



APPLICATION ACCEPTED: March 6, 2009
PLANNING COMMISSION: July 9, 2009
BOARD OF SUPERVISORS: July 13, 2009

County of Fairfax, Virginia

June 24, 2009

STAFF REPORT

APPLICATION SE 2009-BR-003

BRADDOCK DISTRICT

APPLICANT:	Bourj, Ltd.
ZONING:	C-3, HC, SC
PARCEL(S):	70-2 ((1)) 10
ACREAGE:	1.94 acres
FAR:	0.90 (9,815 sf – College Use)
PLAN MAP:	Office
SE CATEGORY:	Category 3; College, Universities
PROPOSAL:	Operate a college within an existing office building.

STAFF RECOMMENDATIONS:

Staff recommends approval of SE 2009-BR-003, subject to the proposed development conditions in Appendix 1.

Staff recommends approval of a modification of the transitional screening and waiver of the barrier requirements in favor of existing on-site landscaping.

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

Christopher M. DeManche

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/



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 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.

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.

O:\cdeman\SE\SE 2009-BR-003\SE 2009-BR-003 Cover.doc

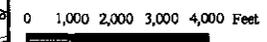
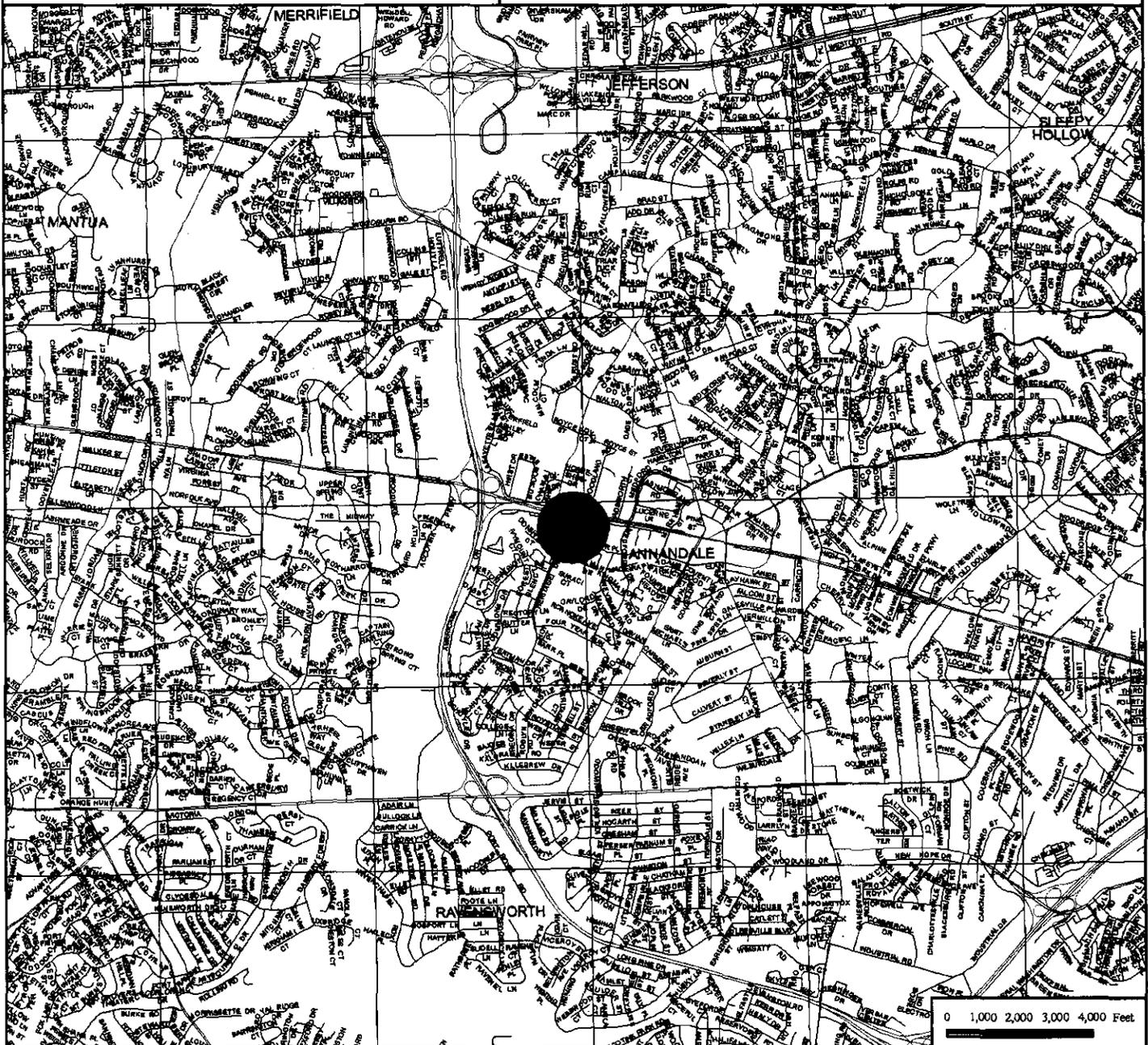


Americans with Disabilities Act (ADA): Reasonable accommodation is available upon 7 days advance notice. For additional information on ADA call (703) 324-1334 or TTY 711 (Virginia Relay Center).

