



# FAIRFAX COUNTY

**APPLICATION ACCEPTED:** November 19, 2007  
**PLANNING COMMISSION:** March 19, 2008  
**BOARD OF SUPERVISORS:** not yet scheduled

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V I R G I N I A

March 5, 2008

## STAFF REPORT

**APPLICATION SEA 2006-MA-016**

### MASON DISTRICT

**APPLICANT:** PNC Bank, N.A.

**PRESENT ZONING:** C-6

**PARCEL(S):** 71-4 ((1)) 28A

**ACREAGE:** 32,624 square feet

**FAR:** 0.11

**OPEN SPACE:** 28.1%

**PLAN MAP:** Retail and Other

**SE CATEGORY:** Category 5: Drive-in Bank

**PROPOSAL:** To amend SE 2006-MA-016, previously approved or a drive-in bank, to permit site modifications

O:\sbatt\SEA\SEA 2006-MA-016 PNC Bank\Staff Report Cover.doc

## **STAFF RECOMMENDATIONS:**

Staff recommends approval of SEA 2006-MA-016, subject to the proposed development conditions contained in Appendix 1.

Staff recommends approval of a modification of the 8 foot wide trail requirement along the Braddock and Backlick Road frontages in favor of a 5 foot wide sidewalk along each road.

Staff recommends approval of a waiver of construction only of on-road bike lanes (dedication provided) on Braddock and Backlick Roads.

Staff recommends approval of a waiver of the loading space requirement.

Staff recommends approval of a modification of transitional screening and a waiver of the barrier requirements along the eastern and southern property boundaries, in favor of that show on the SEA Plat and as conditioned.

Staff recommends approval of a modification of the peripheral parking lot landscaping requirement in favor of the shown on the SEA Plat and conditioned.

It should be noted that it is not the intent of staff to recommend that the Board, in adopting any conditions proffered by the owner, relieve the applicant/owner from compliance with the provisions of any applicable ordinances, regulations, or adopted standards.

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.

The approval of this rezoning does not interfere with, abrogate or annul any easement, covenants, or other agreements between parties, as they may apply to the property subject to this application.

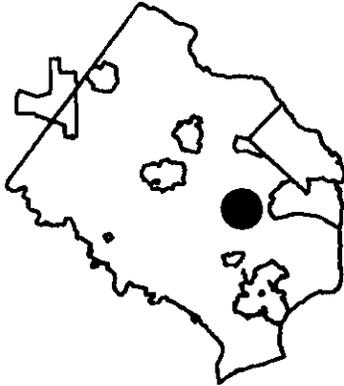
For information, contact the Zoning Evaluation Division, Department of Planning and Zoning, 12055 Government Center Parkway, Suite 801, Fairfax, Virginia 22035-5505, (703) 324-1290.



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).

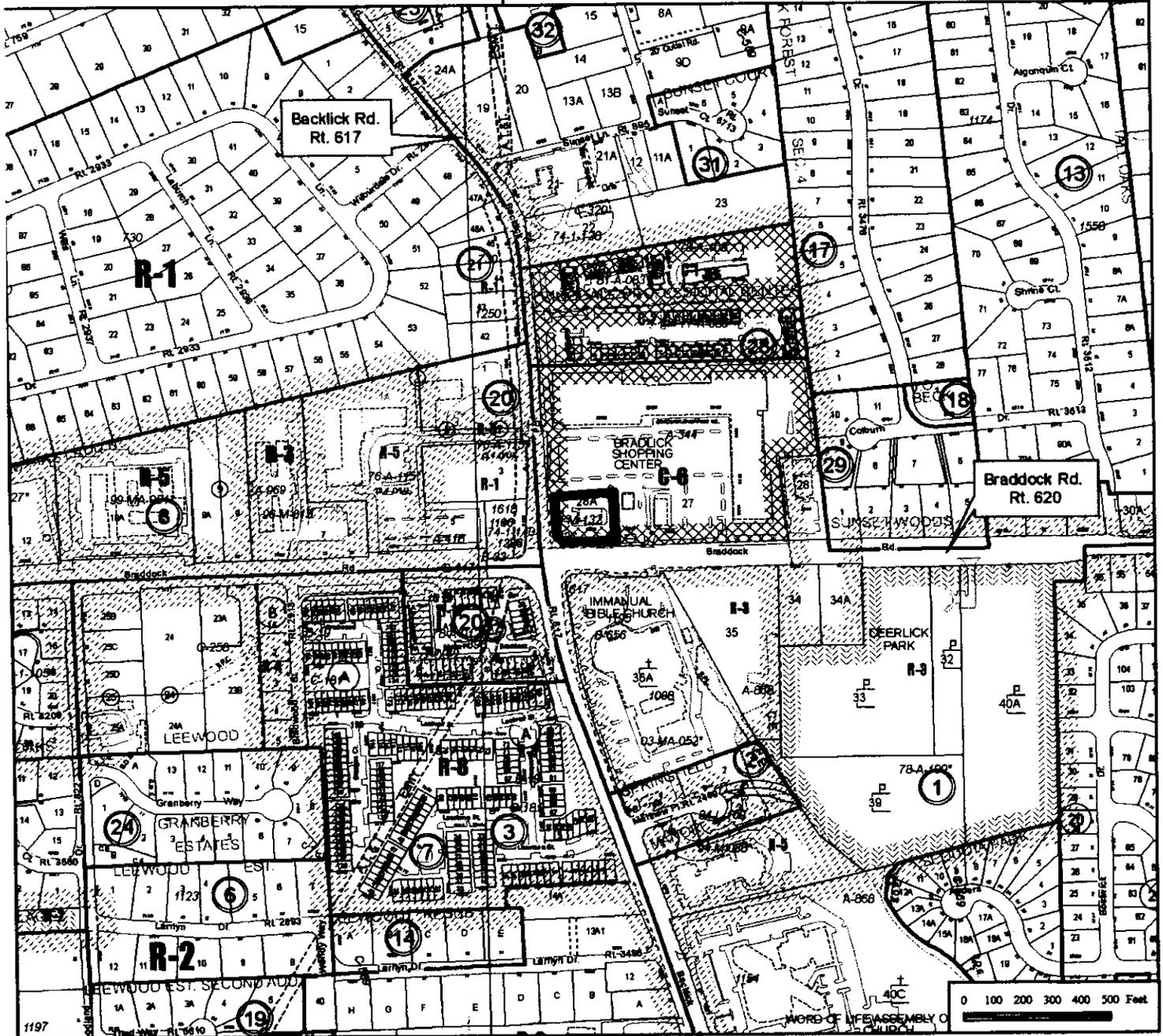
# Special Exception Amendment

SEA 2006-MA-016



Applicant: PNC BANK, N.A.  
Accepted: 11/19/2007  
Proposed: AMEND SE 2006-MA-016 PREVIOUSLY APPROVED FOR DRIVE IN BANK TO PERMIT WAIVER OF MINIMUM LOT SIZE AND MINIMUM LOT WIDTH AND SITE MODIFICATIONS

Area: 32,624 SF OF LAND; DISTRICT - MASON  
Zoning Dist Sect: 09-061004-0604  
Art 9 Group and Use: 6-06 5-06  
Located: 6950 BRADDOCK ROAD  
Zoning: C-6  
Plan Area: 1,  
Overlay Dist:  
Map Ref Num: 071-4 /01/ /0028A





# SPECIAL EXCEPTION AMENDMENT PLAT

6950 BRADDOCK ROAD

ANNANDALE, (FAIRFAX COUNTY), VIRGINIA

TM #071-4-01-0028A

**UTILITY CONTACT INFORMATION:**

UTILITY	CONTACT NAME	PHONE	ADDRESS
TELEPHONE	...	...	...
...	...	...	...
...	...	...	...



LOCATION MAP

**APPLICANT:**

PNC BANK, N.A.  
808 17TH STREET, N.W.  
9TH FLOOR  
WASHINGTON, D.C. 20008

**OWNER:**

AMBRASIA ENTERPRISES, LLC  
6950 BRADDOCK ROAD  
ANNANDALE, VA 22003



PREPARED BY:

**BOHLER ENGINEERING, P.C.**  
22630 DAVIS DRIVE, SUITE 200  
STERLING, VIRGINIA 20164  
(703) 709-9500  
CONTACT: AARON BODENSCHATZ



**SHEET INDEX**

- COVER SHEET
- EXISTING CONDITIONS PLAN/EXISTING VEGETATION MAP
- SPECIAL EXCEPTION AMENDMENT PLAN
- LANDSCAPE PLAN
- STORMWATER MANAGEMENT PLAN
- ARCHITECTURAL ELEVATIONS
- APPROVED SPECIAL EXCEPTION PLAT (SE-2006-WA-016)

\* WATER/NOISE/VIOLATIONS ARE HEREBY REQUESTED FOR APPROVAL FROM THE BOARD APPROVAL DATED 11/29/06 FOR PART OF THE DEVELOPMENT PERMITS LISTED BELOW:

NO.	DATE	DESCRIPTION	STATUS
1	11-29-06	...	...
2	11-29-06	...	...
3	11-29-06	...	...

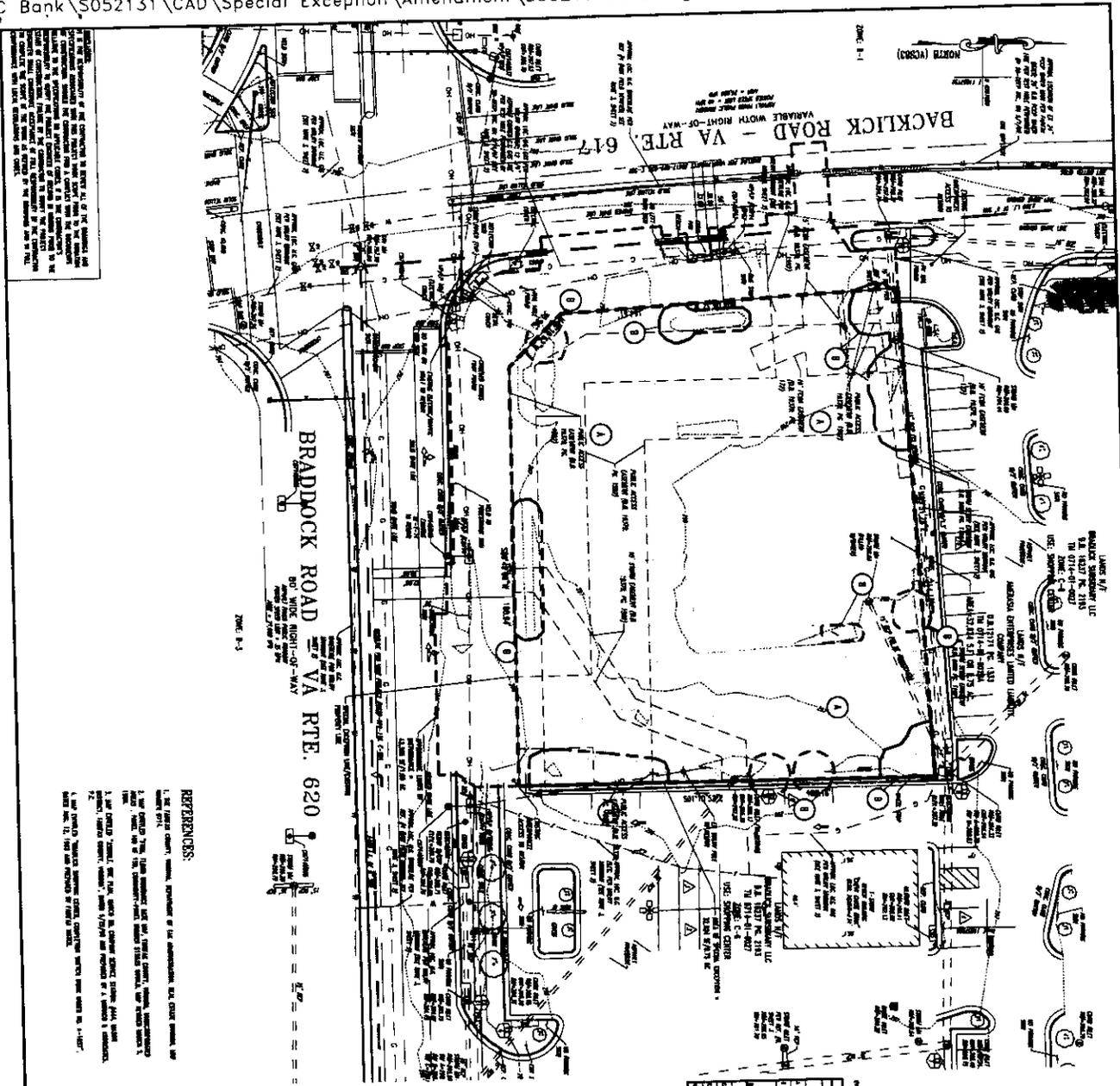
**BOHLER ENGINEERING**  
INCORPORATED  
1000 ...  
ANNANDALE, VIRGINIA



A.J. VOLANTINI  
REGISTERED PROFESSIONAL ENGINEER  
No. 10000

COVER SHEET  
DATE: 12/31/07





THE INFORMATION ON THIS PLAN IS BASED ON THE RECORDS OF THE ENGINEER AND SURVEYOR. THE ENGINEER AND SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE SITE AND HAS FOUND THAT THE INFORMATION ON THIS PLAN IS ACCURATE AND COMPLETE. THE ENGINEER AND SURVEYOR HAS NOT CONDUCTED A FIELD SURVEY OF THE SITE AND HAS NOT MEASURED THE DISTANCES SHOWN ON THIS PLAN. THE ENGINEER AND SURVEYOR HAS NOT CONDUCTED A FIELD SURVEY OF THE SITE AND HAS NOT MEASURED THE DISTANCES SHOWN ON THIS PLAN.

**BRADDOCK ROAD**  
VA RTE. 620

**BACKLICK ROAD**  
VA RTE. 617

**GRAPHIC SCALE**  
1" = 20'

**BOHLER ENGINEERING**  
1000 W. 10th St.  
Tulsa, Oklahoma 74103  
918.438.1111

**BOHLER ENGINEERING**  
1000 W. 10th St.  
Tulsa, Oklahoma 74103  
918.438.1111

- REFERENCES:**
- 1. ALL FEDERAL, STATE, AND LOCAL LAWS, ORDINANCES, AND REGULATIONS.
  - 2. ALL RECORDS OF THE ENGINEER AND SURVEYOR.
  - 3. ALL RECORDS OF THE CITY OF TULSA.
  - 4. ALL RECORDS OF THE COUNTY OF TULSA.
  - 5. ALL RECORDS OF THE STATE OF OKLAHOMA.
  - 6. ALL RECORDS OF THE FEDERAL GOVERNMENT.
  - 7. ALL RECORDS OF THE UNITED STATES DEPARTMENT OF AGRICULTURE.
  - 8. ALL RECORDS OF THE UNITED STATES DEPARTMENT OF THE INTERIOR.
  - 9. ALL RECORDS OF THE UNITED STATES DEPARTMENT OF COMMERCE.
  - 10. ALL RECORDS OF THE UNITED STATES DEPARTMENT OF JUSTICE.
  - 11. ALL RECORDS OF THE UNITED STATES DEPARTMENT OF LABOR.
  - 12. ALL RECORDS OF THE UNITED STATES DEPARTMENT OF TRANSPORTATION.
  - 13. ALL RECORDS OF THE UNITED STATES DEPARTMENT OF ENERGY.
  - 14. ALL RECORDS OF THE UNITED STATES DEPARTMENT OF HEALTH AND HUMAN SERVICES.
  - 15. ALL RECORDS OF THE UNITED STATES DEPARTMENT OF EDUCATION.
  - 16. ALL RECORDS OF THE UNITED STATES DEPARTMENT OF AGRICULTURE AND RURAL DEVELOPMENT.
  - 17. ALL RECORDS OF THE UNITED STATES DEPARTMENT OF AGRICULTURE AND RURAL DEVELOPMENT.
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  - 19. ALL RECORDS OF THE UNITED STATES DEPARTMENT OF AGRICULTURE AND RURAL DEVELOPMENT.
  - 20. ALL RECORDS OF THE UNITED STATES DEPARTMENT OF AGRICULTURE AND RURAL DEVELOPMENT.

- NOTES:**
1. ALL DISTANCES ARE IN FEET AND DECIMALS THEREOF.
  2. ALL ANGLES ARE IN DEGREES AND DECIMALS THEREOF.
  3. ALL CURVES ARE CIRCULAR UNLESS OTHERWISE NOTED.
  4. ALL ELEVATIONS ARE IN FEET ABOVE MEAN SEA LEVEL UNLESS OTHERWISE NOTED.
  5. ALL AREAS ARE IN SQUARE FEET UNLESS OTHERWISE NOTED.
  6. ALL VOLUMES ARE IN CUBIC FEET UNLESS OTHERWISE NOTED.
  7. ALL WEIGHTS ARE IN POUNDS UNLESS OTHERWISE NOTED.
  8. ALL LENGTHS ARE IN FEET UNLESS OTHERWISE NOTED.
  9. ALL WIDTHS ARE IN FEET UNLESS OTHERWISE NOTED.
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  20. ALL TANGENTS ARE IN FEET UNLESS OTHERWISE NOTED.



