2007N, 2007O, 2007P, 2007Q, 2007R, 2007S, 2007T, 2007U, 2007V, 2007W, 2007X, 2007Y, 2007Z, 2008A, 2008B, 2008C, 2008D, 2008E, 2008F, 2008G, 2008H, 2008I, 2008J, 2008K, 2008L, 2008M, 2008N, 2008O, 2008P, 2008Q, 2008R, 2008S, 2008T, 2008U, 2008V, 2008W, 2008X, 2008Y, 2008Z, 2009A, 2009B, 2009C, 2009D, 2009E, 2009F, 2009G, 2009H, 2009I, 2009J, 2009K, 2009L, 2009M, 2009N, 2009O, 2009P, 2009Q, 2009R, 2009S, 2009T, 2009U, 2009V, 2009W, 2009X, 2009Y, 2009Z, 2010A, 2010B, 2010C, 2010D, 2010E, 2010F, 2010G, 2010H, 2010I, 2010J, 2010K, 2010L, 2010M, 2010N, 2010O, 2010P, 2010Q, 2010R, 2010S, 2010T, 2010U, 2010V, 2010W, 2010X, 2010Y, 2010Z, 2011A, 2011B, 2011C, 2011D, 2011E, 2011F, 2011G, 2011H, 2011I, 2011J, 2011K, 2011L, 2011M, 2011N, 2011O, 2011P, 2011Q, 2011R, 2011S, 2011T, 2011U, 2011V, 2011W, 2011X, 2011Y, 2011Z, 2012A, 2012B, 2012C, 2012D, 2012E, 2012F, 2012G, 2012H, 2012I, 2012J, 2012K, 2012L, 2012M, 2012N, 2012O, 2012P, 2012Q, 2012R, 2012S, 2012T, 2012U, 2012V, 2012W, 2012X, 2012Y, 2012Z, 2013A, 2013B, 2013C, 2013D, 2013E, 2013F, 2013G, 2013H, 2013I, 2013J, 2013K, 2013L, 2013M, 2013N, 2013O, 2013P, 2013Q, 2013R, 2013S, 2013T, 2013U, 2013V, 2013W, 2013X, 2013Y, 2013Z, 2014A, 2014B, 2014C, 2014D, 2014E, 2014F, 2014G, 2014H, 2014I, 2014J, 2014



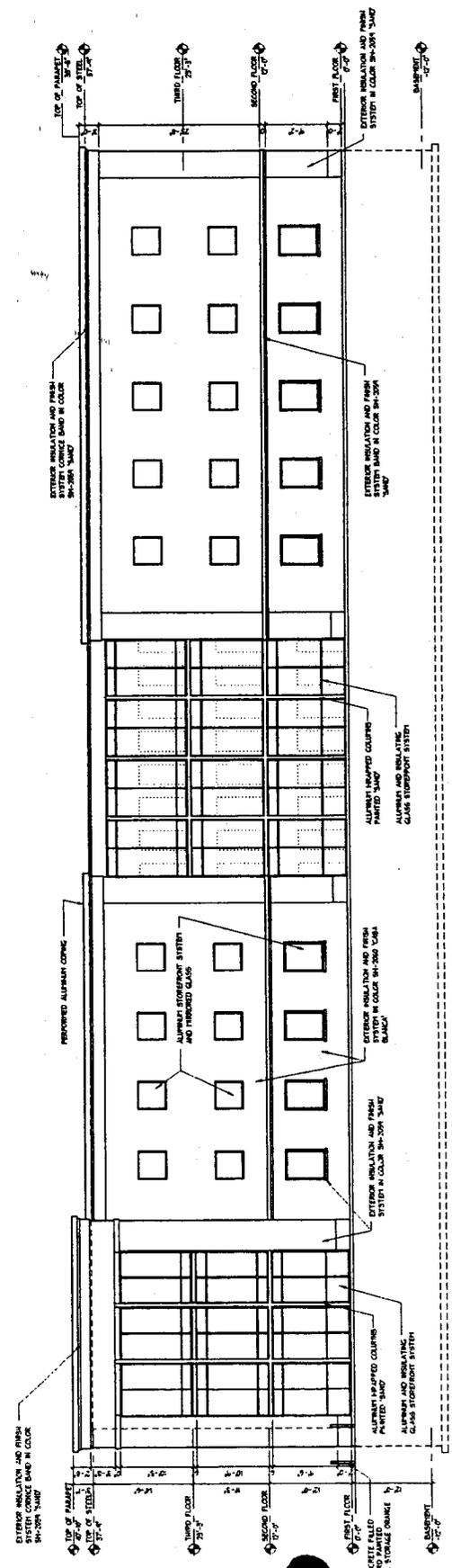
EXISTING VEGETATION MAP
PROPOSED PUBLIC STORAGE FACILITY
ARLINGTON BOULEVARD
SEVEN CORNERS, FAIRFAX COUNTY, VIRGINIA

PERSONS
Date: 1/18/01
10/17/01
4/17/01
REVISIONS
Drawn: [Name]
Checked: [Name]
Approved: [Name]
Scale: 1"=30'
Project No: 00073
E-02 Pkg: 11/07/00
Sheet No: [Number]

