County of Fairfax, Virginia

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

September 24, 2007

Sheri L. Hoy
McGuire Woods LLP
1750 Tysons Boulevard, Suite 1800
McLean, Virginia 22102

Re: Special Exception Application SE 2007-SU-010

Dear Ms. Hoy:

At a regular meeting of the Board of Supervisors held on September 24, 2007, the Board approved Special Exception Application SE 2007-SU-010 in the name of Cort Business Services Corporation. The subject property is located at 14370-B Sullyfield Circle, on approximately 13.02 acres of land zoned I-5, AN, and WS in the Sully District [Tax Map 34-3 ((5)) C4 and C5]. The Board's action permits a retail sales establishment pursuant to Section 5-504 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, as qualified by these development conditions. Other by-right special permit and/or special exception uses may be permitted on the Application Property without the approval of a Special Exception Amendment if such uses do not affect this Special Exception.

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 "Special Exception Plat, CORT Furniture – Chantilly, prepared by Burgess & Niple, consisting of five sheets, dated April, 2007, with revisions through August 28, 2007. Minor modifications to the approved special exception may be permitted pursuant to Par. 4 of Sect. 9-004 of the Zoning Ordinance.

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: 703-324-3909
Email: clerktothebos@fairfaxcounty.gov
http://www.fairfaxcounty.gov/bos/clerk

4. As specified on the SE Plat and as generally shown on Attachment 1, the gross floor area of the furniture store devoted to retail sales, display area and associated office shall not exceed 60% of the total gross floor area, with not less than 40% of the gross floor area devoted to warehouse use. The warehouse areas shall be separated from the retail/display areas by solid partition walls, not less than 8 feet in height.

5. Parking shall be provided in accordance with the parking requirement for a furniture or carpet store for the retail/display/office areas and in accordance with the warehouse rate for the warehouse areas as determined by DPWES. Prior to the issuance of a Non-Residential Use Permit (Non-RUP), the applicant shall demonstrate to the satisfaction of DPWES that adequate parking is available for all uses located within the buildings on the subject property. If adequate parking cannot be provided, the amount of retail/display area shall be reduced until parking requirements can be met, to the satisfaction of DPWES.

6. There shall be no outside display or storage of goods on the premises.

7. Irrespective of that depicted on the SE Plat, all signs shall be in accordance with the provisions of Article 12 of the Zoning Ordinance.

8. Prior to the issuance of a Non-RUP, the applicant shall contribute to DPWES for the Sully District Walkway Fund an amount of $7,500 in lieu of constructing a paved trail along its Sully Road frontage.

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 the use has been established or a Non-RUP for the furniture store has been issued. The Board of Supervisors may grant additional time to establish the use or to issue a Non-RUP 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.

The Board also:

- Waived the requirement to construct a major paved trail along the application's Sully Road frontage in favor of a monetary contribution to the Sully District Walkway Fund.

- Waived the requirement for construction of an on-road bicycle lane within the right-of-way along Sully Road.

Sincerely,

Nancy Vehrs

Nancy Vehrs
Clerk to the Board of Supervisors
NV/dms

Cc: Chairman Gerald E. Connolly
Supervisor Michael Frey, Sully 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
Gary Chevalier, Office of Capital Facilities/Fairfax County Public Schools
Karyn Mooreland, Chief Capital Projects Sections, Dept. of Transportation

Name Change Only

COUNTY OF FAIRFAX
Department of Planning and Zoning
Zoning Evaluation Division
12055 Government Center Parkway, Suite 801
Fairfax, VA 22035 (703) 324-1290, TTY 711
www.fairfaxcounty.gov/dpz/zoning/applications

APPLICATION No: SE 2007-SU-010
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Department of Planning & Zon
JUN 20 2007
Zoning Evaluation Division

APPLICATION FOR A SPECIAL EXCEPTION

(PLEASE TYPE or PRINT IN BLACK INK)

APPLICANT	**NAME** CORT Business Services Corp.
	MAILING ADDRESS 11250 Waples Mill Road, Suite 500 Fairfax, VA 22030
	PHONE HOME ( ) **WORK (** 703 **)** 968-8594
	PHONE MOBILE ( )
PROPERTY INFORMATION	**PROPERTY ADDRESS** 14370-B Sullyfield Circle Chantilly, VA 20151
	TAX MAP NO. 34-3-((5))-C4, C5 — Total Property — **SIZE (ACRES/SQ FT)** 13.02 AC/ 567,291 SF
	ZONING DISTRICT I-5, AN, & WS — **MAGISTERIAL DISTRICT** Sully
	PROPOSED ZONING IF CONCURRENT WITH REZONING APPLICATION: N/A
SPECIAL EXCEPTION REQUEST INFORMATION	**ZONING ORDINANCE SECTION** 5-504(5) & 9-500
	PROPOSED USE Retail Sales in I-5 District
AGENT/CONTACT INFORMATION	**NAME** Carson Lee Fifer, Jr., Esquire & Sheri L. Hoy, Land Use Planner
	MAILING ADDRESS McGuireWoods LLP 1750 Tysons Boulevard, Suite 1800 McLean, VA 22102
	PHONE HOME ( ) **WORK (** 703 **)** 712-5483 SLH
	PHONE MOBILE ( )
MAILING	**Send all correspondence to (check one):** ☐ **Applicant** –or- ☑ **Agent/Contact**

Notify

The name(s) and addresses of owner(s) of record shall be provided on the affidavit form attached and made part of this application. The undersigned has the power to authorize and does hereby authorize Fairfax County staff representatives on official business to enter the subject property as necessary to process the application.

Sheri L. Hoy, Land Use Planner/Agent

TYPE/PRINT NAME OF APPLICANT/AGENT — **SIGNATURE OF APPLICANT/AGENT**

DO NOT WRITE IN THIS SPACE

Date Application accepted: 6-20-07 — Application Fee Paid: $