**EXISTING VEGETATION MAP LEGEND:**

- COVER TYPE BOUNDARY
- DEVELOPED LAND
- EXISTING TREES

NO.	DESCRIPTION	DATE
1	EXISTING VEGETATION MAP	12/31/2007
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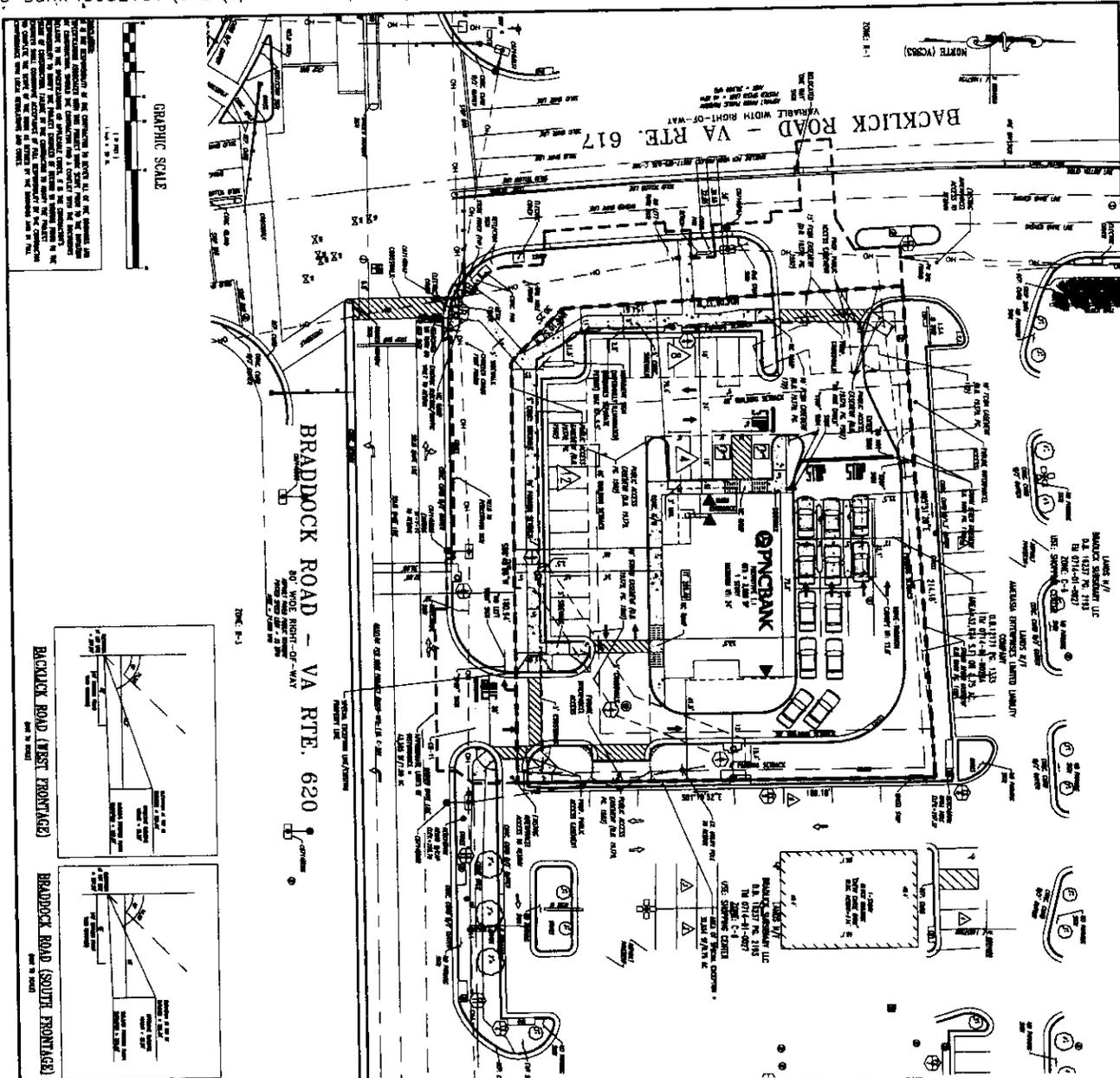
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**GENERAL NOTES**

1. THE SITE OF THIS PROJECT IS A PORTION OF THE DEVELOPMENT OF THE PNC BANK BUILDING AND PARKING LOT, AS SHOWN ON THE PREVIOUS SET OF PLANS.
2. THE SITE IS LOCATED AT THE INTERSECTION OF BACKLICK ROAD AND BRADDOCK ROAD.
3. THE SITE IS ZONED R-100 (RESIDENTIAL SINGLE-FAMILY).
4. THE PROPOSED DEVELOPMENT IS A SPECIAL EXCEPTION TO THE ZONING ORDINANCE.
5. THE PROPOSED DEVELOPMENT IS SUBJECT TO THE APPROVAL OF THE ZONING BOARD.
6. THE PROPOSED DEVELOPMENT IS SUBJECT TO THE APPROVAL OF THE CITY COMMISSIONER.
7. THE PROPOSED DEVELOPMENT IS SUBJECT TO THE APPROVAL OF THE COMMONWEALTH DEPARTMENT OF TRANSPORTATION.
8. THE PROPOSED DEVELOPMENT IS SUBJECT TO THE APPROVAL OF THE COMMONWEALTH DEPARTMENT OF ENVIRONMENTAL QUALITY.
9. THE PROPOSED DEVELOPMENT IS SUBJECT TO THE APPROVAL OF THE COMMONWEALTH DEPARTMENT OF REVENUE.
10. THE PROPOSED DEVELOPMENT IS SUBJECT TO THE APPROVAL OF THE COMMONWEALTH DEPARTMENT OF SOCIAL SERVICES.
11. THE PROPOSED DEVELOPMENT IS SUBJECT TO THE APPROVAL OF THE COMMONWEALTH DEPARTMENT OF HEALTH SERVICES.
12. THE PROPOSED DEVELOPMENT IS SUBJECT TO THE APPROVAL OF THE COMMONWEALTH DEPARTMENT OF EDUCATION.
13. THE PROPOSED DEVELOPMENT IS SUBJECT TO THE APPROVAL OF THE COMMONWEALTH DEPARTMENT OF LABOR AND INDUSTRY.
14. THE PROPOSED DEVELOPMENT IS SUBJECT TO THE APPROVAL OF THE COMMONWEALTH DEPARTMENT OF CONSUMER AFFAIRS.
15. THE PROPOSED DEVELOPMENT IS SUBJECT TO THE APPROVAL OF THE COMMONWEALTH DEPARTMENT OF PROFESSIONAL REGULATION.
16. THE PROPOSED DEVELOPMENT IS SUBJECT TO THE APPROVAL OF THE COMMONWEALTH DEPARTMENT OF TREASURY.
17. THE PROPOSED DEVELOPMENT IS SUBJECT TO THE APPROVAL OF THE COMMONWEALTH DEPARTMENT OF AGRICULTURE.
18. THE PROPOSED DEVELOPMENT IS SUBJECT TO THE APPROVAL OF THE COMMONWEALTH DEPARTMENT OF FORESTRY AND WILDLIFE.
19. THE PROPOSED DEVELOPMENT IS SUBJECT TO THE APPROVAL OF THE COMMONWEALTH DEPARTMENT OF MARINE AND FISHERIES.
20. THE PROPOSED DEVELOPMENT IS SUBJECT TO THE APPROVAL OF THE COMMONWEALTH DEPARTMENT OF HISTORIC PRESERVATION.
21. THE PROPOSED DEVELOPMENT IS SUBJECT TO THE APPROVAL OF THE COMMONWEALTH DEPARTMENT OF CULTURAL AFFAIRS.
22. THE PROPOSED DEVELOPMENT IS SUBJECT TO THE APPROVAL OF THE COMMONWEALTH DEPARTMENT OF CONSUMER SERVICES.

**LEGEND**

1. EXISTING CURB	1/4" = 1'-0"
2. EXISTING SIDEWALK	1/4" = 1'-0"
3. EXISTING DRIVEWAY	1/4" = 1'-0"
4. EXISTING PAVEMENT	1/4" = 1'-0"
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123. EXISTING UTILITY	1/4" = 1'-0"
124. EXISTING STRUCTURE	1/4" = 1'-0"
125. EXISTING FENCE	1/4" = 1'-0"
126. EXISTING SIGN	1/4" = 1'-0"
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128. EXISTING TREE	1/4" = 1'-0"
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131. EXISTING SAND	1/4" = 1'-0"
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134. EXISTING CONCRETE	1/4" = 1'-0"
135. EXISTING GRAVEL	1/4" = 1'-0"
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137. EXISTING SOIL	1/4" = 1'-0"
138. EXISTING VEGETATION	1/4" = 1'-0"
139. EXISTING UTILITY	1/4" = 1'-0"
140. EXISTING STRUCTURE	1/4" = 1'-0"
141. EXISTING FENCE	1/4" = 1'-0"
142. EXISTING SIGN	1/4" = 1'-0"
143. EXISTING LIGHT	1/4" = 1'-0"
144. EXISTING TREE	1/4" = 1'-0"
145. EXISTING SHrub	1/4" = 1'-0"
146. EXISTING GRASS	1/4" = 1'-0"
147. EXISTING SAND	1/4" = 1'-0"
148. EXISTING GRAVEL	1/4" = 1'-0"
149. EXISTING ASPHALT	1/4" = 1'-0"
150. EXISTING CONCRETE	1/4" = 1'-0"

**BOHLER ENGINEERING**

OWN & CONSULTING ENGINEERS

PROJECT NUMBER: \_\_\_\_\_

COMMERCIAL PROJECTS

LANDSCAPE ARCHITECTS

**PNC BANK**

SPECIAL EXCEPTION AMENDMENT PLAN

DATE: 12/31/2007

BY: A.J. VOLANTIN

3



**BOHLER ENGINEERING**

ONE S. BOHLER DRIVE  
ANNANDALE, VIRGINIA 22003  
TEL: (703) 441-1111  
FAX: (703) 441-1112  
WWW.BOHLER-ENG.COM

NO.	DATE	DESCRIPTION
1	01/15/07	ISSUED FOR PERMIT
2	02/01/07	REVISED PER COMMENTS
3	02/15/07	REVISED PER COMMENTS
4	02/28/07	REVISED PER COMMENTS
5	03/15/07	REVISED PER COMMENTS
6	03/28/07	REVISED PER COMMENTS
7	04/10/07	REVISED PER COMMENTS
8	04/25/07	REVISED PER COMMENTS
9	05/10/07	REVISED PER COMMENTS
10	05/25/07	REVISED PER COMMENTS
11	06/10/07	REVISED PER COMMENTS
12	06/25/07	REVISED PER COMMENTS
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20	10/25/07	REVISED PER COMMENTS
21	11/10/07	REVISED PER COMMENTS
22	11/25/07	REVISED PER COMMENTS
23	12/10/07	REVISED PER COMMENTS
24	12/25/07	REVISED PER COMMENTS

NOT APPROVED FOR CONSTRUCTION

ANNANDALE  
PNC BANK

SPECIAL EXCEPTION AMENDMENT PLAN  
6820 BRADDOCK ROAD  
ANNANDALE, VIRGINIA

**BOHLER ENGINEERING**

**A.J. VOLANTH**

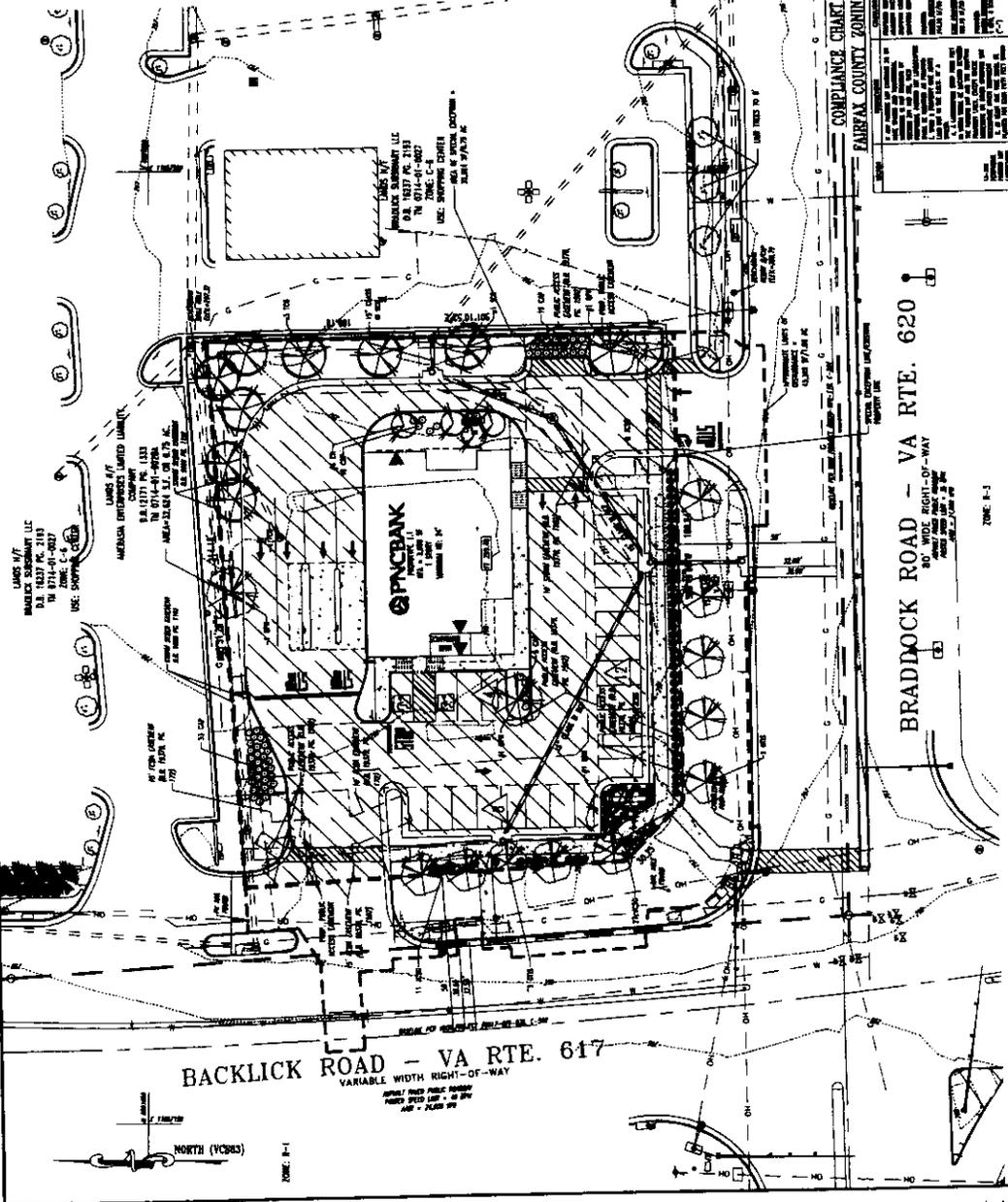
LANDSCAPE PLAN  
SHEET NUMBER: 4  
OF 11

**TREE COVER CALCULATIONS**

<b>GROSS SITE AREA:</b> 100,000 SQ. FT.
<b>TREE COVER REQUIRED:</b> 25,000 SQ. FT. (25% TREE COVER)
<b>TREE COVER PROVIDED:</b> 25,000 SQ. FT. (25% TREE COVER)

**COMPLIANCE CHART FOR THE PUBLIC FACILITIES MANUAL**

SECTION	REQUIREMENT	COMPLIANCE
101	... (text) ...	... (text) ...
102	... (text) ...	... (text) ...
103	... (text) ...	... (text) ...
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119	... (text) ...	... (text) ...
120	... (text) ...	... (text) ...



**COMPLIANCE CHART FOR THE FAIRFAX COUNTY ZONING ORDINANCE**

SECTION	REQUIREMENT	COMPLIANCE
101	... (text) ...	... (text) ...
102	... (text) ...	... (text) ...
103	... (text) ...	... (text) ...
104	... (text) ...	... (text) ...
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117	... (text) ...	... (text) ...
118	... (text) ...	... (text) ...
119	... (text) ...	... (text) ...
120	... (text) ...	... (text) ...

**LANDSCAPE SCHEDULE**

REQUIREMENT	COMPLIANCE
1. ... (text) ...	... (text) ...
2. ... (text) ...	... (text) ...
3. ... (text) ...	... (text) ...
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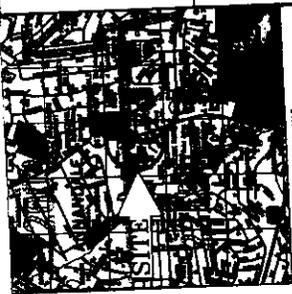
2105

DATE	11/29/06
DRAWING	EXISTING VEGETATION
SCALE	AS SHOWN
PROJECT	BRADDOCK ROAD - VA RTE. 620
CLIENT	LANOS, INC.
DESIGNER	J. BOHLER
CHECKED BY	J. BOHLER
DATE	11/29/06

PNC BANK - ANNANDALE  
 6950 BRADDOCK ROAD  
 ANNANDALE, VIRGINIA (FAIRFAX COUNTY)

BOHLER ENGINEERING, P.C.

PNC BANK



LOCATION MAP

NO.	DESCRIPTION	DATE	BY
1	EXISTING VEGETATION	11/29/06	J. BOHLER
2	DEVELOPED LAND	11/29/06	J. BOHLER
3	EXISTING TREES	11/29/06	J. BOHLER

EXISTING VEGETATION MAP LEGEND

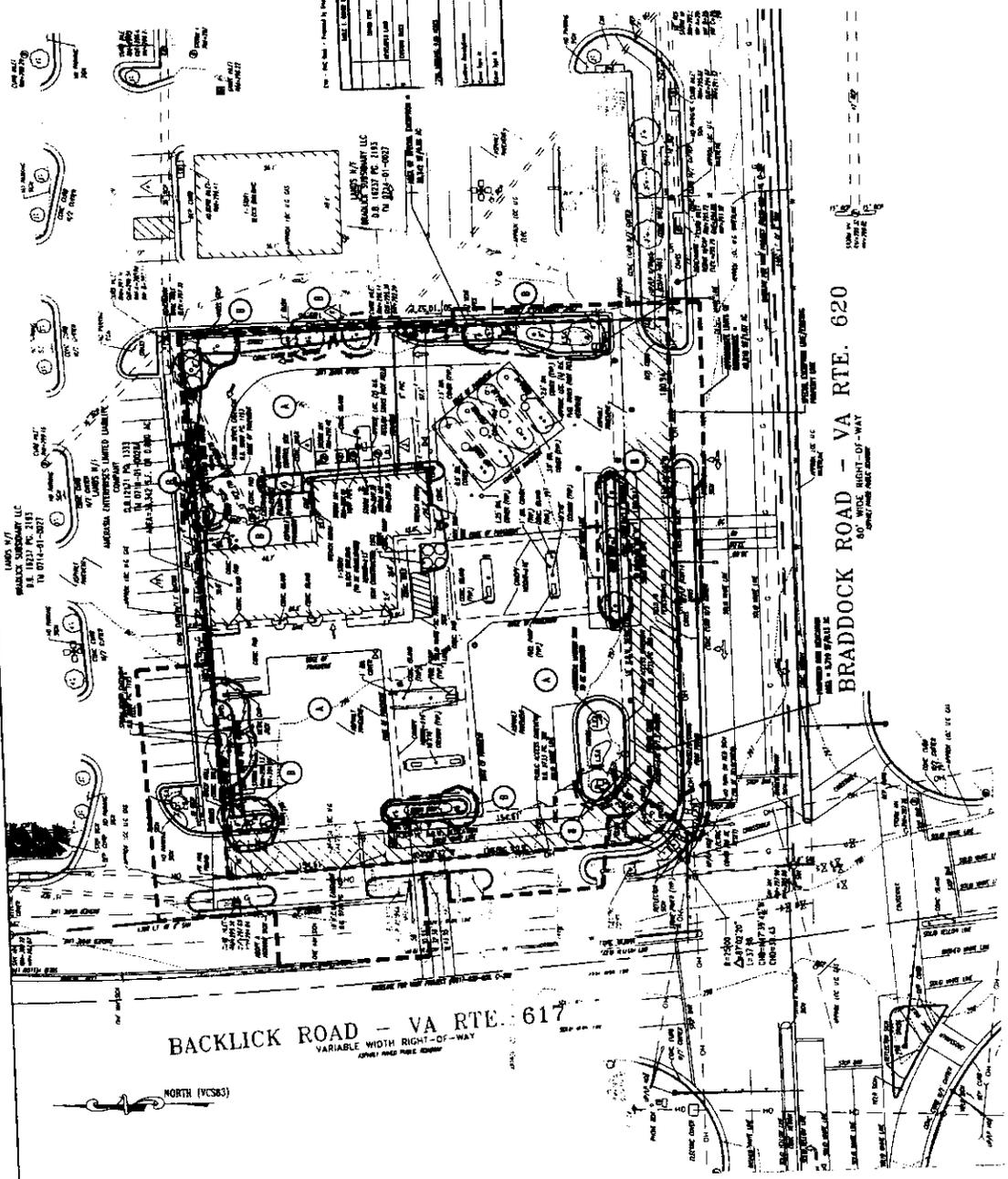
- COVER TYPE BOUNDARY
- DEVELOPED LAND
- EXISTING TREES

Site: Braddock Rd - VA RTE 620  
 Date: 11/29/06  
 Drawn by: J. Bohler



MISS UTILITY  
 1-800-4-A-UTILITY  
 1-800-4-287-8847

GRAPHIC SCALE



3005

PNC BANK - ANNANDALE SPECIAL EXCEPTION PLAN  
 6950 BRADDOCK ROAD ANNANDALE, VIRGINIA (FAIRFAX COUNTY)

BOILLER ENGINEERING, P.C.