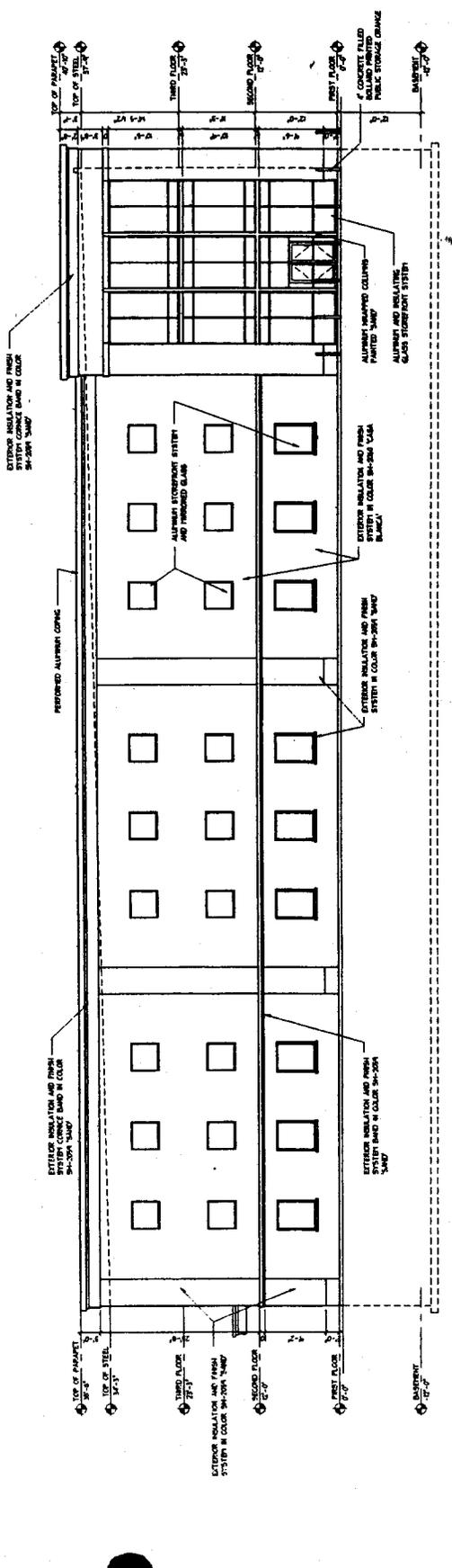
LL-2



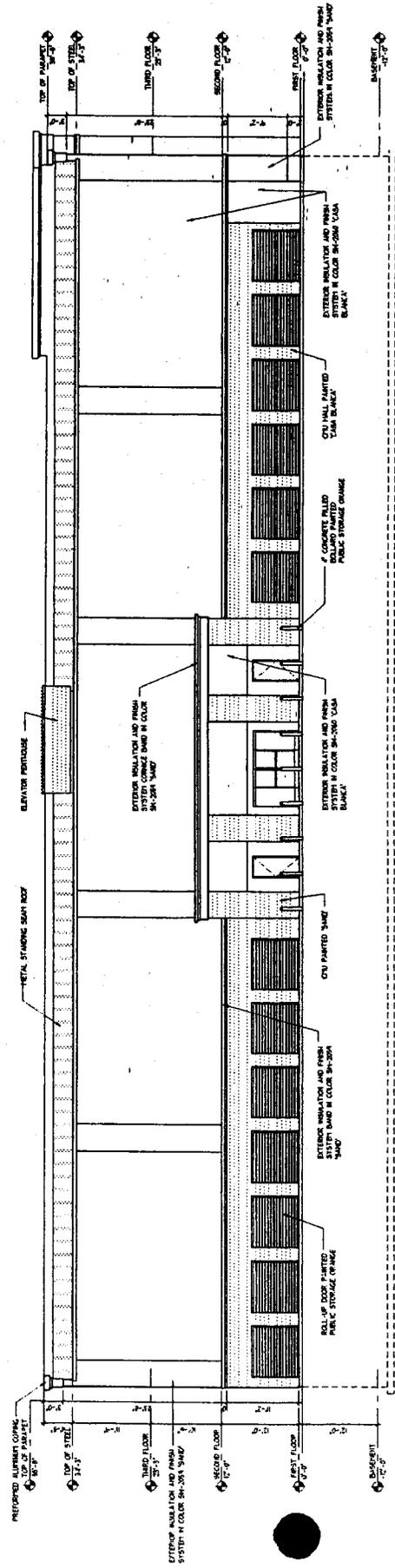
THIS PLAN MAY BE ALTERED BY THE ARCHITECT OR ENGINEER WITHOUT NOTICE TO THE CONTRACTOR.