Special Exception

SE 2009-BR-003

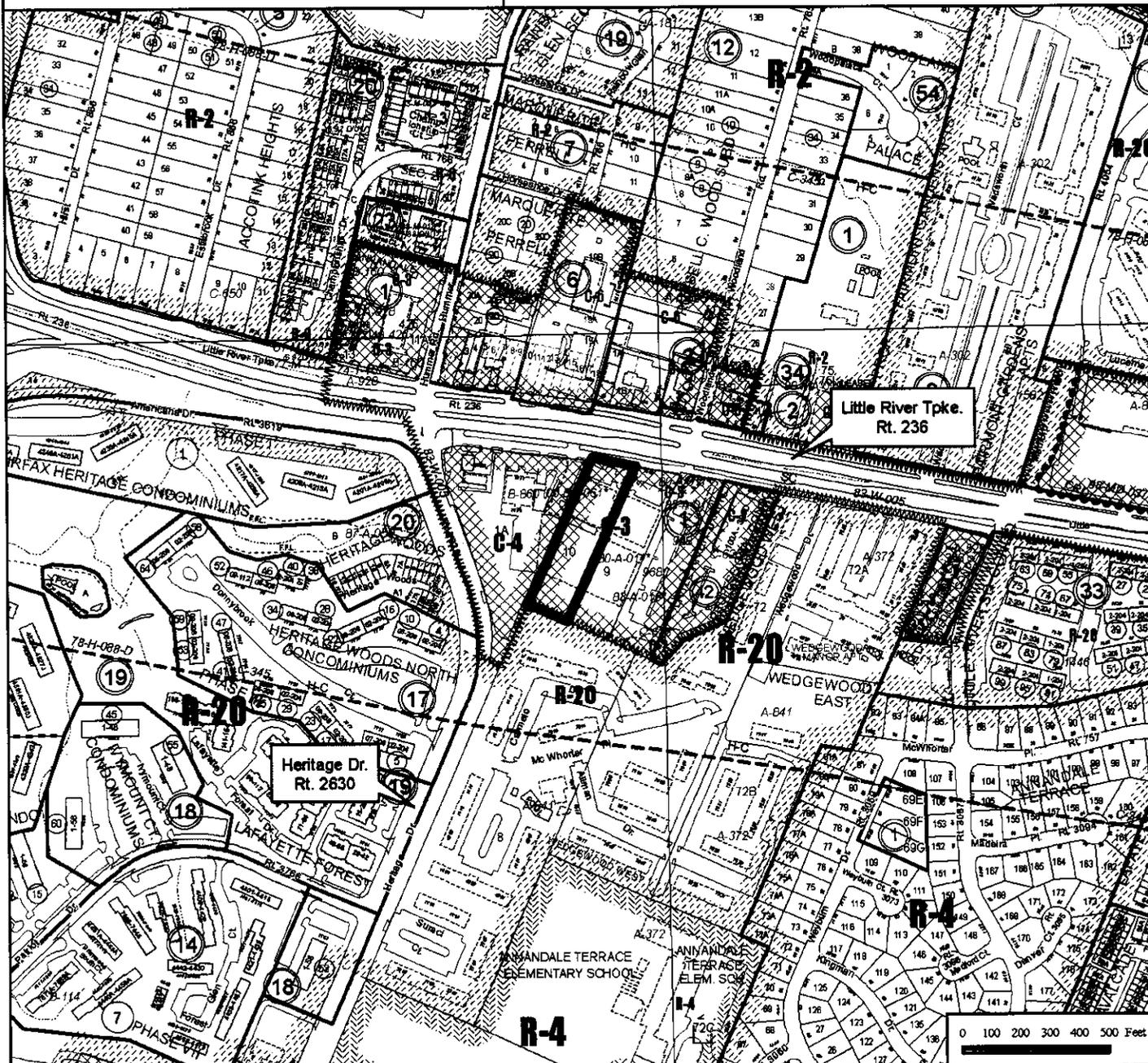
Applicant: BOURJ, LTD.
Accepted: 03/06/2009
Proposed: COLLEGE
Area: 1.94 AC OF LAND; DISTRICT - BRADDOCK
Zoning Dist Sect: 04-0304
Art 9 Group and Use: 3-01
Located: 7611 LITTLE RIVER TURNPIKE
Zoning: C-3
Plan Area: 1,
Overlay Dist: SC HC
Map Ref Num: 070-2- /01/ /0010



Special Exception

SE 2009-BR-003

Applicant: BOURJ, LTD.
 Accepted: 03/06/2009
 Proposed: COLLEGE
 Area: 1.94 AC OF LAND; DISTRICT - BRADDOCK
 Zoning Dist Sect: 04-0304
 Art 9 Group and Use: 3-01
 Located: 7611 LITTLE RIVER TURNPIKE
 Zoning: C-3
 Plan Area: 1,
 Overlay Dist: SC HC
 Map Ref Num: 070-2- /01/ /0010



THE HERITAGE CENTER PHASE I
(FORMERLY THE BOURN BUILDING)
FAIRFAX COUNTY, VIRGINIA

4597-SP-03

1 OF 1 OF 10
DATE: 11/11/11

AS-BUILT

The location of the structure is shown on the attached site plan. The structure is located at the intersection of Little River Drive and White Lane, in the City of Fairfax, Virginia. The structure is located on the east side of Little River Drive, north of White Lane. The structure is located on the east side of Little River Drive, north of White Lane. The structure is located on the east side of Little River Drive, north of White Lane.

The structure is located on the east side of Little River Drive, north of White Lane. The structure is located on the east side of Little River Drive, north of White Lane. The structure is located on the east side of Little River Drive, north of White Lane. The structure is located on the east side of Little River Drive, north of White Lane.

APPROVED

APPROVED FOR THE ENVIRONMENTAL MANAGEMENT BOARD, FAIRFAX COUNTY, VIRGINIA

DATE: 11/11/11

APPROVED FOR THE ENVIRONMENTAL MANAGEMENT BOARD, FAIRFAX COUNTY, VIRGINIA

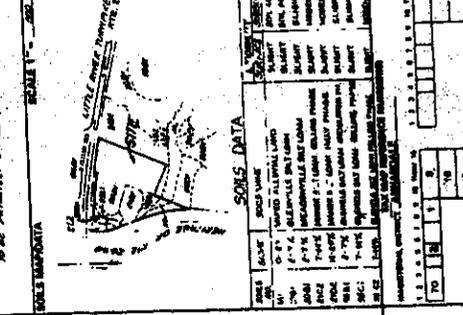
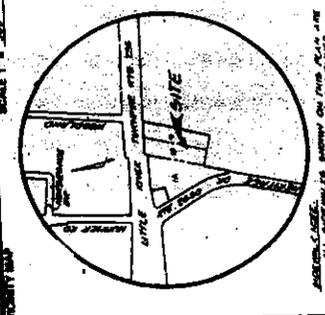
DATE: 11/11/11

THIS APPROVAL IS NOT A COMMITMENT TO PROVIDE PUBLIC SANITARY SEWER

DATE: 11/11/11

APPROVED FOR THE ENVIRONMENTAL MANAGEMENT BOARD, FAIRFAX COUNTY, VIRGINIA

DATE: 11/11/11



AS-BUILT NOTES:

1. ALL SANITARY SEWER STRUCTURES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE 2006 F.A.C.C. SANITARY SEWER DESIGN MANUAL, SECTION 10.00.

2. ALL SANITARY SEWER STRUCTURES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE 2006 F.A.C.C. SANITARY SEWER DESIGN MANUAL, SECTION 10.00.

3. ALL SANITARY SEWER STRUCTURES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE 2006 F.A.C.C. SANITARY SEWER DESIGN MANUAL, SECTION 10.00.