A.J. VOLANTH

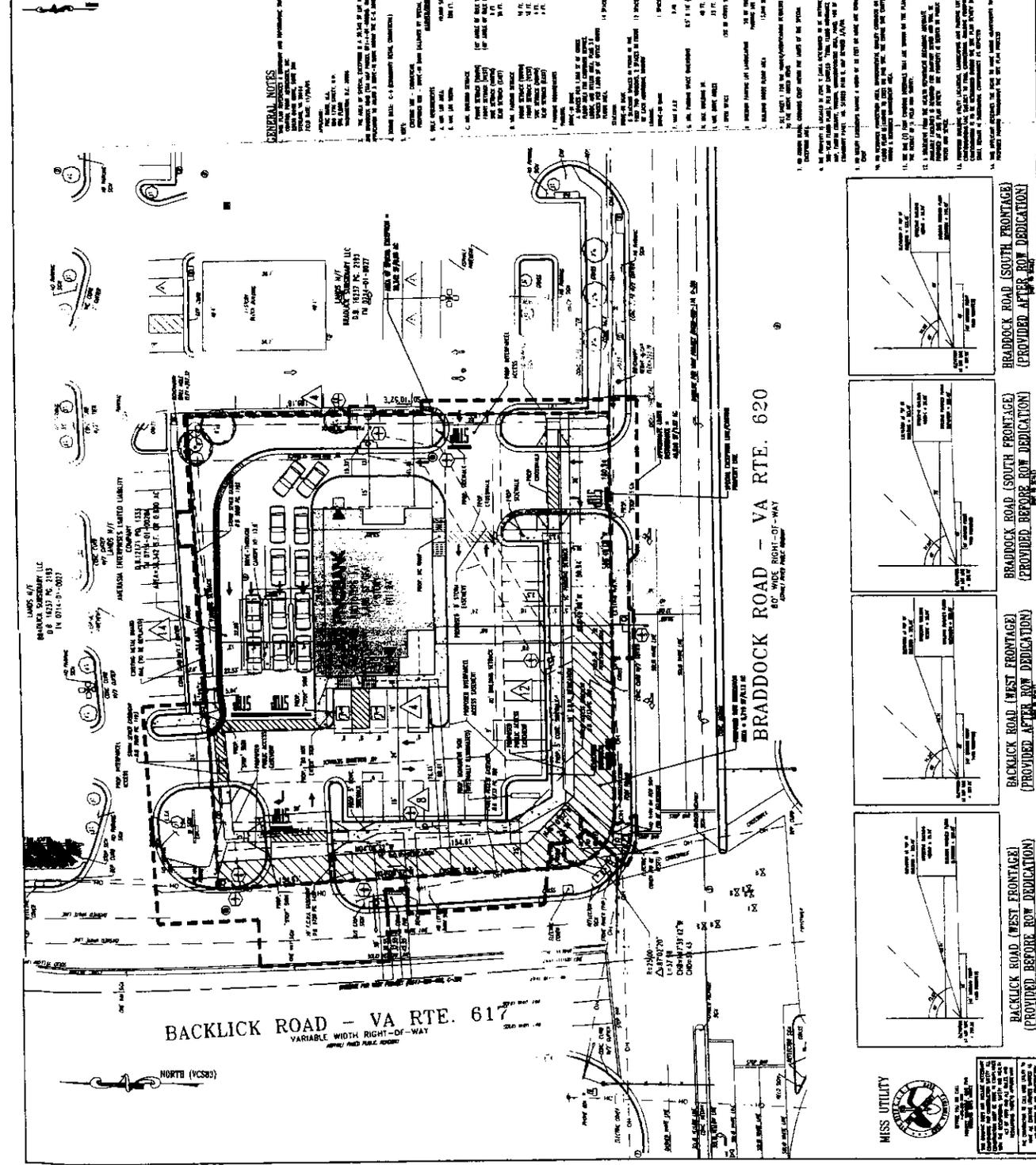
PNC BANK



GENERAL NOTES

1. THE INFORMATION CONTAINED HEREIN IS BASED UPON THE RECORD DRAWINGS AND FIELD SURVEY DATA PROVIDED BY THE CLIENT. THE ENGINEER HAS CONDUCTED A VISUAL GENERAL VERIFICATION OF THE INFORMATION PROVIDED AND HAS FOUND IT TO BE REASONABLY ACCURATE.
2. THE ENGINEER HAS CONDUCTED A VISUAL GENERAL VERIFICATION OF THE INFORMATION PROVIDED AND HAS FOUND IT TO BE REASONABLY ACCURATE.
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GRAPHIC SCALE



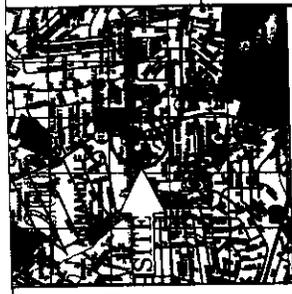
H:\05\PNC Bank\5052131\CAD\Special-Exception\Amendment\5052131SEA2.dwg, 12/31/2007 4:54:20 PM, ntrnt

**PNC BANK - ANNANDALE**  
 LANDSCAPE PLAN  
 6950 BRADDOCK ROAD  
 ANNANDALE, VIRGINIA (FAIRFAX COUNTY)

**BOHLER ENGINEERING, P.C.**  
 10000 ...  
 ANNANDALE, VA 22028

**A.J. VOLANTH**  
 PNC BANK

SCALE: 1/4" = 1'-0"  
 DRAWN BY: ...  
 CHECKED BY: ...  
 DATE: 11/14/07



**COMPLIANCE CHART FOR THE PUBLIC FACILITIES MANUAL**

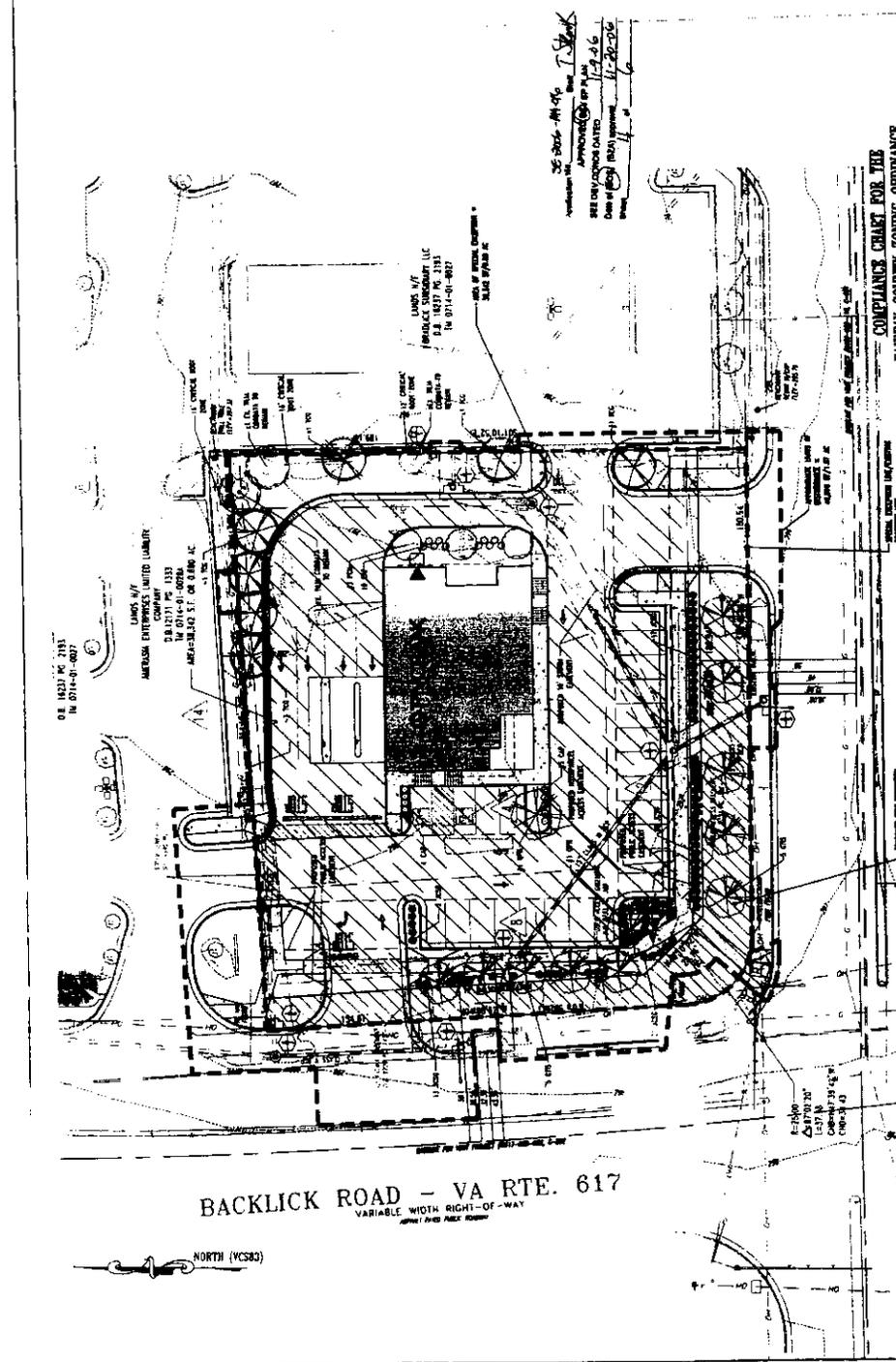
Item	Requirement	Compliance
1	...	...
2	...	...
3	...	...
4	...	...
5	...	...
6	...	...
7	...	...
8	...	...
9	...	...
10	...	...

**MISS UTILITY**

SCALE: 1/4" = 1'-0"

**GRAPHIC SCALE**  
 1" = 10'

SEE SHEET 1 FOR THE MANUFACTURER'S REQUESTS ASSOCIATED WITH THESE REQUIREMENTS.



**COMPLIANCE CHART FOR THE FAIRFAX COUNTY ZONING ORDINANCE**

Item	Requirement	Compliance
1	...	...
2	...	...
3	...	...
4	...	...
5	...	...
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9	...	...
10	...	...



**A GLOSSARY OF TERMS FREQUENTLY  
USED IN STAFF REPORTS WILL BE  
FOUND AT THE BACK OF THIS REPORT**

**DESCRIPTION OF THE APPLICATION**

- SEA Proposal:** The site was previously approved for a Category 5 Special Exception for a freestanding Drive-in Bank with three drive-through lanes. The applicant seeks to remove two interparcel access points that were shown on the previously approved Special Exception for the site. In lieu of providing these interparcel connections, the applicant requests to continue utilizing the existing interparcel connections until such time as right of way improvements along Backlick Road and Braddock Road are constructed.
- Hours:** *Lobby & Drive-through windows:*  
9:00 am to 7:00 pm Monday – Friday  
9:00 am to 4:00 pm Saturday  
11:00 am to 3:00 pm Sunday
- Employees:** Approximately 15 full-time employees
- Patrons:** Approximately 125 customers per day

**Requested Waivers and Modifications**

No new waivers or modifications are associated with this application. The applicant requests reaffirmation of the following waivers and modifications, which were previously approved by the Board of Supervisors pursuant to SE 2006-MA-016:

- Modification of trail requirements to allow a 5 foot wide sidewalk in lieu of an 8 foot wide asphalt trail
- Waiver of construction only of on-road bike lanes (dedication provided) on Braddock and Backlick Roads
- Waiver of the loading space requirement
- Modification of transitional screening and waiver of barrier requirements along the eastern and southern property boundaries, in favor of that shown on the SE Plat and as conditioned
- Modification of the peripheral parking lot landscaping requirement in favor of that shown on the SEA Plat and as conditioned

## LOCATION AND CHARACTER

### Site Description:

The 32,624 square feet site is located in the northeast quadrant of the intersection of Braddock Road and Backlick Road, and is surrounded by the Bradlick Shopping Center to the north and east.

SURROUNDING AREA DESCRIPTION			
Direction	Use	Zoning	Plan
North & East	Bradlick Shopping Center	C-6	Retail and other
South	Church	R-3	Residential; 2-3 du/ac
West	Private school	R-1	Residential; 4-5 du/ac

## BACKGROUND

- Original Service Station constructed in 1965
- RZ 84-M-132, to rezone from the C-5 to the C-6 District, and SE 84-M-132, to add a car wash and other site modifications were approved by the Board of Supervisors (with development conditions) on July 8, 1985. No proffers were associated with the rezoning.
- SEA 84-M-132 was approved by the Board on October 30, 1995, with development conditions, to allow additional site modifications to the service station and car wash, as well as a waiver of lot size and waiver of open space.
- SE 2006-MA-016 was approved by the Board on November 20, 2006 to allow a freestanding drive in bank with three window lanes instead of the existing service station and car wash. This SE use has been established; footing and framing work has occurred on the property.
- An interpretation request was filed by the applicant on August 6, 2007, requesting an interpretation of the SE Plat and development conditions approved by the Board of Supervisors in conjunction with SE 2006-MA-016. Specifically, the question was: May the interparcel access driveways, which are located adjacent to Backlick Road and Braddock Road, continue to be located in their present locations until such time as the corresponding right-of-way improvements along Backlick Road and Braddock Road are constructed by VDOT, assuming that all other requirements of the SE approval are met.

This interpretation determined that the proposed interparcel access shown on the plan would be in substantial conformance with SE 2006-MA-016, provided that:

- it is approved by VDOT and DPWES
- funds are escrowed in lieu of construction for ultimate interparcel connections shown on the approved plat for SE 2006-MA-016
- interim landscaping is installed in the areas of the future interparcel connections (as determined by UFM, DPWES)
- all other SE development conditions are satisfied
- the relocated interparcel connections shown on the SE Plat are provided prior to bond release for this project

**COMPREHENSIVE PLAN PROVISIONS** (Appendix 6)

**Plan Area:** Area I  
**Planning District:** Annandale Planning District  
**Planning Sector:** Indian River Community Planning Sector (A3)  
**Plan Map:** Retail and Other  
**Plan Text:**

In the Area I volume of the Comprehensive Plan, 2003 edition, Annandale Planning District, as amended through December 6, 2004, Land Use Recommendations, page 74, the Plan states:

"4. The Bradlick Shopping Center, located in the northeastern quadrant of the intersection of Braddock and Backlick Roads, is planned for retail use up to .35 FAR."

*See Appendix 5 for additional plan text.*

**Special Exception Plat** (Copy at front of staff report)

**Title of SEA Plat:** PNC Bank Special Exception Amendment Plat  
**Prepared By:** Bohler Engineering, P.C.

Original and Revision Dates: September 11, 2007 as revised through December 27, 2007

The SE Plat consists of eleven sheets:

**Sheet 1** is a cover sheet, including a vicinity map, a sheet index, and a list of requested modifications and waivers.

**Sheet 2** shows the existing conditions.

**Sheet 3** shows the proposed layout of the site, as discussed below.

**Sheet 4** shows the proposed landscape plan for the site.

**Sheet 5** includes the stormwater management details.

**Sheet 6** provides architectural elevations of the proposed building.

**Sheets 7-11** are the previously approved SE Plat.

**The following features are depicted on the SEA Plat:**

All details of the previously approved plan are to remain as part of this application, with the exception of the interparcel access points to the north and east, as described below.

The applicant has been unable to obtain consent from the adjacent shopping center owner in order to construct the interparcel access as was shown on the original SE plat. Additionally, the interparcel access point to the east, which was previously proposed, will be constructed at such time as road improvements are made to Braddock Road that require the relocation of the existing access point.

The interpretation request that was filed as part of this application found that the proposed interparcel access presented with the interpretation request (and filed as this request) would be in substantial conformance with SE 2006-MA-016 if certain funds were escrowed in lieu of construction for ultimate interparcel conditions. As a result, this SEA was filed in order to amend the plan and development conditions associated with SE 2006-MA-016, to show modified interparcel access points and revise development conditions.

## **ANALYSIS**

### **Land Use Analysis**

The Comprehensive Plan guidance for this sub-unit recognizes the existing shopping center use and recommends retail uses up to a 0.35 FAR. The

proposal of a drive-in bank at a 0.09 FAR is within this recommendation. Additionally, the applicant is increasing the open space on the site (which is currently below the ordinance requirement), and committing to the proposed architecture. No land use issues are raised by the application.

### **Transportation Analysis (Appendix 7)**

**Issue:** The applicant has stated that an interparcel access agreement can not be reached with the surrounding shopping center owners, but has not provided documentation as to the efforts exercised by the applicant and the responses from adjoining owners. Complete documentation should be provided. Public hearings and consideration of the request should not move forward until such documentation has been submitted and reviewed by this Department and/or the County Attorney's Office.

### **Resolution:**

The applicant has provided a copy of a letter from the Bradlick Shopping center's agent in response to the applicant's request for the execution of a Letter of Permission for Temporary Grading and Construction activity on the Bradlick Center. This letter outlines the concerns of the shopping center in regards to the interparcel connections approved pursuant to SE 2006-MA-016, and their reasons for denying permission to construct the interparcel connections at this time. (See Appendix 7)

**Issue:** The Department of Transportation strongly encourages the applicant to continue to pursue construction of interparcel accesses concurrent with site development. However, if construction of the interparcel access connections to the east and north does not occur concurrent with site development, the applicant should commit to:

- Escrow funds for construction of the interparcel access connections in their entirety as shown on the previously approved Special Exception Plat.
- Escrow funds for the removal of any landscaping, piping, curbing, etc. that might be installed in the area of the future connections.
- Escrow funds to close, scarify, and landscape the area of the existing one lane connection on the east side of the site.
- Escrow funds for construction of the right turn lane as delineated on the previously approved Special Exception Plat.
- Commit to either construct these interparcel connections using escrowed funds at such time as permission is granted from adjoining property owners, or provide all easements and full cooperation as needed to accommodate construction by others.

**Resolution:**

Staff has drafted a development condition to address these issues; the applicant shall provide interparcel access or escrow funds in lieu of providing interparcel access. Escrow funds should be provided to 1.) Construct the interparcel access connections in their entirety as shown on the SE Plat, 2.) Remove any landscaping, piping, curbing, etc. that might be installed in the area of the future connections, 3.) Close, scarify, and landscape the area of the existing interparcel connection to the east, which will be relocated to the north, and 4.) to construct the right turn lane as delineated on the SE Plat. Additionally, at such time that interparcel access is available the applicant shall construct the connections with escrowed funds or provide the easements necessary for construction by others.

