

CUF 71
9/22/08



County of Fairfax, Virginia

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

September 24, 2008

Jonathan D. Bondi
Bowman Consulting Group Ltd.
14020 Thunderbolt Place, Suite 300
Chantilly, Virginia 20151

Re: Special Exception Application SE 2008-SP-015

Dear Mr. Bondi:

At a regular meeting of the Board of Supervisors held on September 22, 2008, the Board approved Special Exception Application SE 2008-SP-015 in the name of Suntrust Bank, Incorporated. The subject property is located at 13035 B Lee Jackson Memorial Highway on approximately 23,043 square feet of land zoned C-6, HC, and WS in the Springfield District [Tax Map 45-1 ((1)) 10C pt.]. The Board's action permits a drive-in financial institution pursuant to Section 7-607 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 "Sun Trust Bank Greenbriar Town Center" prepared by Bowman Consulting and dated March 1, 2008 as revised through August 11, 2008, 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. A landscape plan shall be submitted concurrent with site plan review and shall provide for the number and sizes of trees and plantings consistent with that shown on the SE Plat and the additional requirements of these conditions. The landscape plan shall be subject to the review and approval of Urban Forest Management (UFM). The twelve inch Oak tree located at the southwest corner of the property shall be replaced with a tree species to the satisfaction of the Urban Forestry Management Division at the time of site plan review.

Office of the 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
<http://www.fairfaxcounty.gov/bosclerk>

5. Architectural elevations, including materials, shall be in substantial conformance with those shown on the SE Plat, except as modified by these conditions.
6. Irrespective of what may be shown on the SE Plat, all signage shall be in conformance with Article 12 of the Zoning Ordinance.
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. At least one drive-through lane as depicted on the SE Plat shall be designated for ATM use only.

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.

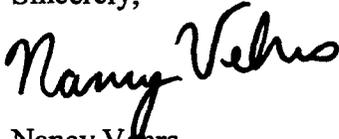
Pursuant to Section 9-015 of the Zoning Ordinance, this special exception shall automatically expire, without notice, thirty (30) months after the date of approval unless, at a minimum, the use has been established or construction has commenced and been diligently prosecuted. The Board of Supervisors 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.

The Board also:

- Waived the loading space requirement.
- Waived the on-road bike lane requirement on Route 50.
- Modified the trail requirement on Route 50.

- Waived the barrier requirement, in favor of that shown on the SE Plat.
- Modified the transitional screening requirement, in favor of that shown on the SE Plat.

Sincerely,



Nancy Venrs
Clerk to the Board of Supervisors
NV/dms

Cc: Chairman Gerald E. Connolly
Supervisor Patrick Herrity, Springfield 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
José Comayagua, Director, Facilities Management
Denise James, Office of Capital Facilities/Fairfax County Public Schools
Karyn Moreland, Chief Capital Projects Sections, Dept. of Transportation



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 2008-SP-015

(Staff will assign)
RECEIVED
Department of Planning & Zoning

APR 28 2008

Zoning Evaluation Division

APPLICATION FOR A SPECIAL EXCEPTION
(PLEASE TYPE or PRINT IN BLACK INK)

APPLICANT	NAME SunTrust Bank, Inc.
	MAILING ADDRESS 5380 C Eisenhower Ave., Alexandria, VA 22034
	PHONE HOME () WORK (703) 212-2502
	PHONE MOBILE ()
PROPERTY INFORMATION	PROPERTY ADDRESS 13035 B Lee Jackson Memorial Hwy, Fairfax, VA
	TAX MAP NO. 45-1-((1))-10C pt. SIZE (ACRES/SQ FT) 0.529 AC/23,043 SF.
	ZONING DISTRICT C-6;HC;WS MAGISTERIAL DISTRICT Sprngfld
	PROPOSED ZONING IF CONCURRENT WITH REZONING APPLICATION:
SPECIAL EXCEPTION REQUEST INFORMATION	ZONING ORDINANCE SECTION Section(s) 4-600, 7-600, 7-800, 9-600
	PROPOSED USE Drive-in Financial Institution
AGENT/CONTACT INFORMATION	NAME Jonathan D. Bondi
	MAILING ADDRESS 14020 Thunderbolt Pl., Ste 300, Chantilly, VA 20151
	PHONE NUMBER HOME (703) 464-1000 WORK
	PHONE NUMBER MOBILE (571) 268-5034
MAILING	Send all correspondence to (check one): <input type="checkbox"/> Applicant -or- <input checked="" type="checkbox"/> Agent/Contact
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.	
Jonathan D. Bondi	
TYPE/PRINT NAME OF APPLICANT/AGENT	SIGNATURE OF APPLICANT/AGENT

DO NOT WRITE IN THIS SPACE

Date application accepted: 5/9/08

Virginia Ruffner

application Fee Paid: \$5,295.00

SE 2008-0089 and 5/9/08