CONVENTIONAL SYMBOLS

NO.	SYMBOL	DESCRIPTION
1	[Symbol]	EXISTING SANITARY SEWER
2	[Symbol]	EXISTING SANITARY SEWER
3	[Symbol]	EXISTING SANITARY SEWER
4	[Symbol]	EXISTING SANITARY SEWER
5	[Symbol]	EXISTING SANITARY SEWER
6	[Symbol]	EXISTING SANITARY SEWER
7	[Symbol]	EXISTING SANITARY SEWER
8	[Symbol]	EXISTING SANITARY SEWER
9	[Symbol]	EXISTING SANITARY SEWER
10	[Symbol]	EXISTING SANITARY SEWER
11	[Symbol]	EXISTING SANITARY SEWER
12	[Symbol]	EXISTING SANITARY SEWER
13	[Symbol]	EXISTING SANITARY SEWER
14	[Symbol]	EXISTING SANITARY SEWER
15	[Symbol]	EXISTING SANITARY SEWER
16	[Symbol]	EXISTING SANITARY SEWER
17	[Symbol]	EXISTING SANITARY SEWER
18	[Symbol]	EXISTING SANITARY SEWER
19	[Symbol]	EXISTING SANITARY SEWER
20	[Symbol]	EXISTING SANITARY SEWER

FREE SCHEDULE

NO.	DESCRIPTION	DATE	STATUS
1	PERMIT APPLICATION	11/11/11	APPROVED
2	CONSTRUCTION PERMIT	11/11/11	ISSUED
3	CONSTRUCTION START	11/11/11	STARTED
4	CONSTRUCTION COMPLETE	11/11/11	COMPLETED
5	FINAL INSPECTION	11/11/11	PASSED
6	FINAL AS-BUILT	11/11/11	SUBMITTED

CONVENTIONAL SYMBOLS

1. ALL SANITARY SEWER STRUCTURES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE 2006 F.A.C.C. SANITARY SEWER DESIGN MANUAL, SECTION 10.00.

2. ALL SANITARY SEWER STRUCTURES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE 2006 F.A.C.C. SANITARY SEWER DESIGN MANUAL, SECTION 10.00.

3. ALL SANITARY SEWER STRUCTURES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE 2006 F.A.C.C. SANITARY SEWER DESIGN MANUAL, SECTION 10.00.

NOTES AND CONDITIONS:

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

EMERGENCY DIAL 911

POLICE FIRE RESCUE

1. IN THE EVENT OF AN EMERGENCY, CALL 911 IMMEDIATELY.

2. IN THE EVENT OF AN EMERGENCY, CALL 911 IMMEDIATELY.

3. IN THE EVENT OF AN EMERGENCY, CALL 911 IMMEDIATELY.

4. IN THE EVENT OF AN EMERGENCY, CALL 911 IMMEDIATELY.

5. IN THE EVENT OF AN EMERGENCY, CALL 911 IMMEDIATELY.

CONVENTIONAL SYMBOLS

1. ALL SANITARY SEWER STRUCTURES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE 2006 F.A.C.C. SANITARY SEWER DESIGN MANUAL, SECTION 10.00.

2. ALL SANITARY SEWER STRUCTURES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE 2006 F.A.C.C. SANITARY SEWER DESIGN MANUAL, SECTION 10.00.

3. ALL SANITARY SEWER STRUCTURES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE 2006 F.A.C.C. SANITARY SEWER DESIGN MANUAL, SECTION 10.00.

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100

NO.	DATE	REVISION
1	10/1/00	ISSUE FOR PERMIT
2	10/1/00	ISSUE FOR PERMIT
3	10/1/00	ISSUE FOR PERMIT
4	10/1/00	ISSUE FOR PERMIT
5	10/1/00	ISSUE FOR PERMIT
6	10/1/00	ISSUE FOR PERMIT
7	10/1/00	ISSUE FOR PERMIT
8	10/1/00	ISSUE FOR PERMIT
9	10/1/00	ISSUE FOR PERMIT
10	10/1/00	ISSUE FOR PERMIT

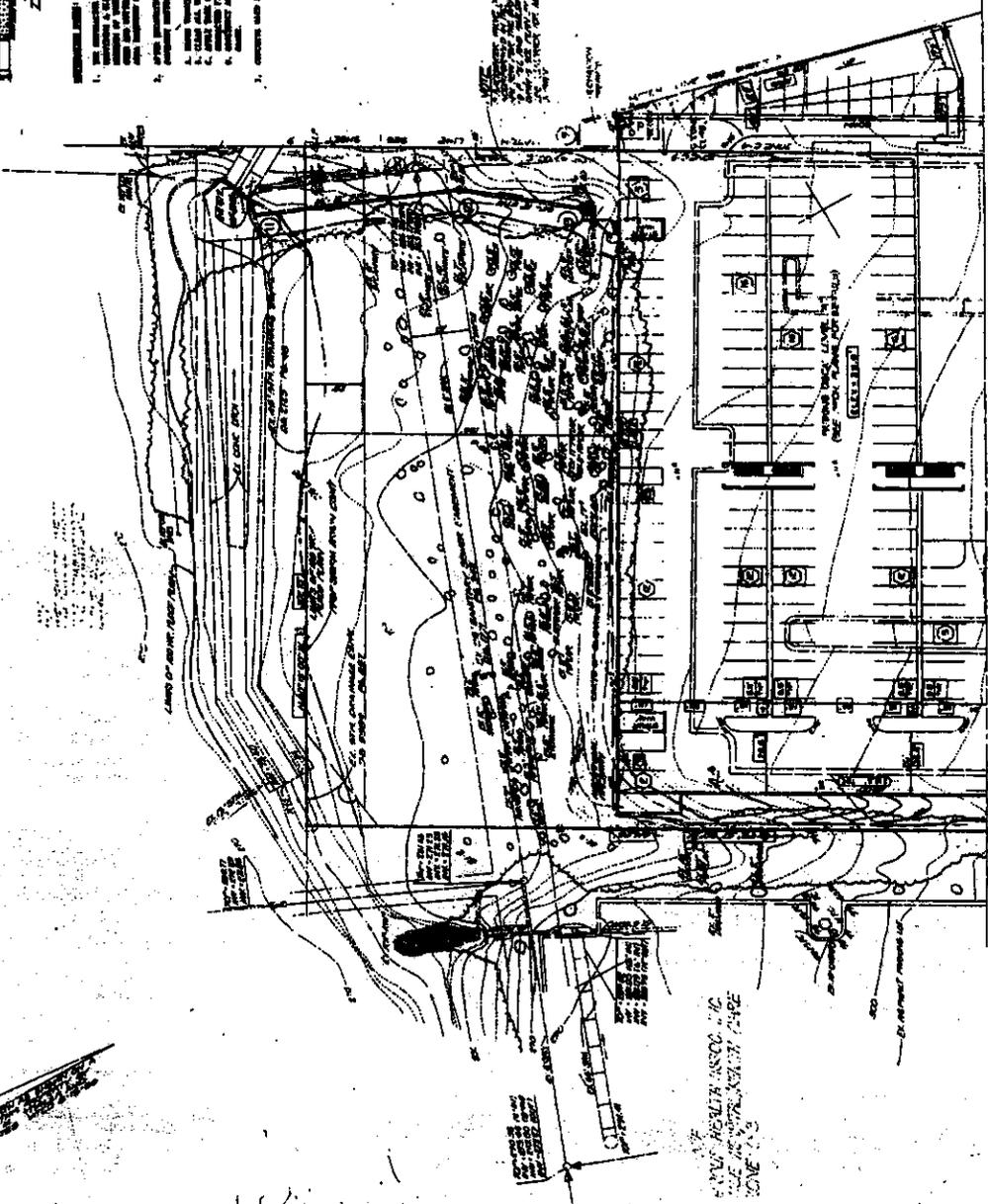
SHEET REFERENCES	DATE
1	10/1/00
2	10/1/00
3	10/1/00
4	10/1/00
5	10/1/00
6	10/1/00
7	10/1/00
8	10/1/00
9	10/1/00
10	10/1/00



ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE VARIOUS CITY ORDINANCES AND REGULATIONS OF THE CITY OF AUSTIN, TEXAS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF AUSTIN, TEXAS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF AUSTIN, TEXAS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF AUSTIN, TEXAS.