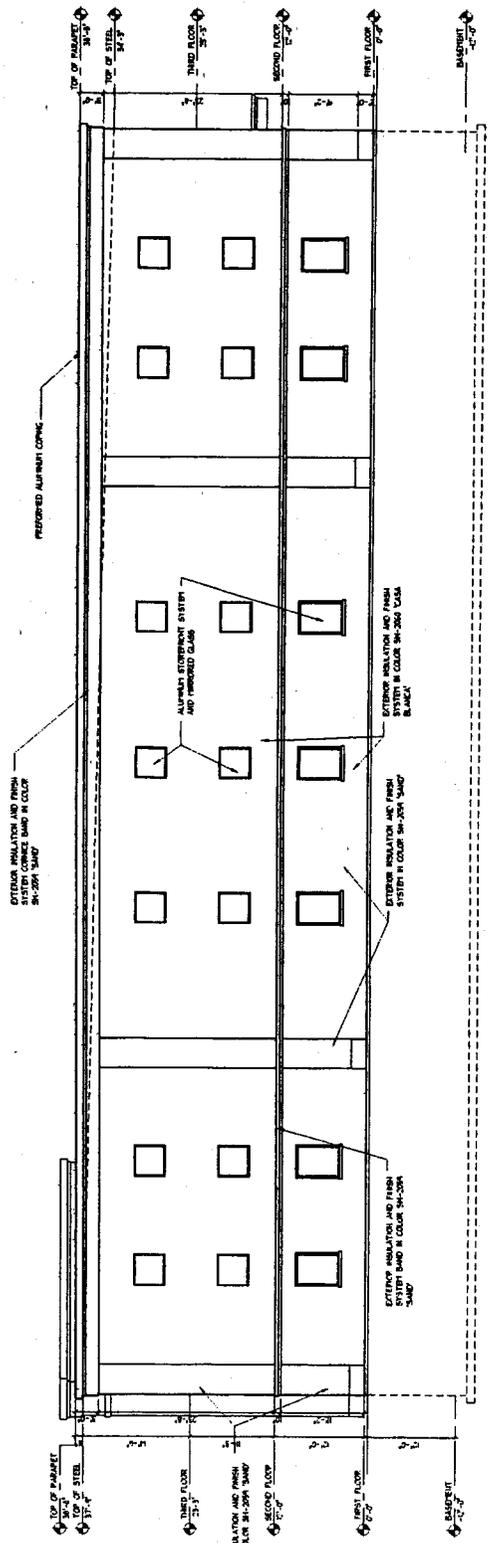
1 NORTH ELEVATION - BUILDING 'A'
 1/8" = 1'-0"



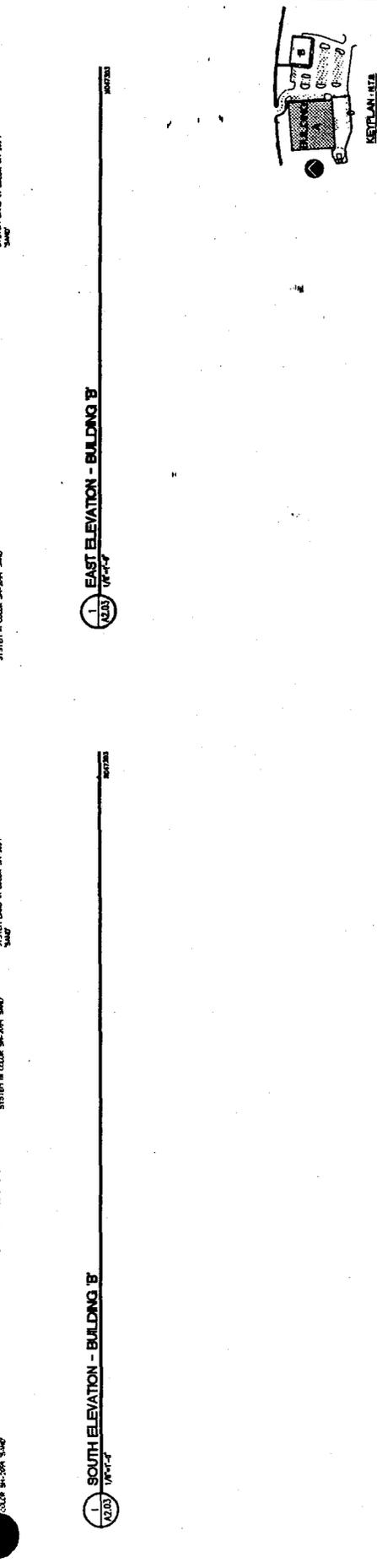
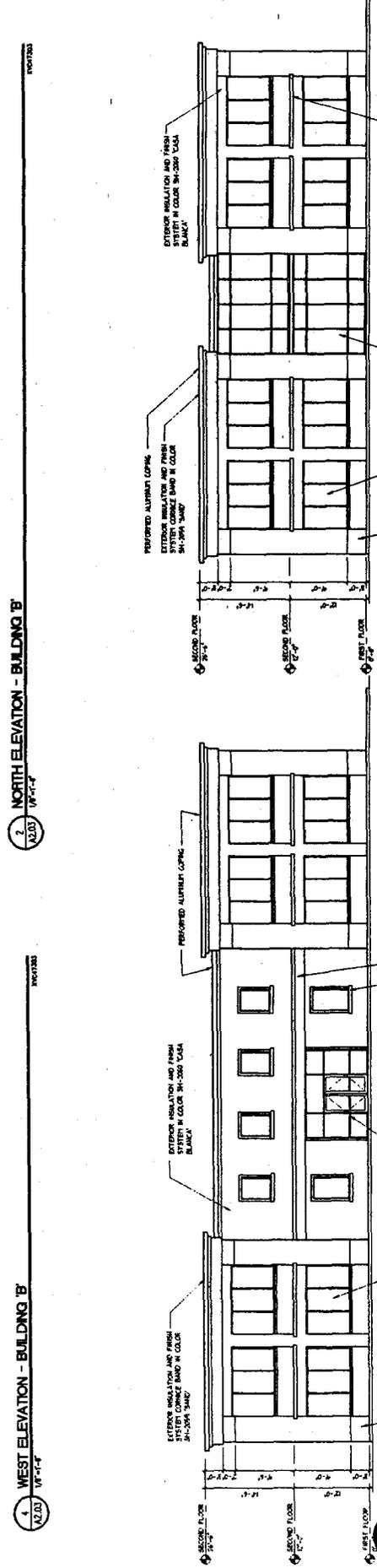
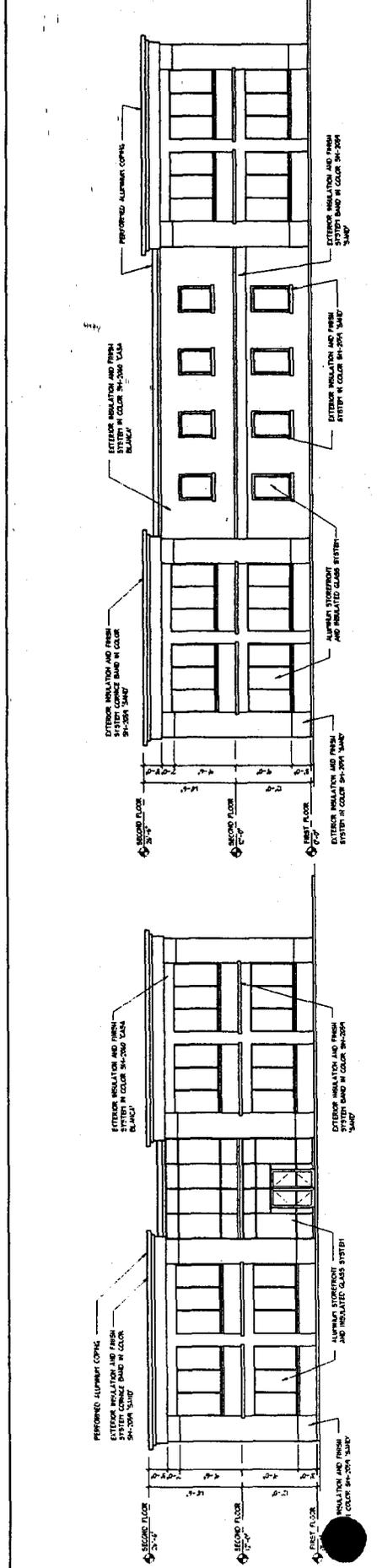
2 EAST ELEVATION - BUILDING 'A'
 1/8" = 1'-0"