**ZONING ORDINANCE PROVISIONS**

<b>Bulk Standards (C-6)</b>		
<b>Standard</b>	<b>Required</b>	<b>Provided</b>
Lot Size	40,000 square feet	32,623 square feet <sup>1</sup>
Lot Width	200 feet	193.35 feet (Braddock Rd.) <sup>1</sup> 163.03 feet (Backlick Rd.) <sup>1</sup>
Building Height	40 feet	24 feet
Front Yard	45° ABP, not less than 40 feet (40 feet)	60 feet (Braddock Rd.) 76.41 feet (Backlick Rd.)
Rear Yard	20 feet	41.46 feet
FAR	0.4	0.09
Open Space	15%	28% (after dedication)
Parking Spaces	15 spaces	24 spaces
Loading Spaces	1 space	0 spaces <sup>2</sup>
<b>Transitional Screening &amp; Barrier</b>		
South and West (R-1 & R-12)	50 feet, Barrier E, F, G	Minimum of 5 feet (after dedication); no barrier <sup>2</sup>

<sup>1</sup> SE for waiver of minimum lot size (area and width) requested

<sup>2</sup> Modification or waiver requested

**Waivers/Modifications:**

The applicant requests reaffirmation of the following waivers and modifications, which were approved pursuant to SE 2006-MA-016.

- *Modification of transitional screening and waiver of barrier requirements along the eastern and southern property boundaries, in favor of that shown on the SE Plat and as conditioned.*
- *Modification of the peripheral parking lot landscaping requirement in favor of that shown on the SE Plat and as conditioned*
- *Modification of trail requirements to allow a 5 foot wide sidewalk in lieu of an 8 foot wide asphalt trail*
- *Waiver of construction only of on-road bike lane (dedication previously provided).*
- *Waiver of the loading space requirement*

Staff supports the continuation of all waivers and modifications previously approved by the Board of Supervisors.

#### **Other Zoning Ordinance Requirements:**

#### **Special Exception Requirements (Appendix 8)**

General Special Exception Standards (Sect. 9-006)

Category 5 Standards (Sect. 9-503)

Additional Standards for ... Drive-in Banks ... (Sect. 9-505)

Staff believes that, with the imposition of the proposed conditions, all Special Exception Requirements are met.

#### **Summary of Zoning Ordinance Provisions**

All applicable standards have been satisfied with the proposed development conditions contained in Appendix 1.

## **CONCLUSIONS AND RECOMMENDATIONS**

### **Staff Conclusions**

With the imposition of the proposed development conditions, Staff finds that the proposed drive in bank is in harmony with the Comprehensive Plan and in conformance with the applicable Zoning Ordinance provisions.

**Recommendations**

Staff recommends approval of SEA 2006-MA-016, subject to the proposed development conditions in Appendix 1.

Staff recommends approval of a modification of trail requirements to allow a 5 foot wide sidewalk in lieu of an 8 foot wide asphalt trail.

Staff recommends approval of a waiver of construction only of on-road bike lane (dedication provided).

Staff recommends approval of a waiver of the loading space requirement.

Staff recommends approval of a modification of transitional screening and waiver of barrier requirements along the eastern and southern property boundaries, in favor of that shown on the SEA Plat and as conditioned.

Staff recommends approval of a modification of the peripheral parking lot landscaping requirement in favor of that shown on the SEA Plat and as conditioned.

It should be noted that it is not the intent of staff to recommend that the Board, in adopting any conditions proffered by the owner, relieve the applicant/owner from compliance with the provisions of any applicable ordinances, regulations, or adopted standards.

The approval of this special exception does not interfere with, abrogate or annul any easement, 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.

**APPENDICES**

1. Proposed Development Conditions
2. Affidavit
3. Statement of Justification
4. Interpretation Letter and Interim Plan
5. Approved Plan and Development Conditions for SE 2006-MA-016
6. Plan Citations
7. Transportation Analysis
8. Applicable Zoning Ordinance Provisions
9. Glossary

**PROPOSED DEVELOPMENT CONDITIONS****SEA 2006-MA-016****March 5, 2008**

If it is the intent of the Board of Supervisors to approve SE 2006-MA-016, located at 6950 Braddock Road, Tax Map 71-4 ((1)) 28A, for a drive in bank and waiver of lot size requirements, pursuant to Sect. 4-604 and 9-610 of the Fairfax County Zoning Ordinance, the staff recommends that the Board condition the approval by requiring conformance with the following development conditions, which supersede all previously approved conditions for the subject property. Previously approved conditions are marked with an asterisk (\*).

1. This Special Exception Amendment is granted for and runs with the land indicated in this application and is not transferable to other land.\*
2. This Special Exception Amendment is granted only for the purpose(s), structure(s) and/or use(s) indicated on the special exception plat approved with the application (Drive In Bank), as qualified by these development conditions.\*
3. This Special Exception Amendment 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 "PNC Bank" prepared by Bohler Engineering, P.C., and dated September 11, 2007, as revised through December 27, 2007, 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. Architectural elevations shall be in substantial conformance with those shown on the SEA Plat, however, the standing seam metal roof shall be painted a color matching that of the roof in the Bradlick Shopping Center.\*
5. The drive-in bank building shall incorporate environmentally sustainable attributes into its building program, that may include, but not necessarily be limited to, such elements as high-efficiency mechanical systems, use of materials with recycled content, a high performance and insulated building envelope, water efficient fixtures, CO2 sensors and air filters, low volatile organic compounds in paints, sealants and finish materials, construction waste management, and storage and collection of recyclables.\*
6. The free-standing sign shown at the corner of Braddock and Backlick Roads shall be a monument-style sign no more than 5.5 feet in height. Such sign shall be in conformance with Article 12 of the Zoning Ordinance, and shall meet the sight line standards of the PFM and VDOT.\*
7. All lighting, including streetlights, security lighting, signage lighting and pedestrian or other incidental lighting shall be in conformance with Part 9 of Article 14 of the Zoning Ordinance.\*

8. A Phase I Environmental investigation of the property shall be submitted to DPWES for review prior to site plan approval. DPWES may request other Fairfax County or State agencies to evaluate the report findings. The investigation shall be performed consistent with the procedures described by the American Society of Testing and Materials (ASTM), as determined by DPWES. 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 and implemented to the satisfaction of the State Water Control Board prior to site plan approval.
9. At the time of site plan approval, or on demand (whichever occurs first) right-of-way along Backlick Road and Braddock Road, as shown on the SE Plat, shall be dedicated to the Board of Supervisors in fee simple at no cost. Density credit for such dedication shall be retained by the site.\*
10. Prior to site plan approval the applicant shall enter into a license agreement with the County to permit landscaping to be provided and maintained in the area to be dedicated along the Braddock Road frontage of the site, as shown on the SE Plat.\*
11. Crosswalks (either painted or specialized pavement) shall be provided across the entrance on Braddock Road, and into the site adjacent to the entrance on Braddock Road and adjacent to the interparcel access to the north.\*
12. The public access easement shown across the sidewalks shall extend to the property line, and shall allow for construction easements and other public purposes necessary to the functioning of the roads, such as signage.\*
13. The applicant shall provide interparcel access to the north and east of the property. If the applicant is unable to obtain written permission from the property owner(s) to the north and east to construct the interparcel access connections at the time of site plan review, the applicant shall provide timely written requests and written responses verifying denied permission for the interparcel access connections. If interparcel access can not be provided, the applicant shall escrow funds to DPWES to: 1.) construct the future interparcel access connections in their entirety as shown on the SE Plat, 2.) remove any landscaping, piping, curbing, etc. that might be installed in the area of the future interparcel access connections, 3.) close, scarify, and landscape the area of the existing interparcel connection to the east, which will be relocated to the north, and 4.) Escrow funds for construction of a right turn lane as delineated on the SE Plat. At such time that interparcel access is available, the applicant shall construct the connections with escrowed funds or provide the easements necessary for construction by others.

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 or construction has commenced and been diligently prosecuted. 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: February 11, 2008  
 (enter date affidavit is notarized)

I, Inda E. Stagg, agent, 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      98125c

in Application No.(s): SEA 2006-MA-016  
 (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.)**

<b>NAME</b> (enter first name, middle initial, and last name)	<b>ADDRESS</b> (enter number, street, city, state, and zip code)	<b>RELATIONSHIP(S)</b> (enter applicable relationships listed in <b>BOLD</b> above)
PNC Bank, N.A.  Agents: Susan G. Golomb Lawrence F. Miltenberger M. Leland Bobo, II	808 17th Street, NW, 9th Floor Washington, DC 20006	Applicant/Lessee of Tax Map 71-4 ((1)) 28A
Amerasia Enterprises Limited Liability Company  Agent: Richard L. Saslaw	7509 Jervis Street Springfield, Virginia 22151	Title Owner of Tax Map 71-4 ((1)) 28A

(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 Attachment to Par. 1(a)**DATE: February 11, 2008  
(enter date affidavit is notarized)

98125c

for Application No. (s): SEA 2006-MA-016  
(enter County-assigned application number (s))

**(NOTE):** All relationships to the application 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.)

<b>NAME</b> (enter first name, middle initial, and last name)	<b>ADDRESS</b> (enter number, street, city, state, and zip code)	<b>RELATIONSHIP(S)</b> (enter applicable relationships listed in <b>BOLD</b> above)
Bohler Engineering, P.C.  Agents: Aaron M. Bodenschatz Noelle A. Trent	22630 Davis Drive, Suite 200 Sterling, Virginia 20164	Engineers/Agent
Gensler Architecture, Design & Planning, P.C.  Agent: Kate A. Muir	2020 K Street, NW, Suite 200 Washington, DC 20006	Architect/Agent
Walsh, Colucci, Lubeley, Emrich & Walsh, P.C.  Agents: Martin D. Walsh Timothy S. Sampson Lynne J. Strobel M. Catharine Puskar Jason B. Heinberg (former) Tara E. Wiedeman (former) Abby C. Denham Sara V. Mariska G. Evan Pritchard Elizabeth D. Baker Inda E. Stagg Kara M. Whisler Megan C. Shilling Elizabeth A. McKeeby	2200 Clarendon Boulevard 13th Floor Arlington, Virginia 22201	Attorneys/Planners/Agent
M.J. Wells & Associates, LLC  Agents: Robin L. Antonucci Kevin R. Fellin William F. Johnson Jennifer N. Carpenter	1420 Spring Hill Road, Suite 600 McLean, Virginia 22102	Transportation Consultant/ Agent

(check if applicable)

[ ]

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

SPECIAL EXCEPTION AFFIDAVIT

DATE: February 11, 2008
(enter date affidavit is notarized)

98125c

for Application No. (s): SEA 2006-MA-016
(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) PNC Bank, N.A.
808 17th Street, NW, 9th Floor
Washington, DC 20006

DESCRIPTION OF CORPORATION: (check one statement)

- [X] 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)
PNC Financial Services Group, Inc.

(check if applicable) [X] 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: February 11, 2008  
(enter date affidavit is notarized)

98125c

for Application No. (s): SEA 2006-MA-016  
(enter County-assigned application number (s))

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

PNC Financial Services Group, Inc.  
One PNC Plaza  
249 Fifth Avenue  
Pittsburgh, PA 15222-2707

**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)  
Traded on NYSE.

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

Bohler Engineering, P.C.  
22630 Davis Drive, Suite 200  
Sterling, Virginia 20164

**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)

Ludwig (nmi) Bohler  
Eric L. Steinfelt

(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 Attachment to Par. 1(b)**

DATE: February 11, 2008

(enter date affidavit is notarized)

98125c

for Application No. (s): SEA 2006-MA-016

(enter County-assigned application number (s))

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

Gensler Architecture, Design & Planning, P.C.  
2020 K Street, NW, Suite 200  
Washington, DC 20006

**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)

M. Arthur Gensler

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

Walsh, Colucci, Lubeley, Emrich & Walsh, P.C.  
2200 Clarendon Boulevard, 13th Floor  
Arlington, Virginia 22201

**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)

David J. Bomgardner, E. Andrew Burcher,	Michael D. Lubeley, J. Randall Minchew,
Thomas J. Colucci, Peter M. Dolan, Jr.,	M. Catharine Puskar, John E. Rinaldi,
Jay du Von, Jerry K. Emrich,	Lynne J. Strobel, Garth M. Wainman,
William A. Fogarty, John H. Foote,	Nan E. Walsh, Martin D. Walsh
H. Mark Goetzman, Bryan H. Guidash,	

(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 Attachment to Par. 1(b)**

DATE: February 11, 2008  
(enter date affidavit is notarized)

98125c

for Application No. (s): SEA 2006-MA-016  
(enter County-assigned application number (s))

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

Amerasia Enterprises Limited Liability Company  
7509 Jervis Street  
Springfield, Virginia 22151

**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)

Richard L. Saslaw, Manager/Member  
Eleanor B. Saslaw, Member  
Theresa L. Schubrych, Manager/Member  
Adam J. Schubrych, Member

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

M.J. Wells & Associates, LLC  
1420 Spring Hill Road, Suite 600  
McLean, Virginia 22102

**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)

M.J. Wells & Associates, Inc., Sole Member

(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 Attachment to Par. 1(b)**

DATE: February 11, 2008  
(enter date affidavit is notarized)

98125c

for Application No. (s): SEA 2006-MA-016  
(enter County-assigned application number (s))

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

M.J. Wells & Associates, Inc.  
1420 Spring Hill Road, Suite 600  
McLean, Virginia 22102

**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)

M.J. Wells & Associates, Inc. Employee  
Stock Ownership Trust. All employees are  
eligible plan participants; however, no one  
employee owns more than 1% of any class  
of stock.

**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: February 11, 2008
(enter date affidavit is notarized)

98125c

for Application No. (s): SEA 2006-MA-016
(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)
None

(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: February 11, 2008  
(enter date affidavit is notarized)

98125c

for Application No. (s): SEA 2006-MA-016  
(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.

**SPECIAL EXCEPTION AFFIDAVIT**

DATE: February 11, 2008  
(enter date affidavit is notarized)

98125c

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.)

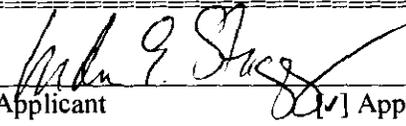
(check if applicable)  There are more disclosures to be listed and Par. 3 is continued on a "Special Exception Attachment to Par. 3" form.

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

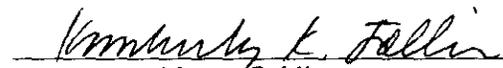


Applicant's Authorized Agent

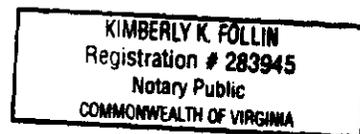
Innda E. Stagg, agent

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

Subscribed and sworn to before me this 11 day of February, 2008, in the State/Comm. of Virginia, County/City of Arlington.

  
Notary Public

My commission expires: 11/30/2011





Inda E. Stagg  
 Land Use Coordinator  
 (703) 528-4700 Ext. 5423  
 istagg@arl.thelandlawyers.com

WALSH COLUCCI  
 LUBELEY EMRICH  
 & WALSH PC

September 14, 2007

RECEIVED  
 Department of Planning & Zoning  
 SEP 14 2007  
 Zoning Evaluation Division

**Via Hand Delivery**

Regina C. Coyle, Director  
 Fairfax County DPZ/ZED  
 2055 Government Center Parkway, #801  
 Fairfax, VA 22035

Re: Statement of Justification  
 Special Exception Amendment Application SEA 2006-MA-016 (the  
 "Application")  
 PNC Bank, N.A. (the "Applicant")  
 TM 71-4 ((1)) 28A (the "Property")  
 6950 Braddock Road

Dear Ms. Coyle:

Please accept this Statement as justification for the Application. The Application is requested in order to request site modifications to the previously approved Special Exception application for the Property.

On November 20, 2006, the Board of Supervisors approved special exception application SE 2006-MA-016 in the name of PNC Bank, N.A., which permitted a 3,486 GSF drive-in bank on the Property. That approval was with conditions dated November 1, 2006. All aspects of Special Exception SE 2006-MA-016 will remain unchanged, with the exception of the requested site modifications as described in the following paragraph, and with necessary revisions to the Development Conditions that may be required to reference the revised SEA Plat. Dedications required pursuant to SE 2006-MA-2006 have already been made, which is reflected in the reduced application land area.

The owner of the Property has been unable to reach an agreement with the owner of the adjacent property, TM 71-4 ((1)) 27 (Bradlick Shopping Center), that would have permitted the installation of a vehicular interparcel access point on the northern portion of the Property. This interparcel access point was shown on the previously approved SEA Plat, but has been removed on this Application. Additional landscaping has been proposed in that area in lieu of the access point. A vehicular access point to the east was previously proposed, and will be constructed at such time as road improvements are made to Braddock Road that require the relocation of the existing access point.

PHONE 703 528 4700 • FAX 703 525 3197 • WWW.THELANDLAWYERS.COM  
 COURTHOUSE PLAZA • 2200 CLARENDON BLVD., THIRTEENTH FLOOR • ARLINGTON, VA 22201-3359

LOUDOUN OFFICE 703 737 3633 • PRINCE WILLIAM OFFICE 703 680 4664

The Subject Project is located in the Annandale Planning District of the Area I Comprehensive Plan (the "Plan"); more specifically within the Indian Run (A3) Planning Sector. The site specific Plan text recommends that the Subject Property be developed for retail use at an intensity of up to .35 floor area ratio (FAR). The Plan Map indicates that the Subject Property is planned for commercial use, which is consistent with this special exception request.

In accordance with Sect. 9-011 of the Zoning Ordinance, please accept the following information, which remains unchanged from the previous approval:

- The type of operation proposed is a financial institution with a drive-through facility consisting of three (3) windows.
- Hours of operation: The lobby will be open Monday thru Friday from 9:00 A.M. to 7:00 P.M., and Saturday from 9:00 A.M. to 4:00 P.M. On Sundays, the lobby may be open from 11:00 A.M. to 3:00 P.M. The drive-through will be open the same hours as the lobby.
- The estimated number of patrons is approximately 3,200 per month. On average approximately 125 persons will visit the Subject Project each day.
- The estimated number of employees is a maximum 15 on site at any one time.
- The proposed use generates approximately 125 vehicles trips per day, with an equal distribution of approximately 65 vehicles drive-through and 65 walk-up services. The peak use of the drive-through windows during the week is 12:00 P.M. to 1:00 P.M., and 5:00 P.M. to 7:00 P.M. On Saturdays, the use of lobby services and drive-through windows are evenly distributed during the hours of operation. Sunday traffic is initially anticipated as low, with the expectation that it will increase as patrons become used to Sunday banking. Because walk-up and drive-through ATMs are available 24 hours a day, seven days a week, the peak hours that banks have traditionally experienced are increasingly less intensive when compared to non-peak hours.
- The general area to be served by the use is the Annandale area. This includes an area of approximately fifteen (15) square miles surrounding the Subject Property.
- The proposed PNC bank is a one-story structure that totals approximately 3,486 square feet. The PNC bank architectural style at this location consists of a contemporary design that includes brick, glass and metal standing seam roof. The building will also be designed as an environmentally-friendly "green building"

that will produce significant, long-term savings due to reduced overall energy consumption.

- The Subject Property is known to contain hazardous and toxic substances associated with the service station use. The Subject Property will be subject to environmental remediation when the existing service station use is discontinued.
- The proposal conforms to the provisions of all applicable ordinances, regulations, adopted standards and conditions, except as discussed below and as may be noted on the SE Plat.