1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF AUSTIN, TEXAS.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF AUSTIN, TEXAS.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF AUSTIN, TEXAS.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF AUSTIN, TEXAS.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF AUSTIN, TEXAS.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF AUSTIN, TEXAS.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF AUSTIN, TEXAS.



SEE SHEET 3 FOR CONTINUED INFORMATION TO BE FURNISHED.



1 2 3 4 5 6 7 8 9 10

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

DESCRIPTION OF THE APPLICATION

Proposal:	The applicant, Bourj, Ltd., requests approval of a Special Exception to operate a college within a 9,815 square foot portion of an existing six-story office building.		
Size:	Existing Office Building (Parcel 10):	93,600 sq. ft.	
	College:	9,815 sq. ft.	
	Eating Establishment:	1,252 sq. ft.	
	Office Uses:	82,533 sq. ft.	
Enrollment:	Students:	Ninety at any one time	
	Faculty:	Twelve at any one time	
Hours:	Monday through Friday: 7:00 AM to 11:00 PM		
	Saturdays and Sundays: 8:00 AM to 6:00 PM		

LOCATION AND CHARACTER

Site Description:

The subject property is zoned C-3 and totals 1.94 acres located at 7611 Little River Turnpike. The subject property is improved with a six-story office building and a three-story shared parking structure. Based on County records, the subject office building was constructed in 1982. In addition to the application area, the applicant owns three existing office buildings on surrounding parcels (1A and 9). On Parcel 1A located west of the application area, the applicant leases space to Westwood College in the Heritage Center IV office building. (The existing college on Parcel 1A operates as a by-right use under the C-4 District regulations). It is the applicant's intent to lease additional space for a college on Parcel 10, pursuant to the Special Exception provisions of the C-3 District.

The subject property is accessed by a service drive abutting Little River Turnpike, and adjoins Parcels 1A and 9 by an existing driveway system. The site is landscaped with mature trees and shrubbery, and is surrounded by office, retail and multi-family uses. A 130 foot wide undisturbed landscape buffer is provided along the southern boundary, abutting existing multi-family dwellings.

SURROUNDING AREA DESCRIPTION			
Direction	Use	Zoning	Plan
North	Retail, Service Station, Restaurant	C-6	Retail and Other
South	Multi-family Residential	R-20	Residential; 16-20 du/ac
East	Office	C-3	Office
West	Office and Retail	C-4	Office

BACKGROUND

The following land use cases are applicable to the subject property:

RZ 80-A-011

Approved by the Board of Supervisors on October 27, 1980, rezoning parcels 70-2 ((1)) 9 & 10 from R-4 to C-3. Use limited to office buildings with a maximum height of six stories and FAR of 0.50. Proffers are on file with the Zoning Evaluation Division, DPZ.

PCA 80-A-011-1

Approved by the Board of Supervisors on February 24, 1986, to allow renovation of existing six floor office building (Heritage Center Building III) on parcel 10, construction of a second six floor office building (Heritage Center Building II) on parcel 9, and an increase of FAR from 0.50 to 1.0. Proffers are on file with the Zoning Evaluation Division, DPZ.

PCA 80-A-011-2 concurrent with SE 89-A-071

Approved by the Board of Supervisors on September 17, 1990, to allow a proffer condition amendment for Parcels 70-2 ((1)) 1A, 9 & 10, to permit a reduction of required parking (Heritage Center Buildings II and III) in favor of shared parking co-located on three subject parcels. The concurrent Special Exception application requested for the continuation of drive-in financial institution (Heritage Center Building I). SE development conditions included a reduction of existing building height from 131.5 to 120 feet. Conditions are on file with the Zoning Evaluation Division, DPZ.

RZ 2000-BR-061

Approved June 11, 2001, rezoning parcels 70-2((1)) 1A, 9, and 10, from C-3, C-4, and C-5 to C-3 and C-4. Application included a proposal to construct a 10-story office building with associated parking garage and transportation improvements on Parcel 1A. The accepted proffers are contained in Appendix 4.

COMPREHENSIVE PLAN PROVISIONS (Appendix 4)

Plan Area: Area I; Annandale District
Planning Sector: AN 10, Ossian Hall Community Planning Sector
Plan Map: Office

Specific Plan text may be found in Appendix 5.

ANALYSIS**Special Exception Plat**

As no site modifications are proposed, the requirement to submit a Special Exception Plat was modified to allow the general as-built plat of the subject property to be submitted for reference purposes. The general as-built plat consists of three sheets delineating the existing six-story office building and three-story shared parking structure, with landscaped areas and an internal driveway system; a copy of this plan is attached to the front of this report for reference.

Land Use Analysis

The subject property is improved with a six-story office building and a three-story shared parking structure located along Little River Turnpike. The special exception request to allow a college in an existing office building is consistent with the Comprehensive Plan. The proposed college will involve interior improvements only, with the use of existing parking facilities for students and employees. Surrounding residential uses would not be impacted by the college, as the existing 130 foot undisturbed landscape buffer along the southern boundary is maintained.

Transportation Analysis

No transportation issues.

Environmental Analysis

No environmental issues

ZONING ORDINANCE PROVISIONS

Bulk Standards (C-3)		
Standard	Required	Provided
Lot Size	20,000 square feet	1.94 acres
Lot Width	100 feet	310 feet

Bulk Standards (C-3)		
Standard	Required	Provided
Building Height	90 feet	80 feet
Front Yard	40 feet	102 feet
Side Yard	None	15 feet, 5 feet
Rear Yard	25 feet	130 feet
FAR	1.0	0.90
Parking Spaces	1,396	1,396*

*A total of 1,396 existing structured and surface parking spaces are shared between the application property and Parcels 9 and 1A. Of this total, approximately 330 parking spaces are allocated for the application area. Based on the current Ordinance requirements, 208 parking spaces are required for the 79,628 gross square feet devoted to office uses. Additionally, a total of 21 parking spaces are allocated for a fast food restaurant and personal service use; resulting in 101 available parking spaces for the 9,815 square foot college. Based on current Ordinance requirements, a total of 12 parking spaces are required to accommodate faculty and employees for the proposed college, while the total number of parking spaces required for students would be determined by the Director of the Department of Public Works and Environmental Services (DPWES). As a result, a total of 89 parking spaces would be available for a maximum of 90 students. Based on the ability of DPWES to determine the required number of parking spaces for students, and the potential for students and faculty to utilize additional parking spaces available to the college use on Parcel 1A, as well as public transportation, staff does not believe the demand for parking would have a detrimental effect on the application area or the surrounding parcels. Staff has proposed a development condition requiring the applicant to file a parking tabulation sheet with the County reflecting updated parking allocations and reflecting the usage of Suite 600 as a college; if the Director of DPWES determines insufficient parking is available, the applicant shall reduce enrollment to a level which can be satisfactorily parked prior to the issuance of a Non-Residential Use Permit (Non-Rup).