2 SOUTH ELEVATION - BUILDING 'A'
 12/15/00



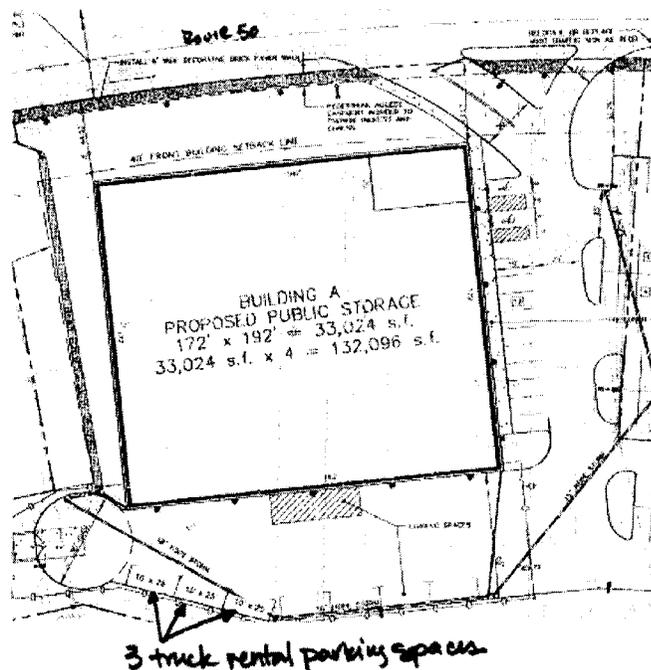
1 WEST ELEVATION - BUILDING 'A'
 12/15/00



BACKGROUND

The applicant is seeking to amend an existing special exception (previously approved for mini-warehousing and an increase in floor area ratio) to add a truck rental establishment. Use of the trucks would be limited to the mini-warehousing patrons only. No physical changes are proposed to the site; parking for the trucks will be provided by re-stripping areas of existing pavement.

