



County of Fairfax, Virginia

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

March 4, 2008

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

Re: Special Exception Application SE 2007-MA-013
(Concurrent with Special Exception Amendment Application SEA 97-M-024)

Dear Ms. Stagg:

At a regular meeting of the Board of Supervisors held on February 25, 2008, the Board approved Special Exception Application SE 2007-MA-013 in the name of PNC Bank, N.A. The subject property is located at 3516 South Jefferson Street on approximately 41,044 square feet of land zoned C-6, CRD, HC, and SC in the Mason District [Tax Map 62-1 ((1)) 16E pt.]. The Board's action permits a drive-in bank in a Highway Corridor Overlay District and modifications and waivers in a Commercial Revitalization District pursuant to Sections 4-604, 9-611, and 9-622 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. A copy of this Special Exception and the Non-Residential Use Permit (Non-RUP) shall be posted in a conspicuous place on the property of the use and be made available to all departments of the County of Fairfax during the hours of operation of the permitted use.
4. Development of the subject property shall be in substantial conformance with the Special Exception (SE) Plat entitled "PNC Bank Special Exception Plat, 3516 S. Jefferson Street", prepared by Bohler Engineering, P.C., consisting of eight (8) sheets, dated August 8, 2005 with revisions through August 29, 2007. Minor modifications to the approved special exception may be permitted pursuant to Par. 4 of Sect. 9-004 of the Zoning Ordinance.

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5. Architectural elevations shall be in substantial conformance with those shown on the SE Plat.
6. 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.
7. A landscape plan shall be submitted concurrent with site plan review and shall provide, at a minimum, the number and sizes of trees and plantings consistent with that shown on the SE Plat and shall be subject to the review and approval of Urban Forest Management, DPWES in consultation with VDOT. The applicant shall provide supplemental landscaping designed to shield pedestrian views from the roadway and automobile headlights/glare and to provide landscaping around the potential bus shelter. Such supplemental landscaping shall not require the removal of proposed parking spaces, and shall consist, at a minimum, of a continuous hedgerow, ground cover, inset where feasible with up to three (3) small ornamental trees along the Leesburg Pike frontage.
8. Interior parking lot landscaping shall be provided in conformance with Article 13 of the Zoning Ordinance, as determined by UFM, DPWES.
9. The sidewalk with interlocking pavers along the street frontage of the application property and all of the remaining sidewalks within the subject site shall be maintained by the applicant.
10. Crosswalks (either painted or specialized pavement) shall be provided as depicted on the SE Plat, subject to the approval of VDOT.
11. A maximum of three (3) drive-thru lanes shall be allowed.
12. There shall be no pole mounted signage.
13. 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.
14. Temporary promotional banners, balloons, and flags shall be in conformance with Par. G of Sect. 12-103 of the Zoning Ordinance. No rooftop displays shall be permitted on site.

15. The Applicant shall provide one bus shelter, along the Leesburg Pike frontage of the application property, with the specific location to be determined jointly by the Washington Metropolitan Area Transit Authority (WMATA) and FCDOT. The bus shelter shall be the typical open type and the installation shall be limited to the concrete pad, the shelter itself and a trash receptacle. No bus turn outs or special lanes shall be required of the Applicant. If, at the time of site plan approval for the properties fronting Leesburg Pike, WMATA/FCDOT has not determined the exact location of the bus shelter, the Applicant shall escrow \$25,000 with DPWES to be used for a future bus shelter or other project on Leesburg Pike in the immediate area of the application property. If no location has been indentified within five years of the Board's approval of this special exception, then the escrowed funds may be assigned to other transportation improvement project(s) within the immediate area. The applicant shall be responsible for general upkeep of the grounds in the vicinity of the shelter (grass mowing, landscape maintenance) and for the collection and disposal of trash from the shelter.
16. 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:

- Waived the loading space requirement.
- Modified the requirement to construct a major paved trail along the frontage of Leesburg Pike in favor of a six-foot wide walkway with interlocking pavers, in accordance with the Leesburg Pike and Columbia Pike Streetscape Design Guidelines.

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.

Sincerely,



Nancy Vehrs
Clerk to the Board of Supervisors
NV/dms

Cc: Chairman Gerald E. Connolly
Supervisor Penelope Gross, Mason District
Janet Coldsmith, Director, Real Estate Division. Dept. of Tax Administration
Regina Coyle, Director, Zoning Evaluation Division, DPZ
Diane Johnson-Quinn, Deputy Zoning Administrator, Dept. of Planning and Zoning
Thomas Conry, Dept. Manager. – GIS - Mapping/Overlay
Angela K. Rodeheaver, Section Chief, Transportation. Planning Division
Ellen Gallagher, Capital Projects and Operations Div., Dept. of Transportation
Audrey Clark, Director – Building Plan Review, DPWES
Ken Williams, Plans & Document Control, ESRD, DPWES
Department of Highways-VDOT
Sandy Stallman, Park Planning Branch Manager, FCPA
Charlene Fuhrman-Schulz, Development Officer, DHCD/Design Development Division
District Planning Commissioner
Barbara J. Lippa, Executive Director, Planning Commission
Jose Comayagua, Director, Facilities Management
Denise James, Office of Capital Facilities/Fairfax County Public Schools
Karyn Mooreland, Chief Capital Projects Sections, Dept. of Transportation