Waivers/Modifications

- Modification of the transitional screening requirement

A modification to the transitional screening requirement has been requested to allow a 130 foot wide landscape buffer containing mature vegetation to be utilized for screening purposes. The existing six-story office building abuts multi-family dwellings along the southern boundary, requiring Transitional Screening # 2 (a thirty-five foot wide unbroken strip of open space containing large and medium sized evergreen and deciduous trees), pursuant to Section 13-302 of the Zoning Ordinance.

The existing 130 ft wide buffer yard contains mature vegetation which far exceeds the minimum transitional screening requirement. Moreover, the special exception request

to allow a college in an existing office building does not include exterior modifications to the subject property. Therefore staff recommends approval of the requested modification.

- **Waiver of the barrier requirement**

A modification to the barrier requirement has been requested along the southern boundary to allow existing mature vegetation to serve in lieu of formal barrier. The Zoning Ordinance pursuant to Section 13-303, requires Type D, E or F barrier in addition to transitional screening requirements. (A Type D barrier consists of a 42-48 inch chain link fence and may be required by the Director to have inserts in the fence fabric, to be coated, or to be supplemented by trees and/or shrubs. A Type E barrier consists of a six foot wall; brick or architectural block faced on the side facing the existing use and may be required to be so faced on both sides as determined by the Director. A Type F barrier consists of a six foot high solid wood or otherwise architecturally solid fence.) Provision of the required barrier would result in the displacement of existing mature vegetation. The depth of the existing landscape buffer (130 ft) and the presence of mature landscaping ensures adequate buffering between the existing office building and multi-family dwellings. Staff supports the waiver of the barrier requirement along the southern boundary.

Other Zoning Ordinance Requirements:

Special Exception Requirements (Appendix 5)

General Special Exception Standards (Sect. 9-006)

The General Special Exception Standards require that the proposal be in harmony with the Comprehensive Plan; that there is a finding of no significant negative impacts on surrounding properties; that safe and adequate vehicular and pedestrian access is provided; and that the provisions of Article 12, relating to signage be met. The proposed college would be located in an existing office building, which provides sufficient area for adequate vehicular and pedestrian circulation, as well as sufficient parking and mature landscaping. Any future signage associated with the college would require compliance with Article 12 of the Zoning Ordinance. As a result, the addition of a college to the site would not negatively affect surrounding properties or the existing road network. Staff believes the proposal satisfies the General Special Exception Standards.

Standards for all Category 3 Uses (Sect. 9-304)

The Category 3 Standards require that the use meet lot size and bulk requirements for the C-3 District; comply with performance standards; and be subject to site plan review. The proposed use and project site meet both the lot size and bulk requirements for the C-3 District; no site plan will be required. Based on Staff's review of the special exception request, the use satisfies the Standards for Category 3 Uses.

Summary of Zoning Ordinance Provisions

All applicable standards have been satisfied with the imposition of staff's proposed development conditions.

CONCLUSIONS AND RECOMMENDATIONS

Staff Conclusions

Based on the above analysis, the proposed college is in harmony with the Comprehensive Plan and in conformance with the applicable Zoning Ordinance regulations. No exterior modifications are proposed with this application, and the college is not anticipated to cause a negative impact on the surrounding uses. The subject property provides adequate landscape buffering, parking and vehicular circulation.

Staff Recommendation

Staff recommends approval of SE 2009-BR-003, subject to the proposed development conditions in Appendix 1.

Staff recommends approval of a modification of the transitional screening and waiver of the barrier requirements in favor of existing on-site landscaping.

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. Proffers for RZ 2000-BR-061
5. Plan Citations
6. Applicable Zoning Ordinance Provisions Checklist
7. Glossary

PROPOSED DEVELOPMENT CONDITIONS**SE 2009-BR-003****June 24, 2009**

If it is the intent of the Board of Supervisors to approve SE 2009-BR-003 located at 7611 Little River Turnpike, Tax Map 70-2 ((1)) 10 for a College use within Suite 600, consisting of approximately 9,815 square feet, pursuant to Sect. 4-304 of the Fairfax County Zoning Ordinance, the staff recommends that the Board condition the approval 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 "The Heritage Center Phase I" prepared by LBA Limited and dated December 1987, as revised through January 27, 1988, 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. The hours of operation for the College shall not exceed 7:00 a.m. to 11:00 p.m. on weekdays and 8:00 a.m. to 6:00 p.m. on weekends.
5. A maximum of ninety students and twelve employees shall be on-site at any one time during the hours of operation.
6. All existing vegetation on the property is to be maintained in good condition and replaced as necessary.
7. Prior to the issuance of a Non-Residential Use Permit (Non-Rup), the applicant shall provide a parking tabulation sheet to the County reflecting updated parking space totals and the usage of Suite 600 as a college; if the Director of DPWES determines that adequate parking has not been provided, enrollment shall be reduced accordingly.
8. All signage shall be in conformance with Article 12 of the Zoning Ordinance.

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 the use has been established or construction has commenced and been diligently prosecuted as evidenced by issuance of a Non-Residential Use Permit (Non-Rup). 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 AFFIDAVITDATE: April 27, 2009
(enter date affidavit is notarized)I, Stuart Mendelsohn, Esq., Applicant's Authorized 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

1038976

in Application No.(s): SE 2009-BR-003
(enter County-assigned application number(s), e.g. SE 88-V-001)

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

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

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

NAME (enter first name, middle initial, and last name)	ADDRESS (enter number, street, city, state, and zip code)	RELATIONSHIP(S) (enter applicable relationships listed in BOLD above)
Bourj, Ltd.	7619 Little River Turnpike, Suite 840 Annandale, Virginia 22030	Applicant/Title Owner
Imad A. Baker	Bourj, Ltd. 7619 Little River Turnpike, Suite 840 Annandale, Virginia 22030	Agent
Walter L. Phillips, Inc.	207 Park Avenue Falls Church, Virginia 22046	Agent
Jeffrey J. Stuchel	Walter L. Phillips, Inc. 207 Park Avenue Falls Church, Virginia 22046	Agent
Jenifer L.T. Hornback	Walter L. Phillips, Inc. 207 Park Avenue Falls Church, Virginia 22046	Agent

(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: April 27, 2009
(enter date affidavit is notarized)

1038476

for Application No. (s): SE 2009-BR-003
(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.)