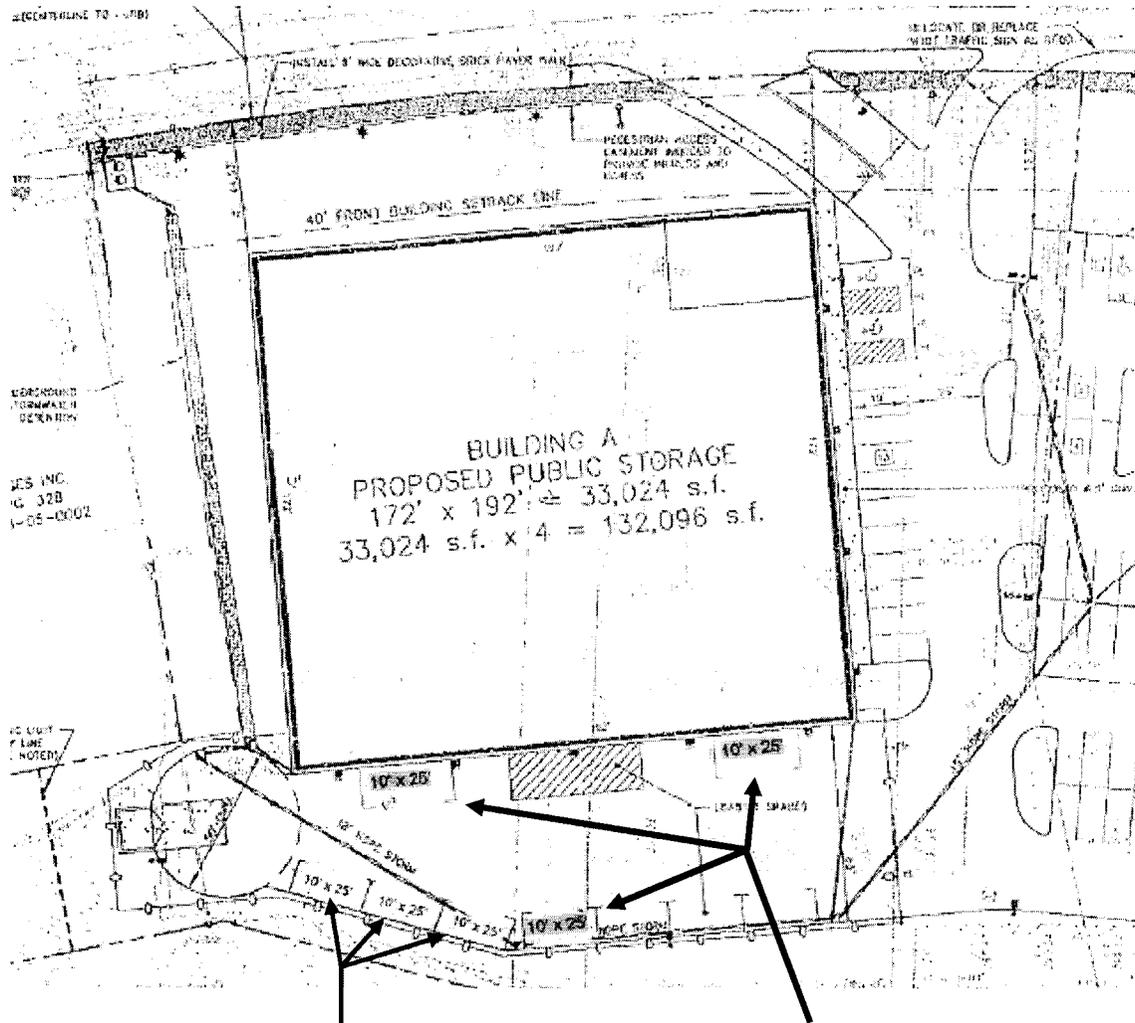
With the initial application request, as reviewed in the staff report dated September 27, 2007, the applicant had requested approval for three trucks, to be located as shown in the following graphic:



Staff had recommended approval of the request, and a public hearing was scheduled for October 11, 2007. The public hearing was subsequently deferred to allow time for the applicant to address affidavit deficiencies and to allow time for staff to review a revised application request, as follows.

DISCUSSION

The applicant is now requesting that a maximum of six (6) trucks be allowed on the site at any one time. The three additional parking spaces (above those shown in the initial request) would be provided along the rear of the building, and by converting one space that was previously shown to be a loading space, as shown in the following graphic:



three originally requested spaces

three newly requested spaces

The three new truck parking spaces would be, like the originally requested three, located in areas that are already paved and are within the fenced area to the rear (south side) of the building. As noted, two spaces would be along the face of the building, while the third is created by converting an existing loading space to a truck parking space. The site, as previously proposed, had five loading spaces where only four were required, therefore the conversion does not present any issues.

Additionally, with the conditions imposed by this special exception, there would not be a case where more than six of these trucks would be on-site; therefore, if additional loading spaces were needed, the rental trucks could be parked in and unloaded from their parking spaces.

While the additional parked trucks may make maneuvering in the loading area slightly more difficult, there is sufficient room for the trucks, and any maneuvering issues will be able to be handled on-site, and should not impact the surrounding road network, especially as the entry to the fenced area is on-site, and not located in proximity to any access onto a public street.