In accordance with Sect. 9-610 of the Zoning Ordinance, the Applicant requests a waiver of the minimum lot width and minimum lot area requirements. The minimum lot area requirement in the C-6 District is 40,000 square feet; while the Subject Property contains 32,624 square feet (was 38,342 square feet prior to dedications). The minimum lot width requirement in the C-6 District is 200 feet, whereas the Subject Project has an existing lot width of 154.61 feet along its Backlick Road frontage (181.04 feet prior to dedications). Therefore, a waiver of the minimum lot width and area requirements is required in conjunction with the special exception request.

A waiver of the 9-610 provisions may be granted if it is demonstrated that: (1) the lot has not been reduced in width or area since the effective date of the Zoning Ordinance less than the current minimum requirements; (2) the development of the lot will not have adverse impact on the existing or planned development of adjacent properties; and (3) the remaining provisions of the Zoning Ordinance can be satisfied. The creation of the Subject Property predates the effective date of the Ordinance and has not been reduced in lot width or area since the effective date. Consequently, this request satisfies 9-610 (1) of the Ordinance. Further, the proposed development will not reduce the existing lot width or area. Hence, development of the Subject Property will not have any dilatory impacts on existing or planned development of adjacent properties, thereby satisfying 9-610 (2) of the Zoning Ordinance. The request also satisfies the remaining provisions of the Ordinance. Accordingly, a waiver of the minimum lot width and area requirements is appropriate in these circumstances.

The Applicant requests the following additional waivers and modifications:

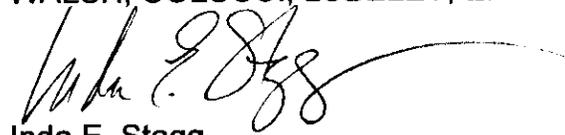
- A modification of the 8 foot pedestrian trail requirement along the Braddock and Backlick Road frontages in favor of a 5 feet concrete sidewalk along each road, as well as a waiver of the on road bike trail requirement along the respective road frontages.

- A waiver of the Article 11 loading space requirement, as the proposed use does not utilize delivery vehicles that necessitate a loading space.

Should you have any questions regarding this proposal, or require additional information, please do not hesitate to give me call. I would appreciate the acceptance of this application and scheduling of a public hearing before the Fairfax County Planning Commission at your earliest convenience.

Very truly yours,

WALSH, COLUCCI, LUBELEY, EMRICH & WALSH, P.C.



Inda E. Stagg  
Land Use Coordinator

Enclosures

cc: Susan Golomb, PNC Realty Services  
M. Leland Bobo, PNC Bank  
Dick Saslaw, Property Owner  
Aaron Bodenschatz, Bohler Engineering, PC  
Lisa R. Fitch, Bohler Engineering, PC  
Kate Muir, Gensler  
M. Catharine Puskar



August 8, 2007

Inda E. Stagg  
Land Use Coordinator  
Walsh, Colucci, Lubeley, Emrich & Walsh PC  
2200 Clarendon Blvd., Thirteenth Floor  
Arlington, VA 22201-3359

Re: Interpretation for SE 2006-MA-016, PNC Bank, TM 71-4 ((1)) 28A: Interparcel Connections

Dear Ms. Stagg:

This is in response to your letter of August 6, 2007, (attached) requesting an interpretation of the Special Exception (SE) Plat and development conditions approved by the Board of Supervisors in conjunction with SE 2006-MA-016. As I understand it, the question is whether the proposed interim interparcel access would be in substantial conformance with the SE Plat and development conditions. This determination is based on the plan attached to your letter, entitled "PNC Bank, Interim Plan," prepared by Bohler Engineering P.C. dated June 29, 2007, as revised thru and sealed August 6, 2007. Copies of your letter and the submitted plan are attached for reference.

You have indicated that a site plan for the project has been submitted to the Department of Public Works and Environmental Services (DPWES) in conformance with the approved Special Exception. Dedication of right-of-way for road improvements has been made to Fairfax County in accordance with the SE development conditions. However, PNC has not yet been able to reach an agreement with the owner of the adjacent shopping center that is located both north and east of the SE property to relocate the interparcel connections as shown on the SE Plat. As an interim solution that will allow site plan approval and the commencement of construction on the property, you propose to submit a site plan revision that would show the continued use of the existing interparcel connections on both Braddock and Backlick Roads until agreement with the adjacent property owner can be attained. The existing interparcel connections will be eliminated when planned improvements are made to the two roads.

You have indicated that PNC Bank is proposing to construct all improvements as shown on the SE Plat, including landscaping and streetscaping, with the exception of the relocated interparcel connections. PNC also proposes to install interim landscaping in the location of the relocated driveways and to escrow funds for the ultimate interparcel connections in lieu of construction at this time.

It is my determination that the proposed interparcel access shown on the submitted "Interim Plan" would be in substantial conformance with SE 2006-MA-016 provided that it is approved by VDOT and DPWES, and provided that funds are escrowed in lieu of construction for ultimate interparcel connections shown on the approved SE Plat, that interim landscaping is installed in the areas of the

**Department of Planning and Zoning**  
Zoning Evaluation Division  
12055 Government Center Parkway, Suite 801  
Fairfax, Virginia 22035-5509  
Phone 703-324-1290  
Fax 703-324-3924  
[www.fairfaxcounty.gov/dpz/](http://www.fairfaxcounty.gov/dpz/)

Inda E. Stagg  
Page Two

future interparcel connections, as determined by Urban Forest Management, DPWES, that all other SE development conditions are satisfied, and that the relocated interparcel connections shown on the SE Plat are provided prior to bond release for the project.

This determination has been reviewed with the Fairfax County Department of Transportation (DOT) and DPWES and has been made in my capacity as the duly authorized agent of the Zoning Administrator.

If you have any questions regarding this interpretation, please feel free to contact Kevin Guinaw at (703) 324-1290.

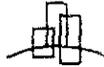
Sincerely,

  
Regina C. Coyle, Director  
Zoning Evaluation Division

O:\RC\kguina\Interpretations\PNC Bank.doc

Attachments: A/S

cc: Penelope A. Gross, Supervisor, Mason District  
Janet R. Hall, Planning Commissioner, Mason District  
Diane Johnson-Quinn, Deputy Zoning Administrator, Permit Review Branch, ZAD, DPZ  
Karen Harwood, Senior Deputy County Attorney  
Ken Williams, Plan Control, Land Development Services, DPWES  
Angela Rodeheaver, Section Chief for Site Analysis, DOT  
Craig Carinci, Director, Environmental and Facilities Inspection Division, DPWES  
Assad Ayoubi, Director, Site Review West, LDS, DPWES  
Kevin Guinaw, Chief, Special Projects/Applications Management Branch, ZED, DPZ  
File: SE 2006-MA-016, SEI 0708 039, Imaging, Reading File



WALSH COLUCCI  
LUBELEY EMRICH  
& WALSH PC

Inda E. Stagg  
Land Use Coordinator  
(703) 528-4700 Ext. 5423  
istagg@arl.thelandlawyers.com

RECEIVED  
Department of Planning & Zoning  
AUG 07 2007  
Zoning Evaluation Division

August 6, 2007

**Via Hand Delivery**

Regina M. Coyle, Director  
Fairfax County DP/ZED  
12055 Government Center Parkway; Suite 801  
Fairfax, VA 22035

Re: Request for Interpretation  
• Interparcel Driveway Location and Construction  
SE 2006-MA-016 (the "SE Application")  
TM 71-4 ((1)) 28A (the "Property")

Dear Ms. Coyle:

Please accept this letter as a request for an interpretation of the development conditions that were imposed pursuant to Special Exception Application SE 2006-MA-016. Specifically, I am requesting interpretation of Development Condition #3 (substantial conformance with the approved SE Plat) and the second paragraph of the conditions (establishment of use – ability to obtain a NonRUP). The purpose of my question will be to determine if the existing interparcel access driveways may continue to be located in their present locations until such time as the right-of-way ("ROW") improvements along Backlick Road and Braddock Road are constructed by VDOT (the "Interim Access Condition").

**Background**

On November 20, 2006, the Board of Supervisors approved the SE Application pursuant to development conditions dated November 9, 2006 (the "Development Conditions"). The Development Conditions reference the Special Exception Plat dated May 31, 2006, as revised through November 1, 2006 (the "SE Plat").

Development Condition #3 states,

"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

PHONE 703 528 4700 • FAX 703 525 3197 • WWW.THELANDLAWYERS.COM  
COURTHOUSE PLAZA • 2200 CLARENDON BLVD., THIRTEENTH FLOOR • ARLINGTON, VA 22201-3359

LOUDOUN OFFICE 703 737 3633 • PRINCE WILLIAM OFFICE 703 680 4664

Exception Plat entitled “PNC Bank” prepared by Bohler Engineering, P.C., and dated May 31, 2006, as revised through November 1, 2006, 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.”

The SE Plat depicts existing site conditions on Sheet 2, and the SE site conditions on Sheet 3.

Existing site conditions include: a service drive on both Braddock and Backlick Roads, one vehicular access point from Braddock Road to the adjacent service drive, two vehicular access points from Backlick Road to the adjacent service drive, two vehicular access points into the Property from the Braddock Road service drive, two vehicular access points into the Property from the Backlick Road service drive, one interparcel access driveway to the east via the service drive on Braddock Road, and one interparcel access driveway to the north via the service drive on Backlick Road.

SE site conditions include: the removal of the existing service drive, one vehicular access point from Braddock Road, one vehicular access point from Backlick Road, one interparcel access driveway to the north (which will be relocated to the east of its current service drive location adjacent to Backlick Road), and one interparcel access driveway to the east (which will be relocated to the north of its current service drive location adjacent to Braddock Road).

*A copy of the Development Conditions, full size Sheets 2 (Existing Conditions) and Sheets 3 (Special Exception Plat), and a reduction of the complete SE Plat have been attached for reference.*

### **Question**

May the interparcel access driveways, which are located adjacent to Backlick Road and Braddock Road, continue to be located in their present locations until such time as the corresponding right-of-way (“ROW”) improvements along Backlick Road and Braddock Road are constructed by VDOT (the “Interim Access Condition”), assuming that all other requirements of the SE approval are met?

The PNC site plan is currently in bonding with Fairfax County. Dedication of right-of-way has already been made to the County of Fairfax, as depicted on the SE Plat. PNC has not been able to reach an agreement with the owner of the shopping center that is located both north and east of the Property to relocate interparcel driveways to the locations depicted on the SE Plat at this time.

As an interim solution, PNC is proposing to construct all improvements as shown on the SE Plat, including the building, parking/drive areas, landscaping and streetscaping; with the exception of the relocated interparcel driveways, which they propose to partially construct on their Property, but will not fully construct onto property that is controlled by others. In addition, PNC is proposing to install interim landscaping in the location of the future relocated interparcel driveways, and will escrow funds so that the interparcel driveways may be constructed at such time as possible. PNC is requesting that the two, existing and usable interparcel access driveways remain in their current locations until such time as VDOT constructs road improvements along these frontages, thereby causing these interparcel access driveways to be modified or eliminated.

In order to accommodate this "Interim Access Condition", PNC has asked that VDOT allow this Interim Access Condition. Right-of-way has already been dedicated to the County of Fairfax as indicated on the SE Plat. In addition, VDOT has been asked to accept the right-of-way and to permit the existing interparcel access driveways to remain for now. It is our understanding that VDOT is potentially open to approve this Interim Access Condition; however, we realize that ZED would also have to approve this Interim Access Condition pursuant to an interpretation in order for the site plan to be approved.

We request a favorable interpretation that would permit the existing interparcel access driveways, which are located adjacent to Backlick Road and Braddock Road, to continue to be located in their present locations until such time as the corresponding right-of-way ("ROW") improvements along Backlick Road and Braddock Road are constructed by VDOT (the "Interim Access Condition").

*A reduction and full size copy of an "Interim Plan" is attached for your use.*

---

As always, I appreciate your attention to my requests. Please do not hesitate to call or contact me if you have any questions or require further information.

Very truly yours,

WALSH, COLUCCI, LUBELEY, EMRICH & WALSH, P.C.

  
Inda E. Stagg  
Land Use Coordinator

Enclosures

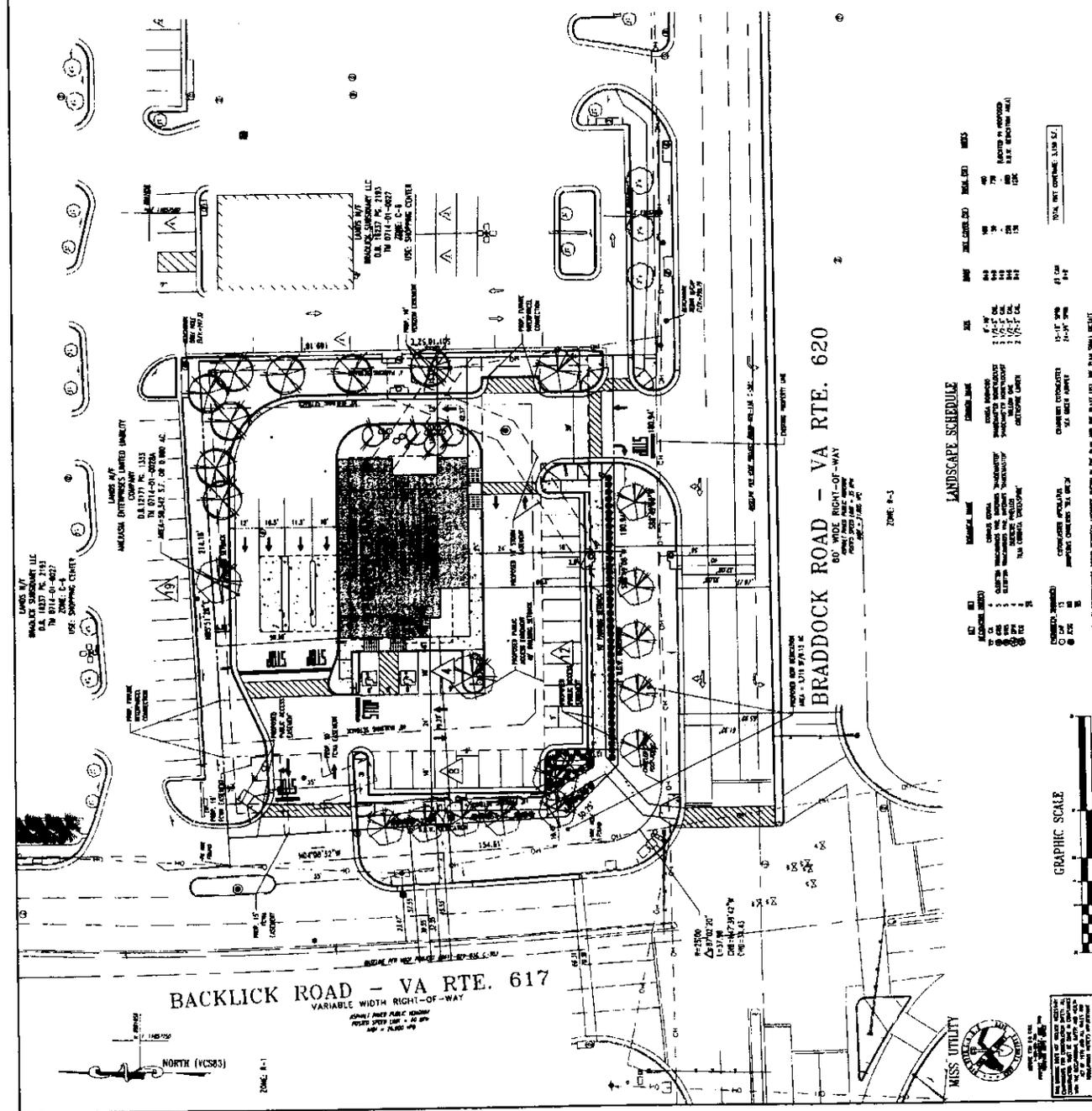
cc: Penelope Ann Gross; Supervisor, Mason District  
Janet Hall; Planning Commissioner, Mason District  
Kevin Guinaw; Branch Chief, Special Projects, DPZ/ZED  
Tracy D. Strunk; Planner, DPZ/ZED  
Karen Harwood; Deputy Fairfax County Attorney  
Dick Saslaw; Owner of the Property  
Susan Golomb; PNC Realty Services  
Aaron Bodenschatz; Bohler Engineering  
Catharine Puskar; WCLEW  
Martin D. Walsh; WCLEW



LOCATION MAP  
SEE SHEET 1 OF 1

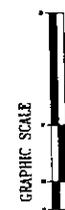
CONCEPT PLAN STANDARD GENERAL NOTES

1. EXISTING AND PROPOSED UTILITIES SHOWN AS PER THE RECORD DRAWINGS AND FIELD SURVEY.
2. THE CONCEPT PLAN IS FOR INFORMATION PURPOSES ONLY. THE CLIENT IS ADVISED THAT THE CONCEPT PLAN IS NOT A CONTRACT DOCUMENT AND SHOULD NOT BE USED FOR ANY OTHER PURPOSES.
3. THE CONCEPT PLAN IS SUBJECT TO THE APPROVAL OF THE LOCAL GOVERNMENT AND THE CLIENT.
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LANDSCAPE SCHEDULE

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MISS UTILITY  
SCALE: 1/8" = 1'-0"  
DATE: 11/11/11  
SHEET NUMBER: 1 OF 1



# County of Fairfax, Virginia

*To protect and enrich the quality of life for the people, neighborhoods and diverse communities of Fairfax County*

November 29, 2006

Jason Heinberg  
Walsh, Colucci, Lubeley, Emrich and Walsh, PC  
2200 Clarendon Boulevard  
13<sup>th</sup> Floor  
Arlington, VA 22201



Re: Special Exception Application Number SE 2006-MA-016

Dear Mr. Heinberg

At a regular meeting of the Board of Supervisors held on November 20, 2006, the Board approved Special Exception Application Number SE 2006-MA-016 in the name of PNC Bank, NA. The application property is located at 6950 Braddock Road (Tax Map 71-4 ((1)) 28A) on approximately 38,342 square feet of land zoned C-6 in the Mason District. The Board's action allows for a drive-in bank pursuant to Section 4-604 of the Fairfax County Zoning Ordinance, by requiring conformance with the following development conditions:

1. This Special Exception is granted for and runs with the land indicated in this application and is not transferable to other land.
2. This Special Exception is granted only for the purpose(s), structure(s) and/or use(s) indicated on the special exception plat approved with the application (Drive In Bank), 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 "PNC Bank" prepared by Bohler Engineering, P.C., and dated May 31, 2006, as revised through November 1, 2006, 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. Architectural elevations shall be in substantial conformance with those shown on the SE Plat, however, the standing seam metal roof shall be painted a color matching that of the roof in the Bradlick Shopping Center.