NAME (enter first name, middle initial, and last name)	ADDRESS (enter number, street, city, state, and zip code)	RELATIONSHIP(S) (enter applicable relationships listed in BOLD above)
Monica R. Westgate	Walter Phillips, Inc. 207 Park Avenue Falls Church, Virginia 22046	Agent/Representative
John L. Gavarkavich	Walter Phillips, Inc. 207 Park Avenue Falls Church, Virginia 22046	Agent/Representative
M.J. Wells & Associates, Inc.	1420 Spring Hill Raod, Suite 600 McLean, Virginia 22102	Agent/Representative
William F. Johnson	M.J. Wells & Associates, Inc. 1420 Spring Hill Raod, Suite 600 McLean, Virginia 22102	Agent/Representative
Robin L. Antonucci	M.J. Wells & Associates, Inc. 1420 Spring Hill Raod, Suite 600 McLean, Virginia 22102	Agent/Representative
Holland & Knight LLP	1600 Tysons Boulevard, Suite 700 McLean, Virginia 22102	Attorney/Applicant's Authorized Agent
Stuart Mendelsohn	Holland & Knight LLP 1600 Tysons Boulevard, Suite 700 McLean, Virginia 22102	Attorney/Applicant's Authorized Agent
Alice G. Haase	Holland & Knight LLP 1600 Tysons Boulevard, Suite 700 McLean, Virginia 22102	Attorney/Applicant's Authorized 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: April 27, 2009
 (enter date affidavit is notarized)

1038974

for Application No. (s): SE 2009-BR-003
 (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) Walter L. Phillips, Inc.
 207 Park Avenue
 Falls Church, Virginia 22046

DESCRIPTION OF CORPORATION: (check one statement)

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

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

Jeffrey J. Stuchel, President
 Brian G. Baillargeon, Executive Vice
 President

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

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

Special Exception Attachment to Par. 1(b)

DATE: April 27, 2009
(enter date affidavit is notarized)

103897-6

for Application No. (s): SE 2009-BR-003
(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 10% 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: April-27-2009 (enter date affidavit is notarized)

1038976

for Application No. (s): SE 2009-BR-003 (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)

Holland & Knight LLP
1600 Tysons Boulevard, Suite 700
McLean, Virginia 22102

(check if applicable) [X] 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)

- Abbott, Charles W Senior Partner Retired
Abel, Michael Equity Partner
Adams, Alfred B III Equity Partner
Adams, Barbara Equity Partner
Adams, Glenn Equity Partner
Alexander, Mark G Equity Partner
Alexander, Martin J Equity Partner
Allderdice, Linda Auerbach Non Equity Partner
Allen, Roz Non Equity Partner
Allswang, David B Non Equity Partner
Andersen, Anne-Mette Non Equity Partner
Andersen, Barbara Non Equity Partner
Anderson, Rod Equity Partner
Angius, Christopher Equity Partner
Annunziato, Christopher Non Equity Partner
Arco, Barbara Mary Non Equity Partner
Arden, Thomas P Equity Partner

(check if applicable) [X] 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 Attachment to Par. 1(c)DATE: April 27, 2009
(enter date affidavit is notarized)

1038976

for Application No. (s): SE 2009-BR-003
(enter County-assigned application number (s))**PARTNERSHIP NAME & ADDRESS:** (enter complete name & number, street, city, state & zip code)Holland & Knight LLP
1600 Tysons Boulevard, Suite 700
McLean, Virginia 22102(check if applicable) The above-listed partnership has no limited partners.**NAMES AND TITLES OF THE PARTNERS:** (enter first name, middle initial, last name, and title, e.g.,
General Partner, Limited Partner, or General and Limited Partner)

Aronson, Mark I	Equity Partner
Arouh, Jeffrey A.	Equity Partner
Atcity, Shenan Rae	Equity Partner
August, Adam	Non Equity Partner
Bacheller, Chester E	Equity Partner
Bailey, R. Gregory	Non Equity Partner
Baker, Mark E	Non Equity Partner
Baker-Shenk, Philip M	Equity Partner
Baldwin, Gregory	Equity Partner
Baldy, Anderson L.	Equity Partner
Ball, Stephen	Equity Partner
Banghart, Douglas	Non Equity Partner
Barfield, Brett Alan	Non Equity Partner
Barnard, Deborah E.	Equity Partner
Barnett, Martha	Equity Partner
Barton, Bernard	Equity Partner
Basha, Leigh-Alexandra	Equity Partner
Bean, Daniel K.	Equity Partner
Beaton, Neal Nathan	Equity Partner
Beers, Meredith	Equity Partner
Bell, Rodney H	Equity Partner
Bellows, Christopher	Non Equity Partner
Bentz, Thomas H. Jr.	Non Equity Partner
Bevington, Elizabeth L	Equity Partner
Black, David Scott	Non Equity Partner
Blank, Stacy D	Equity Partner
Blechman, Rachel S	Senior Partner Retired
Bloom, William R	Equity Partner
Boeke, Noel Robert	Equity Partner
Bogorad, Stephen A	Equity Partner
Bohrer, Sanford L	Equity Partner
Boland, Michael J	Equity Partner
Booth, Susan Jennifer	Equity Partner
Boothe, Jeffrey F	Equity Partner
Borden, Jennifer C	Non Equity Partner
Boroughs, Thomas	Senior Partner
Borucke, David C	Non Equity Partner
Boyett, Christopher	Equity Partner
Bradley, Lawrence D	Non Equity Partner
Bradner, Robert	Non Equity Partner
Braid, Frederick	Equity Partner

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

Special Exception Attachment to Par. 1(c)DATE: April 27, 2009
(enter date affidavit is notarized)

1038976

for Application No. (s): SE 2009-BR-003
(enter County-assigned application number (s))**PARTNERSHIP NAME & ADDRESS:** (enter complete name & number, street, city, state & zip code)Holland & Knight LLP
1600 Tysons Boulevard, Suite 700
McLean, Virginia 22102(check if applicable) The above-listed partnership has no limited partners.**NAMES AND TITLES OF THE PARTNERS:** (enter first name, middle initial, last name, and title, e.g.,
General Partner, Limited Partner, or General and Limited Partner)