CONCLUSIONS AND RECOMMENDATIONS

Conclusions

The applicant proposes to allow up to six rental trucks to be located at an existing mini-warehousing facility. No substantive changes are proposed to be made; all truck parking spaces will be striped in areas of existing pavement. The proposed rental trucks will be for the use of patrons of the mini-warehousing only, so no additional impacts are expected. Staff believes that the proposal is in harmony with the Comprehensive Plan and in conformance with the applicable Zoning Ordinance provisions.

Recommendations

Staff recommends approval of SEA 01-M-006-2, subject to the proposed development conditions contained in Attachment 1.

It should be noted that it is not the intent of the staff to recommend that the Board, in adopting any conditions, relieve the applicant/owner from compliance with the provisions of any applicable ordinances, regulations, or adopted standards; and that, should this application be approved, such approval 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.

It should be further noted that the content of this report reflects the analysis and recommendations of Staff; it does not reflect the position of the Board of Supervisors.

ATTACHMENTS

1. Proposed Development Conditions
2. Affidavit

DEVELOPMENT CONDITIONS**SEA 01-M-006-2****November 14, 2007**

If it is the intent of the Board of Supervisors to approve SEA 01-M-006-2 located at 6319 Arlington Boulevard, Tax Map 51-3 ((1)) 6A, previously approved for mini-warehousing and waivers and modifications in the CRD (increase in FAR), to permit the addition of a truck rental establishment, pursuant to Sections 4-804 and 9-622 of the Fairfax County Zoning Ordinance, staff recommends that the Board condition the approval by requiring conformance with the following development conditions, which supersede all previously approved conditions. Conditions carried forward from the previous approval are marked with an asterisk (*).

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 use(s) indicated on the special exception plat approved with the application, as qualified by these development conditions. *
3. This Special Exception is subject to the provisions of Article 17, Site Plans, as may be determined by the Director, Department of Public Works and Environmental Services (DPWES). Any plan submitted pursuant to this special exception shall be in substantial conformance with the approved Special Exception Plat entitled "Public Storage Facility" prepared by BL Companies and dated January 2, 2001 as revised through April 12, 2001, and these conditions. Minor modifications to the approved special exception may be permitted pursuant to Par. 4 of Sect. 9-004 of the Zoning Ordinance. *
4. Architecture and architectural materials shall be as shown on Sheets 6, 7, and 8 (A2.01, A2.02, and A2.03) of the SE Plat as referenced above. Materials shall be consistent in type and color on both proposed buildings. *
5. All lighting, including security, pedestrian and/or other incidental lighting, shall feature full cut-off fixtures and be directed downward to prevent off-site glare. *
6. The streetscape design and materials on Arlington Boulevard and Sleepy Hollow Road shall meet the standards and specifications of the streetscape as outlined in the Comprehensive Plan for the Seven Corners CBC, as determined by the Urban Forestry Management of DPWES. *
7. The applicant shall provide a bus shelter for Metro bus service in a location determined appropriate by the Fairfax County Department of Transportation (DOT) and the Virginia Department of Transportation (VDOT.). If DOT and VDOT determine that such a shelter on this site is inappropriate, the applicant shall escrow equivalent funds, as determined by DOT, for the purpose of pedestrian or transit improvements in the Seven Corners area. *

8. No more than six (6) rental trucks or trailers shall be stored on the site at any one time, and such trucks or trailers shall be parked only in the parking spaces designated as "truck rental parking spaces" as shown on the attached Exhibit 1.
9. The rental trucks shall be available for rental only to patrons of the associated mini-warehousing establishment.
10. There shall be no storage of trucks or trailers that are not in operating condition on the site.
11. Prior to initial site plan approval, a Phase I Environmental investigation of the property shall be submitted to DPWES for review. DPWES may request other Fairfax County or State agencies to evaluate the report findings. The investigation shall be generally consistent with the procedures described by the American Society of testing and Materials (ASTM). If warranted by the results of the Phase I investigation, and if determined appropriate by DPWES and the State Water Control Board, a Phase II investigation program shall be pursued. Subject to the findings of a Phase II evaluation program, if soil contaminants are found in sufficient quantities and at such levels to require a longer term monitoring program, a remedial action program and corrective action plan shall be instituted to the satisfaction of the State Water Control Board prior to site plan approval. *
12. Access easements shall be provided for the corner plaza for the installation and maintenance of statuary or other art by others, with the approval of the property owner. *
13. Hours of operation for the mini-warehousing establishment and truck rental establishment shall be limited to 7 am to 9 pm daily. *
14. Access to Sleepy Hollow Road shall be provided generally as shown on the SE Plat. The access point may be redesigned to accommodate a joint access with the property to the south (Tax Map Parcel 51-3 ((1)) 9B) without requiring a Special Exception Amendment, provided that this does not reduce the amount of streetscaping or required parking, or reduce the amount of open space by more than 5%. *
15. Prior to the demolition of any structure on the property, evidence shall be provided that a professional exterminator has treated the structure for rats, and the site shall be inspected by the Fairfax County Health Department to ensure extermination of vermin. *

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.

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 applicant shall be himself responsible for obtaining the

required Non-Residential Use Permit through established procedures, and this Special Exception shall not be valid until this has been accomplished.