Office of Clerk to the Board of Supervisors  
12000 Government Center Parkway, Suite 533  
Fairfax, Virginia 22035

Phone: 703-324-3151 ♦ Fax: 703-324-3926 ♦ TTY: 703-324-3903  
Email: [clerktothebos@fairfaxcounty.gov](mailto:clerktothebos@fairfaxcounty.gov)  
<http://www.fairfaxcounty.gov/bosclerk>

5. The drive-in bank building shall incorporate environmentally sustainable attributes into its building program, that may include, but not necessarily be limited to, such elements as high-efficiency mechanical systems, use of materials with recycled content, a high performance and insulated building envelope, water efficient fixtures, CO2 sensors and air filters, low volatile organic compounds in paints, sealants and finish materials, construction waste management, and storage and collection of recyclables.
6. The free-standing sign shown at the corner of Braddock and Backlick Roads shall be a monument-style sign no more than 5.5 feet in height. Such sign shall be in conformance with Article 12 of the Zoning Ordinance, and shall meet the sight line standards of the PFM and VDOT.
7. All lighting, including streetlights, security lighting, signage lighting and pedestrian or other incidental lighting, shall be in conformance with Part 9 of Article 14 of the Zoning Ordinance.
8. A Phase I Environmental investigation of the property shall be submitted to DPWES for review prior to site plan approval. DPWES may request other Fairfax County or State agencies to evaluate the report findings. The investigation shall be performed consistent with the procedures described by the American Society of Testing and Materials (ASTM), as determined by DPWES. 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.
9. At the time of site plan approval, or on demand (whichever occurs first) right-of-way as shown on the SE Plat shall be dedicated to the Board of Supervisors in fee simple at no cost. Density credit for such dedication shall be retained by the site.
10. Prior to site plan approval the applicant shall enter into a license agreement with the County to permit landscaping to be provided and maintained in the area to be dedicated along the Braddock Road frontage of the site, as shown on the SE Plat.
11. Crosswalks (either painted or specialized pavement) shall be provided across the entrance on Braddock Road, and into the site adjacent to the entrance on Braddock Road and adjacent to the interparcel access to the north.

12. The public access easement shown across the sidewalks shall extend to the property line, and shall allow for construction easements and other public purposes necessary to the functioning of the roads, such as signage.

**The Board also:**

- Modified the trail requirements to allow a five-foot sidewalk in lieu of the eight-foot wide asphalt trail.
- Waived construction of the on-road bicycle lanes on Braddock and Backlick Roads.
- Waived the loading space requirements.
- Modified the barrier requirements along the eastern and southern property boundaries in favor of that shown on the SE Plat, and as conditioned.
- Modified the peripheral parking lot landscaping requirement, in favor of that shown on the SE Plat, and as conditioned.

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 or construction has commenced and been diligently prosecuted. 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.

If you have questions regarding the expiration of this Special Exception or filing a request for additional time, they should be directed to the Zoning Evaluation Division in the Department of Planning and Zoning at 703-324-1290. The mailing address for the Zoning Evaluation Division is Suite 801, 12055 Government Center Parkway, Fairfax, Virginia 22035.

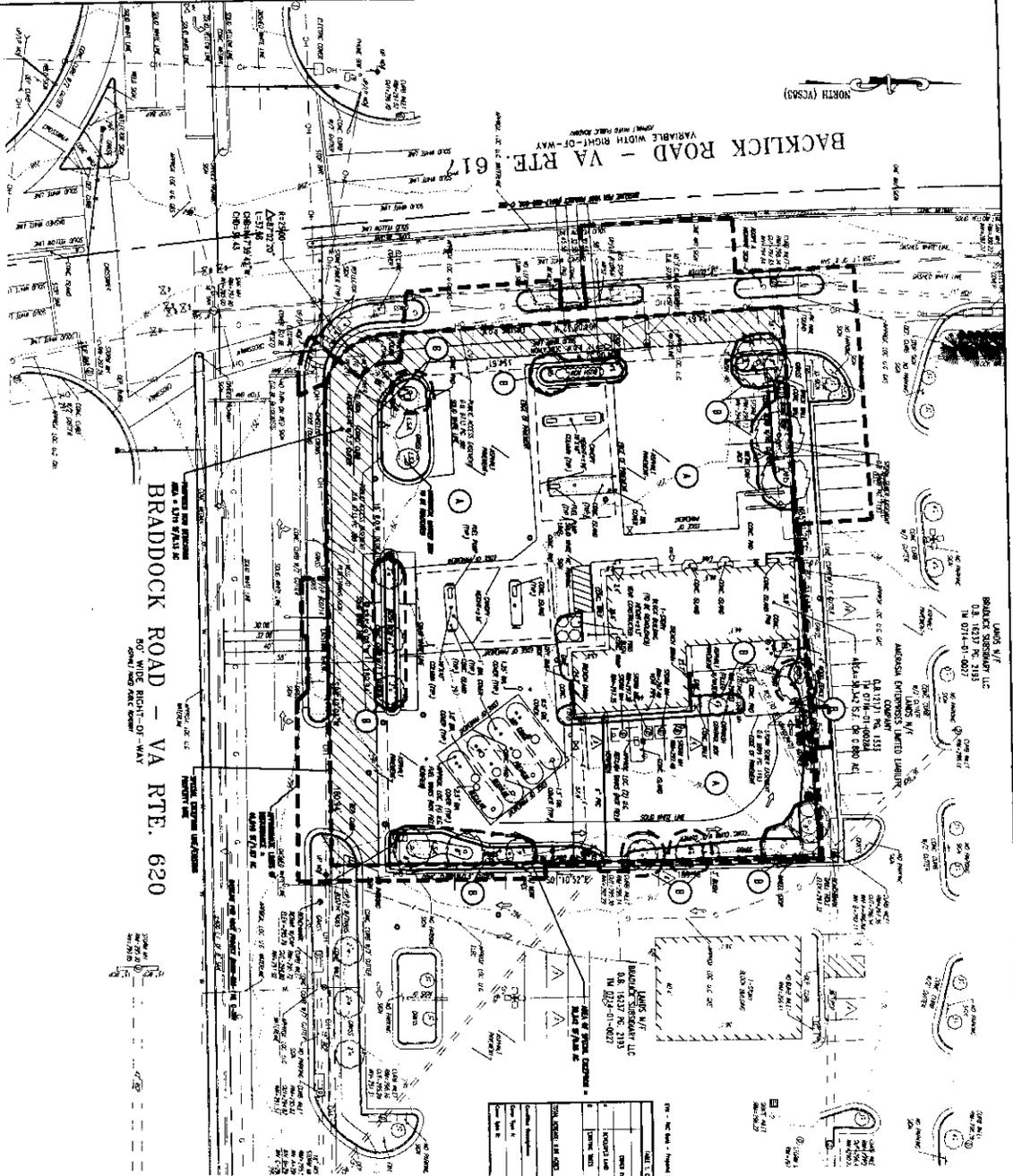
Sincerely,



Nancy Vehrs  
Clerk to the Board of Supervisors

NV/cwb





BRADDOCK ROAD - VA RTE. 620  
 BRADDOCK ROAD - VA RTE. 620

BACKLICK ROAD - VA RTE. 617  
 VARIABLE WIDTH RIGHT-OF-WAY  
 (FROM THE RIGHT-OF-WAY)

LAURENCE W/F  
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 10 0711-01-0027

AMERICA'S PRIMEWAY LIMITED LIABILITY  
 COMPANY  
 0.8 1537 R. 2193  
 10 0711-01-0027

LAURENCE W/F  
 0.8 1537 R. 2193  
 10 0711-01-0027

DATE: 08/14/12  
 DRAWN BY: JASON  
 CHECKED BY: JASON

NO.	DESCRIPTION	DATE	BY
1	ISSUED FOR PERMIT	08/14/12	JASON
2	REVISED PER PERMIT COMMENTS	08/14/12	JASON

THIS PLAN IS THE PROPERTY OF BOILER ENGINEERING, P.C. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, WITHOUT THE WRITTEN PERMISSION OF BOILER ENGINEERING, P.C.



EXISTING VEGETATION MAP LEGEND:

- COVER TYPE BOUNDARY
- DEVELOPED LAND
- EXISTING TREES



MISS UTILITY  
 1-1-00

NO.	REVISION	DATE	BY
1	ISSUED FOR PERMIT	08/14/12	JASON
2	REVISED PER PERMIT COMMENTS	08/14/12	JASON

PNC BANK - ANNANDALE  
 EXISTING CONDITIONS PLAN/EXISTING VEGETATION MAP  
 6950 BRADDOCK ROAD  
 ANNANDALE, VIRGINIA (FAIRFAX COUNTY)

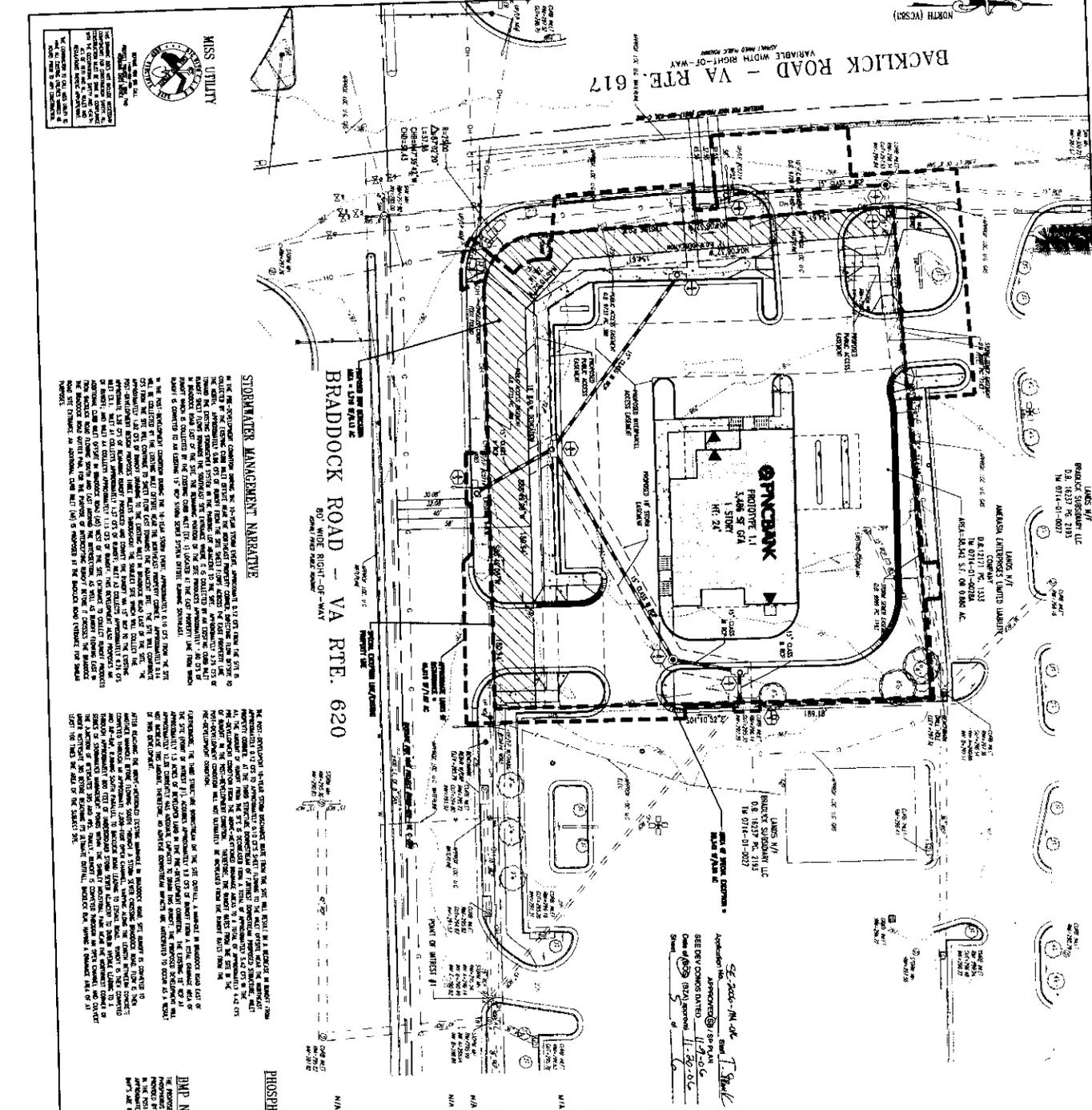
**BOILER ENGINEERING, P.C.**  
 6950 BRADDOCK ROAD  
 ANNANDALE, VIRGINIA 22029  
 (703) 261-8000 | www.boilereng.com

**A.J. VOLANTH**  
 PROFESSIONAL LANDSCAPE ARCHITECT  
 LICENSE NO. 11400  
 STATE OF VIRGINIA

**PNC BANK**







**STORMWATER MANAGEMENT NARRATIVE**

The stormwater management system for the PNC Bank - Annandale project is designed to manage stormwater runoff from the site and surrounding areas. The system consists of several detention basins, infiltration basins, and swales. The detention basins are designed to store stormwater runoff for a period of time, allowing it to infiltrate into the ground. The infiltration basins are designed to infiltrate stormwater runoff into the ground. The swales are designed to convey stormwater runoff to the detention basins and infiltration basins.

The stormwater management system is designed to meet the requirements of the Virginia Stormwater Management Act (VSMA) and the National Stormwater Management Act (NSMA). The system is designed to reduce the peak flow rate of stormwater runoff and to increase the infiltration of stormwater runoff into the ground. This will help to reduce the risk of flooding and to improve the water quality of the surrounding water bodies.

**PHOSPHORUS REMOVAL REQUIREMENT**

The phosphorus removal requirement for the PNC Bank - Annandale project is 1.0 mg/L. This requirement is based on the requirements of the VSMA and the NSMA. The stormwater management system is designed to meet this requirement by using phosphorus-removing media in the detention basins and infiltration basins.

**BMP NARRATIVE:**

The stormwater management system for the PNC Bank - Annandale project is designed to manage stormwater runoff from the site and surrounding areas. The system consists of several detention basins, infiltration basins, and swales. The detention basins are designed to store stormwater runoff for a period of time, allowing it to infiltrate into the ground. The infiltration basins are designed to infiltrate stormwater runoff into the ground. The swales are designed to convey stormwater runoff to the detention basins and infiltration basins.

**MAXIMUM STORMWATER RUNOFF RATES (CFS)**

2-YEAR STORM	PRE-DEVELOPMENT	POST-DEVELOPMENT
10-YEAR STORM	4.1	5.8
	5.5	4.5

**GRAPHIC SCALE**

1" = 100'

**PROFESSIONAL SEAL**

A.J. VOLANTH  
 PROFESSIONAL ENGINEER  
 No. 111111  
 State of Virginia

**BOHLER ENGINEERING, P.C.**

6950 BRADDOCK ROAD  
 ANNANDALE, VIRGINIA (FAIRFAX COUNTY)

**PNC BANK**

6950 BRADDOCK ROAD  
 ANNANDALE, VIRGINIA (FAIRFAX COUNTY)

MISS UTILITY

ROADWAY SUBSTATION LLC  
 D.B. 18337 MC 2103  
 IN 0714-01-0007

LANES N/E  
 MEDISON DRIVE LIMITED LIABILITY  
 COMPANY  
 D.B. 12177 MC 1233  
 IN 0714-01-0004  
 1405-35244 ST. OF VIRGINIA, VA.

LANES N/E  
 BRADDOCK SUBSTATION LLC  
 D.B. 18337 MC 2103  
 IN 0714-01-0007

LANES N/E  
 BRADDOCK SUBSTATION LLC  
 D.B. 18337 MC 2103  
 IN 0714-01-0007

LANES N/E  
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 D.B. 18337 MC 2103  
 IN 0714-01-0007

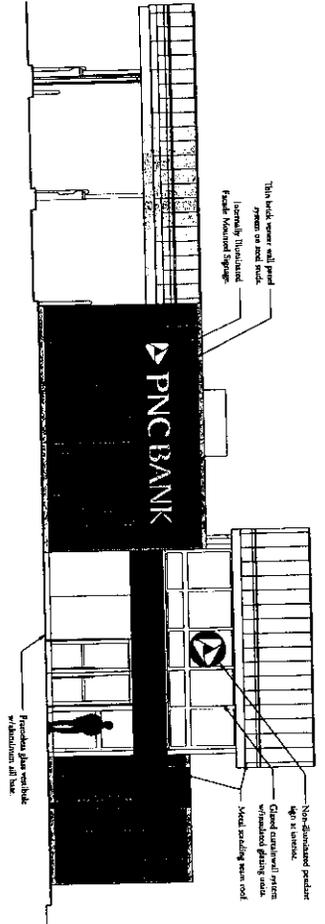
LANES N/E  
 BRADDOCK SUBSTATION LLC  
 D.B. 18337 MC 2103  
 IN 0714-01-0007

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 BRADDOCK SUBSTATION LLC  
 D.B. 18337 MC 2103  
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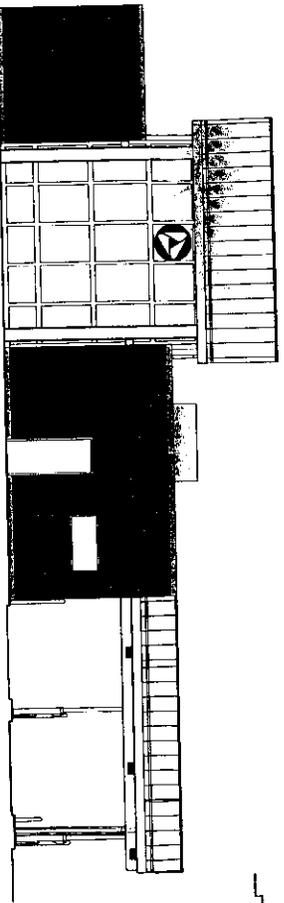
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 IN 0714-01-0007

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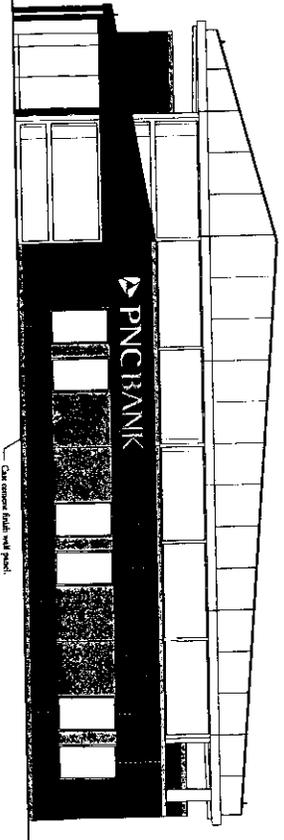
Entrance Elevation



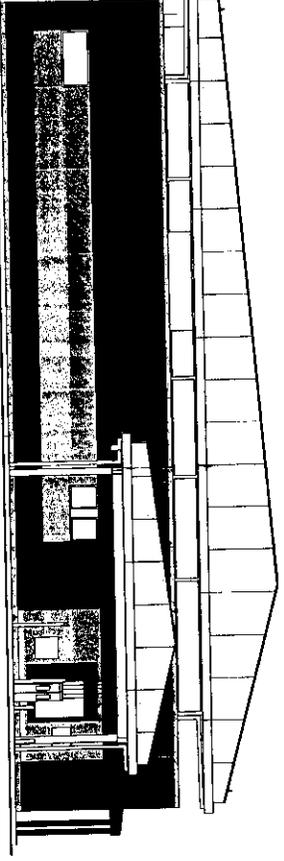
Rear Elevation



Office Elevation



Drive-Thru Elevation



35. Jason M. Orr T. Stark  
 11-9-06  
 11-20-06  
 6

## **A3 INDIAN RUN COMMUNITY PLANNING SECTOR**

### **CHARACTER**

Most of the Indian Run Community Planning Sector lies outside the Annandale Community Business Center and is predominantly developed in single-family residential use. However, scattered commercial areas include:

- The northeastern quadrant of Backlick Road and Braddock Road where the Bradlick Shopping Center is located as well as some low-rise office. These tracts abut existing stable single-family residential neighborhoods.
- The east side of Backlick Road between Cindy Lane and Sunset Lane -- the location of a small commercial area surrounded by a townhouse development. Several single-family residences front on Backlick Road, surrounded either by commercial or townhouse uses.
- The south side of the Little River Turnpike (Route 236) corridor between Old Columbia Pike and Braddock Road -- characterized by a strip of commercial and higher density residential uses.