Branch, Thomas B III	Senior Partner
Brannock, Steven L	Equity Partner
Briggs, David W	Non Equity Partner
Brittin, Jocelyn	Non Equity Partner
Brockman, Christopher C	Equity Partner
Brooke, Thomas W	Non Equity Partner
Brooks, Malcolm	Equity Partner
Brothers, Henry J II	Equity Partner
Brown, Mary Carolyn	Non Equity Partner
Brownell, Thomas M	Non Equity Partner
Bucholtz, Harold	Equity Partner
Burkland, Mark E.	Equity Partner
Butler, J. Todd	Non Equity Partner
Byrne, William P	Equity Partner
Cadwalader, Lynn K	Equity Partner
Calkins, Lynn E.	Equity Partner
Camarra, Christopher L	Equity Partner
Cannon, L. Kinder III	Equity Partner
Carr, James	Non Equity Partner
Carroll, Brett D	Non Equity Partner
Cartwright, Kelly-Ann	Equity Partner
Casal, Jose A	Equity Partner
Cason, Warren	Senior Partner
Castleman, Howard J	Non Equity Partner
Castro, Tanja H	Non Equity Partner
Cavanaugh, J. Michael	Equity Partner
Chapman, Michael	Equity Partner
Chasnow, Robert M	Equity Partner
Clapp, Douglas W	Equity Partner
Clary, Donald M.	Non Equity Partner
Colan, Bruce Jay	Equity Partner
Colandreo, Brian J	Non Equity Partner
Colao, Ivan	Equity Partner
Coleman, Charles L. III	Equity Partner
Coleman, Hume F	Senior Partner Retired
Collins, Christopher H	Equity Partner
Commander, Christopher	Non Equity Partner
Compagno, John	Equity Partner
Conner, Timothy J	Equity Partner
Connolly, Peter M	Equity Partner
Conti, Louis T. M.	Equity Partner

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

Special Exception Attachment to Par. 1(c)

DATE: April 27, 2009
 (enter date affidavit is notarized)

1038970

for Application No. (s): SE 2009-BR-003
 (enter County-assigned application number (s))

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

Holland & Knight LLP
 1600 Tysons Boulevard, Suite 700
 McLean, Virginia 22102

(check if applicable) The above-listed partnership has no limited partners.

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

Cooper, Scott E.	Equity Partner
Cosio, J. Raul	Equity Partner
Costanzo, Vito A	Non Equity Partner
Costello, Francis W	Equity Partner
Coventon, Kevin E	Equity Partner
Craft, Randal Robert Jr.	Equity Partner
Craig, Sharon Nelson	Equity Partner
Crowley, Richard A	Equity Partner
Currier, Maria T	Equity Partner
Curtin, Lawrence	Equity Partner
Daniel, Harold T	Equity Partner
Daniel, Laurie Webb	Equity Partner
Dannenberg, Harry S	Equity Partner
Darbut, Douglas F	Equity Partner
Davidson, M. Katharine	Non Equity Partner
Davis, Jim	Non Equity Partner
DeKuiper, Kristin A	Equity Partner
DeLacy, Christopher	Non Equity Partner
DelFranco, Randolph A	Non Equity Partner
deMeza, William B Jr.	Equity Partner
Dempsey, David	Equity Partner
Detwiler, Harry R	Non Equity Partner
Dewey, Josias	Non Equity Partner
Diaz, Edward	Equity Partner
Dickson, Alan	Non Equity Partner
Dierking, John R	Non Equity Partner
Digel, Gregory J	Equity Partner
DiMarco, Sherri MacLeay	Associate
Dilweg, Rory Emerson	Non Equity Partner
Donoghue, Robert D	Non Equity Partner
Dube, Steven L.	Non Equity Partner
Duckworth, Pamela A	Non Equity Partner
Dufoe, William	Equity Partner
Dunnells, G. Richard	Senior Partner
Durkin, Martin	Equity Partner
Duvall, Homer III	Equity Partner
Duvall, Richard O.	Equity Partner
Dye, Stuart	Senior Partner
Eckhard, Richard D	Equity Partner
Edson, Kelli A	Non Equity Partner
Edwards, Amy L	Non Equity Partner

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

Special Exception Attachment to Par. 1(c)

DATE: April 27, 2009
 (enter date affidavit is notarized)

103897e

for Application No. (s): SE 2009-BR-003
 (enter County-assigned application number (s))

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

Holland & Knight LLP
 1600 Tysons Boulevard, Suite 700
 McLean, Virginia 22102

(check if applicable) The above-listed partnership has no limited partners.

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

Edwards, Oliver	Equity Partner
Elledge, Brandon H	Non Equity Partner
Elrod, Steven M	Equity Partner
Epstein, Jonathan	Non Equity Partner
Ervin, James M	Equity Partner
Evans, Philip Tucker	Equity Partner
Faigenblat, Frances Gail	Non Equity Partner
Fayne, Irwin J	Equity Partner
Feagin, Robert R III	Senior Partner
Ferris, Richard Jay Jr.	Equity Partner
Ferris, Robert E	Equity Partner
Filippini, Victor P	Equity Partner
Fine, Martin	Senior Partner
Fishman, Eric	Non Equity Partner
Foley, Vincent J	Non Equity Partner
Fonseca, Michelle	Non Equity Partner
Forsberg, Lars	Non Equity Partner
Fox, Shayle P	Senior Partner
Freedman, Anthony S.	Equity Partner
Frevola, Michael J	Non Equity Partner
Fridman, Daniel S	Non Equity Partner
Friedman, Peter	Equity Partner
Friedman, Robert	Equity Partner
Frink, Anthony Lewis	Equity Partner
Gaba, Michael M.	Equity Partner
Gabel, George D Jr	Equity Partner
Gallástegui Armelia, Eduardo J.	Partner
Garcia, Brian M	Non Equity Partner
Garcia, Michael E	Non Equity Partner
Garrett, Steffanie	Non Equity Partner
Geller, Mitchell Jed	Non Equity Partner
Gelman, Andrew R.	Equity Partner
Germany, John F	Senior Partner Retired
Gerstein, Robert H	Senior Partner
Gibbs, Charles F	Senior Partner
Gilbert, Leonard H	Senior Partner
Gilbert, Suzanne E	Equity Partner
Gillece, Mary Ann	Non Equity Partner
Gillman, Steven L.	Equity Partner
Glasgow, Norman M	Senior Partner Retired
Glasgow, Norman M Jr.	Equity Partner

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

Special Exception Attachment to Par. 1(c)DATE: April 27, 2009
(enter date affidavit is notarized)

1038974

for Application No. (s): SE 2009-BR-003
(enter County-assigned application number (s))**PARTNERSHIP NAME & ADDRESS:** (enter complete name & number, street, city, state & zip code)Holland & Knight LLP
1600 Tysons Boulevard, Suite 700
McLean, Virginia 22102(check if applicable) The above-listed partnership has no limited partners.**NAMES AND TITLES OF THE PARTNERS:** (enter first name, middle initial, last name, and title, e.g.,
General Partner, Limited Partner, or General and Limited Partner)