Pursuant to Section 9-015 of the Zoning Ordinance, this special exception shall automatically expire, without notice, thirty (30) months after the date of approval unless, at a minimum, the use has been established as evidenced by the issuance of a Non-residential Use Permit for the truck rental establishment. 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.

SPECIAL EXCEPTION AFFIDAVIT

DATE: 10/18/2007
 (enter date affidavit is notarized)

I, Judy Lee / Pacific Planning Group, Inc., do hereby state that I am an
 (enter name of applicant or authorized agent)

(check one) applicant
 applicant's authorized agent listed in Par. 1(a) below 96289c

in Application No.(s): SEA 01-M-006-2
 (enter County-assigned application number(s), e.g. SE 88-V-001)

and that, to the best of my knowledge and belief, the following information is true:

1(a). The following constitutes a listing of the names and addresses of all **APPLICANTS, TITLE OWNERS, CONTRACT PURCHASERS, and LESSEES** of the land described in the application,* and, if any of the foregoing is a **TRUSTEE,**** each **BENEFICIARY** of such trust, and all **ATTORNEYS and REAL ESTATE BROKERS**, and all **AGENTS** who have acted on behalf of any of the foregoing with respect to the application:

(NOTE: All relationships to the application listed above in **BOLD** print are to be disclosed. Multiple relationships may be listed together, e.g., **Attorney/Agent, Contract Purchaser/Lessee, Applicant/Title Owner**, etc. For a multiparcel application, list the Tax Map Number(s) of the parcel(s) for each owner(s) in the Relationship column.)

NAME (enter first name, middle initial, and last name)	ADDRESS (enter number, street, city, state, and zip code)	RELATIONSHIP(S) (enter applicable relationships listed in BOLD above)
Pacific Planning Group, Inc.	23412 Moulton Parkway, Suite 140 Laguna Hills, CA 92653	Agent for the Applicant/Title Owner
Judy Lee (full name)	23412 Moulton Parkway, Suite 140 Laguna Hills, CA 92653	Agent for Applicant
Public Storage, Inc.	701 Western Avenue Glendale, CA 91201	Applicant/Title Owner
Scott Mills	701 Western Avenue Glendale, CA 91201	Agent for Applicant/Title Owner

(check if applicable) There are more relationships to be listed and Par. 1(a) is continued on a "Special Exception Attachment to Par. 1(a)" form.

* In the case of a condominium, the title owner, contract purchaser, or lessee of 10% or more of the units in the condominium.
 ** List as follows: Name of trustee, Trustee for (name of trust, if applicable), for the benefit of: (state name of each beneficiary).

SPECIAL EXCEPTION AFFIDAVIT

DATE: 10/18/2007
(enter date affidavit is notarized)

96289c

for Application No. (s): SEA 01-M-006-2
(enter County-assigned application number(s))

1(b). The following constitutes a listing*** of the SHAREHOLDERS of all corporations disclosed in this affidavit who own 10% or more of any class of stock issued by said corporation, and where such corporation has 10 or less shareholders, a listing of all of the shareholders:

(NOTE: Include SOLE PROPRIETORSHIPS, LIMITED LIABILITY COMPANIES, and REAL ESTATE INVESTMENT TRUSTS herein.)

CORPORATION INFORMATION

NAME & ADDRESS OF CORPORATION: (enter complete name and number, street, city, state, and zip code) Public Storage, Inc.
701 Western Aveune
Glendale, CA 91201

DESCRIPTION OF CORPORATION: (check one statement)

- [] There are 10 or less shareholders, and all of the shareholders are listed below.
[✓] There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
[] There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF SHAREHOLDERS: (enter first name, middle initial and last name)

B. Wayne Hughes
Tamara Hughes Gustavson

(check if applicable) [] There is more corporation information and Par. 1(b) is continued on a "Special Exception Affidavit Attachment 1(b)" form.

*** All listings which include partnerships, corporations, or trusts, to include the names of beneficiaries, must be broken down successively until: (a) only individual persons are listed or (b) the listing for a corporation having more than 10 shareholders has no shareholder owning 10% or more of any class of stock. In the case of an APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land that is a partnership, corporation, or trust, such successive breakdown must include a listing and further breakdown of all of its partners, of its shareholders as required above, and of beneficiaries of any trusts. Such successive breakdown must also include breakdowns of any partnership, corporation, or trust owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land. Limited liability companies and real estate investment trusts and their equivalents are treated as corporations, with members being deemed the equivalent of shareholders; managing members shall also be listed. Use footnote numbers to designate partnerships or corporations, which have further listings on an attachment page, and reference the same footnote numbers on the attachment page.

Special Exception Attachment to Par. 1(b)

DATE: 10/18/2007
(enter date affidavit is notarized)

96289c

for Application No. (s): SEA 01-M-006-2
(enter County-assigned application number (s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)

Pacific Planning Group, Inc.
23412 Moulton Parkway, Suite 140
Laguna Hills, CA 92653

DESCRIPTION OF CORPORATION: (check one statement)

- There are 10 or less shareholders, and all of the shareholders are listed below.
- There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)

Karen J. Blankenzee

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)

DESCRIPTION OF CORPORATION: (check one statement)

- There are 10 or less shareholders, and all of the shareholders are listed below.
- There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)

(check if applicable) There is more corporation information and Par. 1(b) is continued further on a "Special Exception Attachment to Par. 1(b)" form.