The Indian Run Stream Valley is a significant environmental feature running diagonally across the entire length of this sector. It has been designated as an Environmental Quality Corridor. A large portion of this sector is in older and dispersed residential neighborhoods which, because of the relatively minor cutting and filling that occurred during their construction, retain the potential for significant heritage resources.

### **CONCEPT FOR FUTURE DEVELOPMENT**

The Indian Run Community Planning Sector contains lands which are recommended to develop as part of the Annandale Community Business Center (CBC) and those which fall outside of the CBC. The Annandale Community Business Center is discussed in a separate section of this Plan following the Annandale District overview. The remainder of this planning sector is recommended to develop as Suburban Neighborhoods in the Concept for Future Development.

### **RECOMMENDATIONS**

#### Land Use

The Indian Run Community Planning Sector contains stable residential neighborhoods. Infill development in these neighborhoods should be of a compatible use, type and intensity and in accordance with the guidance provided by the Policy Plan under Land Use Objectives 8 and 14.

Where substantial parcel consolidation is specified, it is intended that such consolidations will provide for projects that function in an efficient, well-designed manner and provide for the development of adjacent unconsolidated parcels in conformance with the Area Plan.

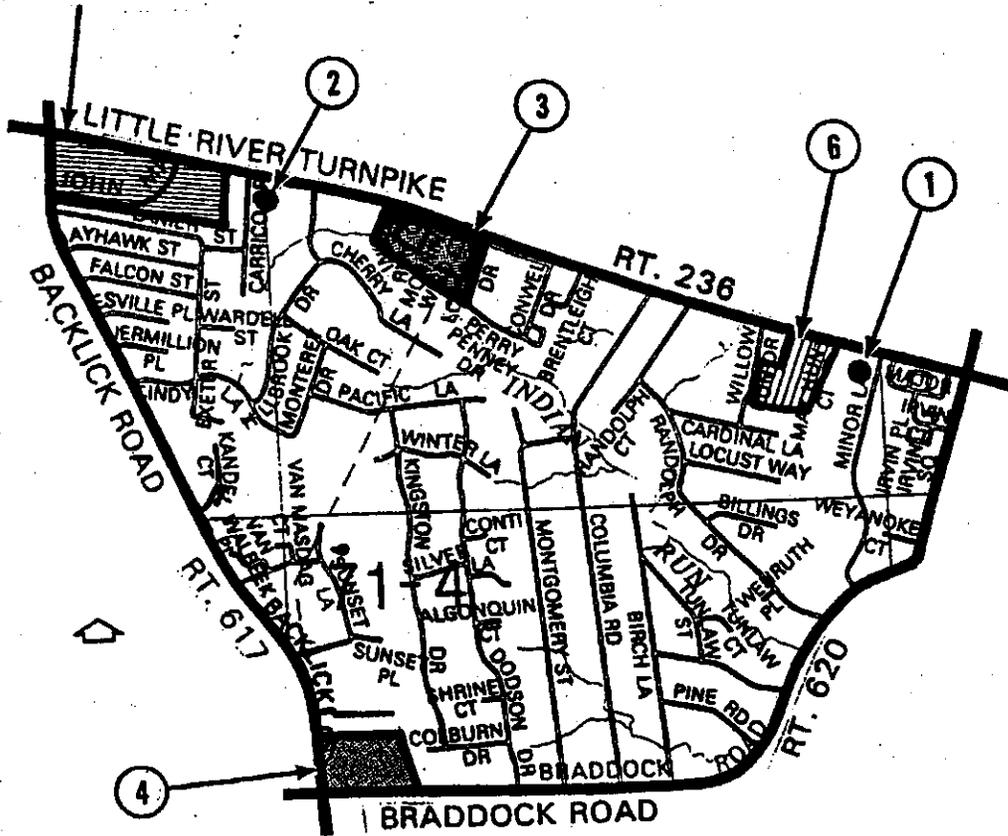
Figure 28 indicates the geographic location of land use recommendations for this sector.

1. The approximately three-quarter acre vacant parcel immediately south of the low-rise office structure in the southwestern quadrant of the intersection of Route 236 and Minor Lane [tax map 71-2((1))39] is planned for office use up to .30 FAR. Effective, landscaped buffering should be provided along the periphery of the parcel to mitigate visual impacts upon adjacent, noncommercial uses.
2. At the intersection of Carrico Drive and Little River Turnpike on Parcels 71-1((5))3A and 4 are planned for residential use at 3-4 dwelling units per acre. If these lots are consolidated for the purpose of coordinated development, low-intensity office uses (e.g., townhouse offices) up to .25 FAR may be appropriate for the site under the following conditions:
  - Office development (structures and parking) extends only as far south on parcel 4 as the existing southern extent of commercial development along the west side of Carrico Drive, with the remaining portion of parcel 4 designated as undeveloped open space;
  - Effective visual screening is provided along the southern periphery of the property, preferably consisting of a brick wall six (6) feet in height with landscaping along its southern side adjacent to the existing residential unit on parcel 5; and
  - The office uses are residential in appearance to enhance compatibility with the nearby residential community.
3. The 10.3-acre tract located along the south side of Route 236 immediately east of the Indian Run townhouse development is planned for residential development at 4-5 dwelling units per acre. The Indian Run Stream Valley and acreage to the south of the stream should be dedicated to the Fairfax County Park Authority, thus ensuring an appropriate open space buffer for the existing stable residential community farther south.
4. The Bradlick Shopping Center, located in the northeastern quadrant of the intersection of Braddock and Backlick Roads, is planned for retail use up to .35 FAR. Parcel 71-4((1))28, on the eastern boundary of the Bradlick Shopping Center, is planned for residential use at 2-3 dwelling units per acre. This parcel is associated with the stable residential area to the east, and should not be subject to commercial encroachment.
5. Uses requiring special permits and special exception approval should be rigorously reviewed and permitted only when the use is of a size and scale that will not adversely impact adjacent land uses and the overall low density residential character of the area and to prevent commercial or quasi-commercial encroachment. [Not Shown]
6. Parcel 71-2((1))42 is planned for public facilities, governmental and institutional uses. As an option, a portion of the property on the south and east, approximately 4.5 acres, may be appropriate for 5-8 du/ac. This residential option may be appropriate if no vehicular access is provided directly to Little River Turnpike, but limited to the service drive that also provides access to Mayhunt Court. Any residential development should provide a landscaped buffer to the existing electrical substation and the adjacent residential neighborhoods.

### Transportation

Transportation recommendations for this sector are shown on Figure 29. In some instances, site-specific transportation recommendations are included in the land use recommendations section. The figures show access orientation, circulation plans, interchange

See Annandale CBC for recommendations.



LAND USE RECOMMENDATIONS FIGURE 28



# County of Fairfax, Virginia

## MEMORANDUM

**DATE:** February 11, 2008

**TO:** Regina Coyle, Director  
Zoning Evaluation Division

**FROM:** Angela Kadar Rodeheaver, Chief  
Site Analysis Section  
Department of Transportation

**SUBJECT:** Transportation Impact

**FILE:** 3-5 (SE 2006-MA-016)

**REFERENCE:** SEA 2006-MA-016; PNC Bank, N.A.  
Traffic Zone: 1408  
Land Identification: 71-4 ((1)) 28A

The following comments reflect the position of the Department of Transportation, and are based on the Amended Special Permit Plat revised to December 27, 2007. The amended plat eliminates construction of the previously delineated interparcel access connections to the adjoining shopping center and the right turn deceleration lane at the primary access point on Backlick Road. However the proposed development remains at the same intensity as previously approved.

The site layout is typical of many local shopping centers in that a prominent stand alone retail use is located near the junction of the two adjoining streets, except that with the proposed development, access between the corner use [the proposed bank] and the adjacent shopping center is very limited. Along Backlick Road the existing interparcel access is in very close proximity to Backlick Road itself. Along Braddock Road, the one lane connection on the east side of the site is convoluted, constricted, and not readily visible to drivers.

The request to eliminate construction of new interparcel connections also precludes the commitment to construct the right turn deceleration lane at the primarily retail entrance on Backlick Road. The changes are less than desirable because travel aisle turning movements remain in close proximity to the main roadway, and Backlick Road traffic does not have the benefit of a deceleration lane.

This Department strongly encourages the applicant to continue to pursue agreements to construct the interparcel access and right turn deceleration lane concurrent with site development. The improvements would provide a safer and more efficient operation for both the proposed bank and the adjacent shopping center. However, if the previously delineated construction does not occur concurrent with site development, the applicant should commit to:

1. Escrow funds for construction of the interparcel access connections as shown on the 2006 approved Special Exception Plat including removal of landscaping, curbing, etc. that might be installed in the area of the future connections, and to close, scarify, and landscape the area of the existing one lane connection on the east side of the site.
2. Escrow funds for construction of the right turn lane as delineated on the 2006 approved special exception plat.
3. Commit to either construct these interparcel connections using escrowed funds at such time as permission is granted from adjoining property owners, or provide all easements and full cooperation as needed to accommodate construction by others. As delineated, the applicants proposed easements likely are too narrow to accommodate interparcel construction by others.

Note that VDOT will not accept a traffic control box within the accessible ramp as delineated at the northeast corner of Backlick and Braddock Roads.

Also note that the applicant's proposed right-of-way dedication is only to the ultimate back of curb. Therefore it is important that the "Proposed Public Access Easement" over the sidewalk be expanded to include the area between the sidewalk and back of curb, with the wording modified to include construction easements when the roadway is widened, and accommodation of traffic control and utility relocation in this area. The broader easement and language will allow for the placement of items such as bus stop signs, directional signs, and traffic signal control equipment.

AKR/CAA



MARK C. LOONEY  
(703) 456-8652  
mlooney@cooley.com

July 2, 2007

H. Mark Goetzman, Esq.  
Walsh Colucci Lubely Emrich & Walsh PC  
Courthouse Plaza  
2200 Clarendon Boulevard  
Thirteenth Floor  
Arlington, Virginia 22201-3359

**RE: Proposed Letter of Permission for Temporary Grading and Construction Easements  
at Bradlick Shopping Center**

Dear Mark:

I have been asked by Bradlick Subsidiary LLC ("Bradlick"), the owner of the Bradlick Shopping Center located on Fairfax County Tax Map Parcel 61-2 ((1)) Parcel 83C ("Bradlick Center" or the "Property") to respond to your request for the execution of a Letter of Permission for Temporary Grading and Construction activity on the Bradlick Center to permit the construction of a PNC Bank on an adjacent parcel (the "PNC Parcel").

Based upon our review of the proposed site plan for the PNC Bank, it appears that the proposed improvements would relocate two existing inter-parcel connections between the Bradlick Center and the PNC Parcel; one on the southwest edge of the Bradlick Center, and another on the northwest portion of the PNC Parcel due south of the existing Giant Food store. Cumulatively, these changes would result in the loss of eight (8) parking spaces on the Bradlick Center property; three (3) spaces at the southwest connection, and an additional five (5) spaces on the northwest connection.

The loss of these parking spaces, unfortunately, will result in a permanent and irrevocable loss in value of the Shopping Center and constrain Bradlick's ability to lease and operate the Bradlick Center in its present form. As you well know, the availability of sufficient parking spaces, whether required by Fairfax County or required per lease arrangements, is of critical concern to shopping center tenants, whose customers depend on convenient access to the stores. Further, reductions in available parking can constrain Bradlick's ability to re-let vacant space to uses that require a higher parking requirement, particularly when parking spaces are removed to accommodate offsite improvements unrelated to the shopping center. In addition, Bradlick has contractual commitments with tenants that constrain its ability to make the changes to the extent depicted on PNC's proposed site plan.

We certainly appreciate and value the relationship Bradlick has had through the years with the owner of the PNC Parcel, and throughout this time Bradlick believes it has been a responsible neighbor. Nevertheless, Bradlick is not in a position at this time to endure such a substantial reduction in value to the Bradlick Center or to request tenants give up or modify valuable rights.

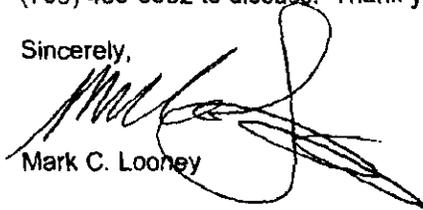
**Cooley**  
GODWARD KRONISH LLP

H. Mark Goetzman, Esq.  
July 2, 2007  
Page Two

We encourage your client to explore with Fairfax County alternate designs for the PNC Bank that would not cause a permanent reduction in parking to the Bradlick Center, while still permitting the PNC Bank to move forward. We would be happy to meet with your civil engineer at your convenience to review the site plan for the PNC Bank and discuss alternate approaches. Please let us know how we may be of assistance.

Should you have any questions or need additional information, please contact me at (703) 456-8652 to discuss. Thank you for your consideration of our views.

Sincerely,



Mark C. Looney

MCL:gwc

cc: Steve Halle, Combined Properties

330418 v3/RE

**9-006 General Standards**

In addition to the specific standards set forth hereinafter with regard to particular special exception uses, all such uses shall satisfy the following general standards:

1. The proposed use at the specified location shall be in harmony with the adopted comprehensive plan.
2. The proposed use shall be in harmony with the general purpose and intent of the applicable zoning district regulations.
3. The proposed use shall be such that it will be harmonious with and will not adversely affect the use or development of neighboring properties in accordance with the applicable zoning district regulations and the adopted comprehensive plan. The location, size and height of buildings, structures, walls and fences, and the nature and extent of screening, buffering and landscaping shall be such that the use will not hinder or discourage the appropriate development and use of adjacent or nearby land and/or buildings or impair the value thereof.
4. The proposed use shall be such that pedestrian and vehicular traffic associated with such use will not be hazardous or conflict with the existing and anticipated traffic in the neighborhood.
5. In addition to the standards which may be set forth in this Article for a particular category or use, the Board shall require landscaping and screening in accordance with the provisions of Article 13.
6. Open space shall be provided in an amount equivalent to that specified for the zoning district in which the proposed use is located.
7. Adequate utility, drainage, parking, loading and other necessary facilities to serve the proposed use shall be provided. Parking and loading requirements shall be in accordance with the provisions of Article 11.
8. Signs shall be regulated by the provisions of Article 12; however, the Board may impose more strict requirements for a given use than those set forth in this Ordinance.

### **9-503 Standards For All Category 5 Uses**

In addition to the general standards set forth in Sect. 006 above, all Category 5 special exception uses shall satisfy the following standards:

1. Except as qualified in the following Sections, all uses shall comply with the lot size and bulk regulations of the zoning district in which located.
2. All uses shall comply with the performance standards specified for the zoning district in which located.
3. Before establishment, all uses, including modifications or alterations to existing uses, shall be subject to the provisions of Article 17, Site Plans.

**9-505 Additional Standards for Automobile-Oriented Uses, Car Washes, Drive-In Banks, Drive-Through Pharmacies, Fast Food Restaurants, Quick-Service Food Stores, Service Stations and Service Stations/Mini-Marts**

1. In all districts where permitted by special exception:
  - A. Such a use shall have on all sides the same architectural features or shall be architecturally compatible with the building group or neighborhood with which it is associated.
  - B. Such a use shall be designed so that pedestrian and vehicular circulation is coordinated with that on adjacent properties.
  - C. The site shall be designed to minimize the potential for turning movement conflicts and to facilitate safe and efficient on-site circulation. Parking and stacking spaces shall be provided and located in such a manner as to facilitate safe and convenient vehicle and pedestrian access to all uses on the site.
  - D. In reviewing such a use or combination of uses, it shall be determined that the lot is of sufficient area and width to accommodate the use and that any such use will not adversely affect any nearby existing or planned residential areas as a result of the hours of operation, noise generation, parking, glare or other operational factors.
  - E. For a drive-through pharmacy, signs shall be required to be posted in the vicinity of the stacking area stating the limitations on the use of the window service and/or drive-through lane. Such signs shall not exceed two (2) square feet in area or be located closer than five (5) feet to any lot line.
2. In the C-3 and C-4 Districts, in addition to Par. 1 above:
  - A. All such uses, except drive-in banks, shall be an integral design element of a site plan for an office building or office building complex containing not less than 35,000 square feet of gross floor area.
  - B. Such a use shall have no separate and exclusive curb cut access to the abutting highway.
  - C. There shall be no outside storage or display of goods offered for sale.
  - D. Service stations shall not include any ancillary use such as vehicle or tool rental, and shall be limited to the servicing and retail sales of products used primarily by passenger vehicles.
  - E. Service stations shall not be used for the performance of major repairs, and shall not include the outdoor storage of more than two (2) abandoned, wrecked or inoperable vehicles on the site for more than seventy-two (72)

hours, subject to the limitation that there shall be no dismantling, wrecking or sale of said vehicles or parts thereof. In addition, in no event shall any one (1) abandoned, wrecked or inoperable vehicle be stored outdoors for a period exceeding seventy-two (72) hours.

3. In the C-5 and C-6 Districts, in addition to Par. 1 above:
  - A. There shall be no outdoor storage or display of goods offered for sale except for the outdoor storage or display of goods permitted at a service station or service station/mini-mart.
  - B. Service stations and service station/mini-marts shall not be used for the performance of major repairs, and shall not include the outdoor storage of more than two (2) abandoned, wrecked or inoperable vehicles on the site for more than seventy-two (72) hours, subject to the limitation that there shall be no dismantling, wrecking or sale of said vehicles or parts thereof. In addition, in no event shall any one (1) abandoned, wrecked or inoperable vehicle be store outdoors for a period exceeding seventy-two hours.
4. In the C-7, C-8 and C-9 Districts, in addition to Par. 1 above:
  - A. In the C-7 or C-9 District, there shall be no outdoor storage or display of goods offered for sale except for the outdoor storage or display of goods permitted at a service station or service station/mini-mart.
  - B. Service stations and service station/mini-marts shall not be used for the performance of major repairs, and shall not include the outdoor storage of more than four (4) abandoned, wrecked or inoperable vehicles on the site for more than seventy-two (72) hours, subject to the limitation that there shall be no dismantling, wrecking or sale of said vehicles or parts thereof. In addition, in no event shall any one (1) abandoned, wrecked or inoperable vehicle be stored outdoors for a period exceeding seventy-two (72) hours.
  - C. The outdoor area devoted to any use such as vehicle or tool rental shall be limited to the area so designated on an approved special exception plat.
5. In the I-3, I-4, I-5 and I-6 Districts, in addition to Par. 1 above:
  - A. All such uses, except drive-in banks, shall be an integral design element of a site plan for an industrial building or building complex containing not less than 30,000 square feet of gross floor area.
  - B. In an I-3 or I-4 District, there shall be no outdoor storage or display of goods offered for sale except for the outdoor storage or display of goods permitted at a service station.
  - C. In an I-3 or I-4 District, service stations shall not be used for the performance

of major repairs, and shall not include the outdoor storage of more than four (4) abandoned, wrecked or inoperable vehicles on the site for more than seventy-two (72) hours, subject to the limitation that there shall be no dismantling, wrecking or sale of said vehicles or parts thereof. In addition, in no event shall any one (1) abandoned, wrecked or inoperable vehicle be stored outdoors for a period exceeding seventy-two (72) hours.