SPECIAL EXCEPTION AFFIDAVIT

DATE: 10/18/2007
(enter date affidavit is notarized)

96289c

for Application No. (s): SEA 01-M-006-2
(enter County-assigned application number(s))

1(c). The following constitutes a listing*** of all of the PARTNERS, both GENERAL and LIMITED, in any partnership disclosed in this affidavit:

PARTNERSHIP INFORMATION

PARTNERSHIP NAME & ADDRESS: (enter complete name, and number, street, city, state, and zip code) NOT APPLICABLE. PUBLIC STORAGE, INC. IS INCORPORATED AND NOT A PARTNERSHIP.

(check if applicable) [] The above-listed partnership has no limited partners:

NAMES AND TITLE OF THE PARTNERS (enter first name, middle initial, last name, and title, e.g. General Partner, Limited Partner, or General and Limited Partner)

(check if applicable) [] There is more partnership information and Par. 1(c) is continued on a "Special Exception Affidavit Attachment to Par. 1(c)" form.

*** All listings which include partnerships, corporations, or trusts, to include the names of beneficiaries, must be broken down successively until: (a) only individual persons are listed or (b) the listing for a corporation having more than 10 shareholders has no shareholder owning 10% or more of any class of stock. In the case of an APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land that is a partnership, corporation, or trust, such successive breakdown must include a listing and further breakdown of all of its partners, of its shareholders as required above, and of beneficiaries of any trusts. Such successive breakdown must also include breakdowns of any partnership, corporation, or trust owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land. Limited liability companies and real estate investment trusts and their equivalents are treated as corporations, with members being deemed the equivalent of shareholders; managing members shall also be listed. Use footnote numbers to designate partnerships or corporations, which have further listings on an attachment page, and reference the same footnote numbers on the attachment page.

SPECIAL EXCEPTION AFFIDAVIT

DATE: 10/18/2007
(enter date affidavit is notarized)

96289c

for Application No. (s): SEA 01-M-006-2
(enter County-assigned application number(s))

1(d). One of the following boxes **must** be checked:

[] In addition to the names listed in Paragraphs 1(a), 1(b), and 1(c) above, the following is a listing of any and all other individuals who own in the aggregate (directly and as a shareholder, partner, and beneficiary of a trust) 10% or more of the **APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE*** of the land:

[✓] Other than the names listed in Paragraphs 1(a), 1(b), and 1(c) above, no individual owns in the aggregate (directly and as a shareholder, partner, and beneficiary of a trust) 10% or more of the **APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE*** of the land.

2. That no member of the Fairfax County Board of Supervisors, Planning Commission, or any member of his or her immediate household owns or has any financial interest in the subject land either individually, by ownership of stock in a corporation owning such land, or through an interest in a partnership owning such land.

EXCEPT AS FOLLOWS: (**NOTE:** If answer is none, enter “**NONE**” on the line below.)
NONE.

(check if applicable) [] There are more interests to be listed and Par. 2 is continued on a “Special Exception Attachment to Par. 2” form.

Application No.(s): SEA 01-M-006-2

(county-assigned application number(s), to be entered by County Staff)

SPECIAL EXCEPTION AFFIDAVIT

DATE: 10/18/2007

(enter date affidavit is notarized)

96289c

3. That within the twelve-month period prior to the public hearing of this application, no member of the Fairfax County Board of Supervisors, Planning Commission, or any member of his or her immediate household, either directly or by way of partnership in which any of them is a partner, employee, agent, or attorney, or through a partner of any of them, or through a corporation in which any of them is an officer, director, employee, agent, or attorney or holds 10% or more of the outstanding bonds or shares of stock of a particular class, has, or has had any business or financial relationship, other than any ordinary depositor or customer relationship with or by a retail establishment, public utility, or bank, including any gift or donation having a value of more than \$100, singularly or in the aggregate, with any of those listed in Par. 1 above.

EXCEPT AS FOLLOWS: (NOTE: If answer is none, enter "NONE" on line below.)

NONE.

NOTE: Business or financial relationships of the type described in this paragraph that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings. See Par. 4 below.)

(check if applicable) [] There are more disclosures to be listed and Par. 3 is continued on a "Special Exception Attachment to Par. 3" form.

4. That the information contained in this affidavit is complete, that all partnerships, corporations, and trusts owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land have been listed and broken down, and that prior to each and every public hearing on this matter, I will reexamine this affidavit and provide any changed or supplemental information, including business or financial relationships of the type described in Paragraph 3 above, that arise on or after the date of this application.

WITNESS the following signature:

(check one)

[] Applicant

[x] Applicant's Authorized Agent

Judy Lee C/O Pacific Planning Group, Inc. - Authorized Agents

(type or print first name, middle initial, last name, and & title of signee)

Subscribed and sworn to before me this 18 day of OCTOBER, 2007, in the State/Comm. of CAIFORNIA, County/City of LAGUNA HILLS.

Jennifer Lauro
Notary Public

My commission expires: July 30, 2008