D. No Building Permit shall be approved for such a use unless a Building Permit has been approved for the related industrial building(s).

E. The outdoor area devoted to any use such as vehicle or tool rental shall be limited to that area so designated on an approved special exception plat.

6. In the PDH and PDC Districts, in addition to Par. 1 above:

A. In the PDH District, fast food restaurants may be permitted only in accordance with the provisions of Sect. 6-106 and the following:

(1) Such use may be permitted only upon a finding by the Board that the planned development is of sufficient size to support the proposed use, and that the use is designed to serve primarily the needs of the residents of the development.

(2) Such use shall be designed and located so as to maintain the intended secondary nature of the use, and so that the associated impacts, including but not limited to associated on-site and off-site vehicular traffic, noise, odors, and visual impact, will not adversely affect the residential character of the development and surrounding properties.

(3) All direct vehicular access to the use shall be provided via the internal circulation system of a commercial area of the PDH development, which commercial area shall contain not less than three (3) non-automobile-related commercial establishments.

(4) The proposed development shall provide clearly designated pedestrian facilities for safe and convenient access from surrounding residential and commercial uses.

B. In the PDC District, fast food restaurants may be permitted only in accordance with the provisions of Sect. 6-206.

**GLOSSARY**

This Glossary is provided to assist the public in understanding the staff evaluation and analysis of development proposals. It should not be construed as representing legal definitions. Refer to the Fairfax County Zoning Ordinance, Comprehensive Plan or Public Facilities Manual for additional information.

**ABANDONMENT:** Refers to road or street abandonment, an action taken by the Board of Supervisors, usually through the public hearing process, to abolish the public's right-of-passage over a road or road right-of-way. Upon abandonment, the right-of-way automatically reverts to the underlying fee owners. If the fee to the owner is unknown, Virginia law presumes that fee to the roadbed rests with the adjacent property owners if there is no evidence to the contrary.

**ACCESSORY DWELLING UNIT (OR APARTMENT):** A secondary dwelling unit established in conjunction with and clearly subordinate to a single family detached dwelling unit. An accessory dwelling unit may be allowed if a special permit is granted by the Board of Zoning Appeals (BZA). Refer to Sect. 8-918 of the Zoning Ordinance.

**AFFORDABLE DWELLING UNIT (ADU) DEVELOPMENT:** Residential development to assist in the provision of affordable housing for persons of low and moderate income in accordance with the affordable dwelling unit program and in accordance with Zoning Ordinance regulations. Residential development which provides affordable dwelling units may result in a density bonus (see below) permitting the construction of additional housing units. See Part 8 of Article 2 of the Zoning Ordinance.

**AGRICULTURAL AND FORESTAL DISTRICTS:** A land use classification created under Chapter 114 or 115 of the Fairfax County Code for the purpose of qualifying landowners who wish to retain their property for agricultural or forestal use for use/value taxation pursuant to Chapter 58 of the Fairfax County Code.

**BARRIER:** A wall, fence, earthen berm, or plant materials which may be used to provide a physical separation between land uses. Refer to Article 13 of the Zoning Ordinance for specific barrier requirements.

**BEST MANAGEMENT PRACTICES (BMPs):** Stormwater management techniques or land use practices that are determined to be the most effective, practicable means of preventing and/or reducing the amount of pollution generated by nonpoint sources in order to improve water quality.

**BUFFER:** Graduated mix of land uses, building heights or intensities designed to mitigate potential conflicts between different types or intensities of land uses; may also provide for a transition between uses. A landscaped buffer may be an area of open, undeveloped land and may include a combination of fences, walls, berms, open space and/or landscape plantings. A buffer is not necessarily coincident with transitional screening.

**CHESAPEAKE BAY PRESERVATION ORDINANCE:** Regulations which the State has mandated must be adopted to protect the Chesapeake Bay and its tributaries. These regulations must be incorporated into the comprehensive plans, zoning ordinances and subdivision ordinances of the affected localities. Refer to Chesapeake Bay Preservation Act, Va. Code Section 10.1-2100 et seq and VR 173-02-01, Chesapeake Bay Preservation Area Designation and Management Regulations.

**CLUSTER DEVELOPMENT:** Residential development in which the lots are clustered on a portion of a site so that significant environmental/historical/cultural resources may be preserved or recreational amenities provided. While smaller lot sizes are permitted in a cluster subdivision to preserve open space, the overall density cannot exceed that permitted by the applicable zoning district. See Sect. 2-421 and Sect. 9-615 of the Zoning Ordinance.

**COUNTY 2232 REVIEW PROCESS:** A public hearing process pursuant to Sect. 15.2-2232 (Formerly Sect. 15.1-456) of the Virginia Code which is used to determine if a proposed public facility not shown on the adopted Comprehensive Plan is in substantial accord with the plan. Specifically, this process is used to determine if the general or approximate location, character and extent of a proposed facility is in substantial accord with the Plan.

**dba:** The momentary magnitude of sound weighted to approximate the sensitivity of the human ear to certain frequencies; the dBA value describes a sound at a given instant, a maximum sound level or a steady state value. See also Ldn.

**DENSITY:** Number of dwelling units (du) divided by the gross acreage (ac) of a site being developed in residential use; or, the number of dwelling units per acre (du/ac) except in the PRC District when density refers to the number of persons per acre.

**DENSITY BONUS:** An increase in the density otherwise allowed in a given zoning district which may be granted under specific provisions of the Zoning Ordinance when a developer provides excess open space, recreation facilities, or affordable dwelling units (ADUs), etc.

**DEVELOPMENT CONDITIONS:** Terms or conditions imposed on a development by the Board of Supervisors (BOS) or the Board of Zoning Appeals (BZA) in connection with approval of a special exception, special permit or variance application or rezoning application in a "P" district. Conditions may be imposed to mitigate adverse impacts associated with a development as well as secure compliance with the Zoning Ordinance and/or conformance with the Comprehensive Plan. For example, development conditions may regulate hours of operation, number of employees, height of buildings, and intensity of development.

**DEVELOPMENT PLAN:** A graphic representation which depicts the nature and character of the development proposed for a specific land area: information such as topography, location and size of proposed structures, location of streets trails, utilities, and storm drainage are generally included on a development plan. A development plan is a submission requirement for rezoning to the PRC District. A **GENERALIZED DEVELOPMENT PLAN (GDP)** is a submission requirement for a rezoning application for all conventional zoning districts other than a P District. A development plan submitted in connection with a special exception (SE) or special permit (SP) is generally referred to as an SE or SP plat. A **CONCEPTUAL DEVELOPMENT PLAN (CDP)** is a submission requirement when filing a rezoning application for a P District other than the PRC District; a CDP characterizes in a general way the planned development of the site. A **FINAL DEVELOPMENT PLAN (FDP)** is a submission requirement following the approval of a conceptual development plan and rezoning application for a P District other than the PRC District; an FDP further details the planned development of the site. See Article 16 of the Zoning Ordinance.

**EASEMENT:** A right to or interest in property owned by another for a specific and limited purpose. Examples: access easement, utility easement, construction easement, etc. Easements may be for public or private purposes.

**ENVIRONMENTAL QUALITY CORRIDORS (EQCs):** An open space system designed to link and preserve natural resource areas, provide passive recreation and protect wildlife habitat. The system includes stream valleys, steep slopes and wetlands. For a complete definition of EQCs, refer to the Environmental section of the Policy Plan for Fairfax County contained in Vol. 1 of the Comprehensive Plan.

**ERODIBLE SOILS:** Soils that wash away easily, especially under conditions where stormwater runoff is inadequately controlled. Silt and sediment are washed into nearby streams, thereby degrading water quality.

**FLOODPLAIN:** Those land areas in and adjacent to streams and watercourses subject to periodic flooding; usually associated with environmental quality corridors. The 100 year floodplain drains 70 acres or more of land and has a one percent chance of flood occurrence in any given year.

**FLOOR AREA RATIO (FAR):** An expression of the amount of development intensity (typically, non-residential uses) on a specific parcel of land. FAR is determined by dividing the total square footage of gross floor area of buildings on a site by the total square footage of the site itself.

**FUNCTIONAL CLASSIFICATION:** A system for classifying roads in terms of the character of service that individual facilities are providing or are intended to provide, ranging from travel mobility to land access. Roadway system functional classification elements include Freeways or Expressways which are limited access highways, Other Principal (or Major) Arterials, Minor Arterials, Collector Streets, and Local Streets. Principal arterials are designed to accommodate travel; access to adjacent properties is discouraged. Minor arterials are designed to serve both through traffic and local trips. Collector roads and streets link local streets and properties with the arterial network. Local streets provide access to adjacent properties.

**GEOTECHNICAL REVIEW:** An engineering study of the geology and soils of a site which is submitted to determine the suitability of a site for development and recommends construction techniques designed to overcome development on problem soils, e.g., marine clay soils.

**HYDROCARBON RUNOFF:** Petroleum products, such as motor oil, gasoline or transmission fluid deposited by motor vehicles which are carried into the local storm sewer system with the stormwater runoff, and ultimately, into receiving streams; a major source of non-point source pollution. An oil-grit separator is a common hydrocarbon runoff reduction method.

**IMPERVIOUS SURFACE:** Any land area covered by buildings or paved with a hard surface such that water cannot seep through the surface into the ground.

**INFILL:** Development on vacant or underutilized sites within an area which is already mostly developed in an established development pattern or neighborhood.

**INTENSITY:** The magnitude of development usually measured in such terms as density, floor area ratio, building height, percentage of impervious surface, traffic generation, etc. Intensity is also based on a comparison of the development proposal against environmental constraints or other conditions which determine the carrying capacity of a specific land area to accommodate development without adverse impacts.

**Ldn:** Day night average sound level. It is the twenty-four hour average sound level expressed in A-weighted decibels; the measurement assigns a "penalty" to night time noise to account for night time sensitivity. Ldn represents the total noise environment which varies over time and correlates with the effects of noise on the public health, safety and welfare.

**LEVEL OF SERVICE (LOS):** An estimate of the effectiveness of a roadway to carry traffic, usually under anticipated peak traffic conditions. Level of Service efficiency is generally characterized by the letters A through F, with LOS-A describing free flow traffic conditions and LOS-F describing jammed or grid-lock conditions.

**MARINE CLAY SOILS:** Soils that occur in widespread areas of the County generally east of Interstate 95. Because of the abundance of shrink-swell clays in these soils, they tend to be highly unstable. Many areas of slope failure are evident on natural slopes. Construction on these soils may initiate or accelerate slope movement or slope failure. The shrink-swell soils can cause movement in structures, even in areas of flat topography, from dry to wet seasons resulting in cracked foundations, etc. Also known as slippage soils.

**OPEN SPACE:** That portion of a site which generally is not covered by buildings, streets, or parking areas. Open space is intended to provide light and air; open space may function as a buffer between land uses or for scenic, environmental, or recreational purposes.

**OPEN SPACE EASEMENT:** An easement usually granted to the Board of Supervisors which preserves a tract of land in open space for some public benefit in perpetuity or for a specified period of time. Open space easements may be accepted by the Board of Supervisors, upon request of the land owner, after evaluation under criteria established by the Board. See Open Space Land Act, Code of Virginia, Sections 10.1-1700, et seq.

**P DISTRICT:** A "P" district refers to land that is planned and/or developed as a Planned Development Housing (PDH) District, a Planned Development Commercial (PDC) District or a Planned Residential Community (PRC) District. The PDH, PDC and PRC Zoning Districts are established to encourage innovative and creative design for land development; to provide ample and efficient use of open space; to promote a balance in the mix of land uses, housing types, and intensity of development; and to allow maximum flexibility in order to achieve excellence in physical, social and economic planning and development of a site. Refer to Articles 6 and 16 of the Zoning Ordinance.

**PROFFER:** A written condition, which, when offered voluntarily by a property owner and accepted by the Board of Supervisors in a rezoning action, becomes a legally binding condition which is in addition to the zoning district regulations applicable to a specific property. Proffers are submitted and signed by an owner prior to the Board of Supervisors public hearing on a rezoning application and run with the land. Once accepted by the Board, proffers may be modified only by a proffered condition amendment (PCA) application or other zoning action of the Board and the hearing process required for a rezoning application applies. See Sect. 15.2-2303 (formerly 15.1-491) of the Code of Virginia.

**PUBLIC FACILITIES MANUAL (PFM):** A technical text approved by the Board of Supervisors containing guidelines and standards which govern the design and construction of site improvements incorporating applicable Federal, State and County Codes, specific standards of the Virginia Department of Transportation and the County's Department of Public Works and Environmental Services.

**RESOURCE MANAGEMENT AREA (RMA):** That component of the Chesapeake Bay Preservation Area comprised of lands that, if improperly used or developed, have a potential for causing significant water quality degradation or for diminishing the functional value of the Resource Protection Area. See Fairfax County Code, Ch. 118, Chesapeake Bay Preservation Ordinance.

**RESOURCE PROTECTION AREA (RPA):** That component of the Chesapeake Bay Preservation Area comprised of lands at or near the shoreline or water's edge that have an intrinsic water quality value due to the ecological and biological processes they perform or are sensitive to impacts which may result in significant degradation of the quality of state waters. In their natural condition, these lands provide for the removal, reduction or assimilation of sediments from runoff entering the Bay and its tributaries, and minimize the adverse effects of human activities on state waters and aquatic resources. New development is generally discouraged in an RPA. See Fairfax County Code, Ch. 118, Chesapeake Bay Preservation Ordinance.

**SITE PLAN:** A detailed engineering plan, to scale, depicting the development of a parcel of land and containing all information required by Article 17 of the Zoning Ordinance. Generally, submission of a site plan to DPWES for review and approval is required for all residential, commercial and industrial development except for development of single family detached dwellings. The site plan is required to assure that development complies with the Zoning Ordinance.

**SPECIAL EXCEPTION (SE) / SPECIAL PERMIT (SP):** Uses, which by their nature, can have an undue impact upon or can be incompatible with other land uses and therefore need a site specific review. After review, such uses may be allowed to locate within given designated zoning districts if appropriate and only under special controls, limitations, and regulations. A special exception is subject to public hearings by the Planning Commission and Board of Supervisors with approval by the Board of Supervisors; a special permit requires a public hearing and approval by the Board of Zoning Appeals. Unlike proffers which are voluntary, the Board of Supervisors or BZA may impose reasonable conditions to assure, for example, compatibility and safety. See Article 8, Special Permits and Article 9, Special Exceptions, of the Zoning Ordinance.

**STORMWATER MANAGEMENT:** Engineering practices that are incorporated into the design of a development in order to mitigate or abate adverse water quantity and water quality impacts resulting from development. Stormwater management systems are designed to slow down or retain runoff to re-create, as nearly as possible, the pre-development flow conditions.

**SUBDIVISION PLAT:** The engineering plan for a subdivision of land submitted to DPWES for review and approved pursuant to Chapter 101 of the County Code.

**TRANSPORTATION DEMAND MANAGEMENT (TDM):** Actions taken to reduce single occupant vehicle automobile trips or actions taken to manage or reduce overall transportation demand in a particular area.

**TRANSPORTATION SYSTEM MANAGEMENT (TSM) PROGRAMS:** This term is used to describe a full spectrum of actions that may be applied to improve the overall efficiency of the transportation network. TSM programs usually consist of low-cost alternatives to major capital expenditures, and may include parking management measures, ridesharing programs, flexible or staggered work hours, transit promotion or operational improvements to the existing roadway system. TSM includes Transportation Demand Management (TDM) measures as well as H.O.V. use and other strategies associated with the operation of the street and transit systems.

**URBAN DESIGN:** An aspect of urban or suburban planning that focuses on creating a desirable environment in which to live, work and play. A well-designed urban or suburban environment demonstrates the four generally accepted principles of design: clearly identifiable function for the area; easily understood order; distinctive identity; and visual appeal.

**VACATION:** Refers to vacation of street or road as an action taken by the Board of Supervisors in order to abolish the public's right-of-passage over a road or road right-of-way dedicated by a plat of subdivision. Upon vacation, title to the road right-of-way transfers by operation of law to the owner(s) of the adjacent properties within the subdivision from whence the road/road right-of-way originated.

**VARIANCE:** An application to the Board of Zoning Appeals which seeks relief from a specific zoning regulation such as lot width, building height, or minimum yard requirements, among others. A variance may only be granted by the Board of Zoning Appeals through the public hearing process and upon a finding by the BZA that the variance application meets the required Standards for a Variance set forth in Sect. 18-404 of the Zoning Ordinance.

**WETLANDS:** Land characterized by wetness for a portion of the growing season. Wetlands are generally delineated on the basis of physical characteristics such as soil properties indicative of wetness, the presence of vegetation with an affinity for water, and the presence or evidence of surface wetness or soil saturation. Wetland environments provide water quality improvement benefits and are ecologically valuable. Development activity in wetlands is subject to permitting processes administered by the U.S. Army Corps of Engineers

**TIDAL WETLANDS:** Vegetated and nonvegetated wetlands as defined in Chapter 116 Wetlands Ordinance of the Fairfax County Code: includes tidal shores and tidally influenced embayments, creeks, and tributaries to the Occoquan and Potomac Rivers. Development activity in tidal wetlands may require approval from the Fairfax County Wetlands Board.

#### Abbreviations Commonly Used in Staff Reports

A&F	Agricultural & Forestal District	PDH	Planned Development Housing
ADU	Affordable Dwelling Unit	PFM	Public Facilities Manual
ARB	Architectural Review Board	PRC	Planned Residential Community
BMP	Best Management Practices	RC	Residential-Conservation
BOS	Board of Supervisors	RE	Residential Estate
BZA	Board of Zoning Appeals	RMA	Resource Management Area
COG	Council of Governments	RPA	Resource Protection Area
CBC	Community Business Center	RUP	Residential Use Permit
CDP	Conceptual Development Plan	RZ	Rezoning
CRD	Commercial Revitalization District	SE	Special Exception
DOT	Department of Transportation	SEA	Special Exception Amendment
DP	Development Plan	SP	Special Permit
DPWES	Department of Public Works and Environmental Services	TDM	Transportation Demand Management
DPZ	Department of Planning and Zoning	TMA	Transportation Management Association
DU/AC	Dwelling Units Per Acre	TSA	Transit Station Area
EQC	Environmental Quality Corridor	TSM	Transportation System Management
FAR	Floor Area Ratio	UP & DD	Utilities Planning and Design Division, DPWES
FDP	Final Development Plan	VC	Variance
GDP	Generalized Development Plan	VDOT	Virginia Dept. of Transportation
GFA	Gross Floor Area	VPD	Vehicles Per Day
HC	Highway Corridor Overlay District	VPH	Vehicles per Hour
HCD	Housing and Community Development	WMATA	Washington Metropolitan Area Transit Authority
LOS	Level of Service	WS	Water Supply Protection Overlay District
Non-RUP	Non-Residential Use Permit	ZAD	Zoning Administration Division, DPZ
OSDS	Office of Site Development Services, DPWES	ZED	Zoning Evaluation Division, DPZ
PCA	Proffered Condition Amendment	ZPRB	Zoning Permit Review Branch
PD	Planning Division		
PDC	Planned Development Commercial		