Glass, W. Reeder	Senior Partner
Goeddel, Stacie Andra	Non Equity Partner
Gold, Richard	Equity Partner
Goldsmith, Donald	Senior Partner
Goldstein, Joseph Gary	Equity Partner
Gomez-Pinzon, Enrique	Non Equity Partner
Gonzalez, Alex	Equity Partner
Gordon, Steven	Equity Partner
Gorham, Robert L.	Equity Partner
Grady, Frederick J	Equity Partner
Grammig, Robert J	Equity Partner
Gravenhorst, Paul	Equity Partner
Gray, T. Wayne	Senior Partner
Green, Laurie L.	Non Equity Partner
Gregores, George J	Equity Partner
Grimes, Stephen H	Senior Partner
Groh, James S	Equity Partner
Guasch, Frances F	Non Equity Partner
Guay, Joseph	Equity Partner
Hadlow, Richard B.	Equity Partner
Haire, Dirk	Equity Partner
Halula, John F	Equity Partner
Hamblin Schiave, Anne	Senior Partner
Hamilton, Lawrence J II	Equity Partner
Hamilton, William F	Equity Partner
Hanback, Christopher B	Equity Partner
Hanlon, Stephen	Senior Partner
Hanselman, Theodore F	Equity Partner
Hargitai, Peter P	Equity Partner
Harrington, David J	Non Equity Partner
Harris, Patricia Ann	Non Equity Partner
Harris, Robert	Equity Partner
Hart, Damon P	Non Equity Partner
Hart, Shane	Non Equity Partner
Hayes, G. Calvin	Equity Partner
Hayes, Robin B	Non Equity Partner
Henderson, Victor	Equity Partner
Hengen, Nancy L	Equity Partner
Hernandez, Alberto M	Equity Partner
Hernandez, Jennifer	Equity Partner
Hernandez-Toraño, Jorge	Equity Partner

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

Special Exception Attachment to Par. 1(c)DATE: April 27, 2009
(enter date affidavit is notarized)

1038976

for Application No. (s): SE 2009-BR-003
(enter County-assigned application number (s))**PARTNERSHIP NAME & ADDRESS:** (enter complete name & number, street, city, state & zip code)Holland & Knight LLP
1600 Tysons Boulevard, Suite 700
McLean, Virginia 22102(check if applicable) The above-listed partnership has no limited partners.**NAMES AND TITLES OF THE PARTNERS:** (enter first name, middle initial, last name, and title, e.g.,
General Partner, Limited Partner, or General and Limited Partner)

Herr, Mitchell E.	Equity Partner
Heskett, Sara Christina	Non Equity Partner
Hickey, Edward R	Equity Partner
Hickey, J. Michelle	Non Equity Partner
Higgins, Sean K	Non Equity Partner
Highsmith, Robert S Jr.	Equity Partner
Hindlian, Richard J	Equity Partner
Hoffman, Jerome	Equity Partner
Hoffman, Kenneth B	Equity Partner
Hogan, John M	Equity Partner
Hohenstein, James	Equity Partner
Hole, Brian K	Equity Partner
Holifield, Marilyn J	Equity Partner
Holmes, Andrew	Non Equity Partner
Honan, William J.	Equity Partner
Hooper, Chester D	Senior Partner
Horn, Dennis	Equity Partner
Hornyak, Joseph	Non Equity Partner
Howell, George B III	Non Equity Partner
Hughes, Dennis Russell	Non Equity Partner
Husbands, Joshua	Non Equity Partner
Hutchison, Richard	Equity Partner
Ivey, Robert L.	Equity Partner
Jackson Batties, Leila Marie	Non Equity Partner
Jackson, Hank E	Equity Partner
James, Paul M	Equity Partner
Jaron, Martin J Jr	Equity Partner
Jenero, Kenneth A	Equity Partner
Jensen, Frode	Non Equity Partner
Jensen, J. Alan	Senior Partner
Jimenez, Adolfo E.	Equity Partner
Joern, Charles E.	Equity Partner
Johnson, Charles S. III	Equity Partner
Johnson, Scott J	Equity Partner
Johnston, R. Scott	Non Equity Partner
Johnston, Thomas M	Non Equity Partner
Jonas, W. James III	Non Equity Partner
Jones, David A	Equity Partner
Jones, John Arthur	Senior Partner
Jones, Thomas J	Senior Partner Retired
Judas, Suzanne M	Non Equity Partner

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

Special Exception Attachment to Par. 1(c)DATE: April 27, 2009
(enter date affidavit is notarized)

1038970

for Application No. (s): SE 2009-BR-003
(enter County-assigned application number (s))**PARTNERSHIP NAME & ADDRESS:** (enter complete name & number, street, city, state & zip code)Holland & Knight LLP
1600 Tysons Boulevard, Suite 700
McLean, Virginia 22102(check if applicable) The above-listed partnership has no limited partners.**NAMES AND TITLES OF THE PARTNERS:** (enter first name, middle initial, last name, and title, e.g.,
General Partner, Limited Partner, or General and Limited Partner)

Jung, Bryan T D	Non Equity Partner
Kahn, David S	Equity Partner
Kastner, Samuel Paul	Equity Partner
Katz, Gordon P	Equity Partner
Katz, Naomi F.	Non Equity Partner
Kaufman, Bonni	Non Equity Partner
Kecskes, Kenneth A	Non Equity Partner
Kehoe, Kerry S	Equity Partner
Keldermans, Francis	Equity Partner
Kelley, John D	Non Equity Partner
Kelly, Christopher G	Equity Partner
Kennicott, Donald	Equity Partner
Kibler, D Burke III	Senior Partner Retired
Kiernan, Paul J	Equity Partner
Kilmer, Paul F	Equity Partner
Kimbrow, Bradford	Equity Partner
Kinasz, Thomas John	Equity Partner
Kittleson, Henry M	Senior Partner Retired
Klein, Larry A	Non Equity Partner
Knight, Tammy	Equity Partner
Kokolis, Jerry	Non Equity Partner
Kolos, Chris	Equity Partner
Kominers, William	Equity Partner
Korchin, Judith	Equity Partner
Koren, Edward	Equity Partner
Kreitzer, Judith E	Non Equity Partner
Krischer, Alan Samuel	Non Equity Partner
Krumholz, Joshua	Equity Partner
Kuppersmith, Michael P	Non Equity Partner
Kuta, Jeffrey T	Non Equity Partner
Labate, Robert	Non Equity Partner
Lake, Elizabeth	Equity Partner
Lambert, Lyndall M	Non Equity Partner
Landau, Allan	Senior Partner
Lane, William R Jr.	Equity Partner
Lang, Robert H	Non Equity Partner
Lannon, Paul	Equity Partner
Lansner, Ruth L.	Equity Partner
Lapatin, Philip S	Equity Partner
Laughlin, James Harold Jr.	Non Equity Partner
Lawrence, Frank Ronald	Equity Partner

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

Special Exception Attachment to Par. 1(c)DATE: April 27, 2009
(enter date affidavit is notarized)

1038976

for Application No. (s): SE 2009-BR-003
(enter County-assigned application number (s))**PARTNERSHIP NAME & ADDRESS:** (enter complete name & number, street, city, state & zip code)Holland & Knight LLP
1600 Tysons Boulevard, Suite 700
McLean, Virginia 22102(check if applicable) The above-listed partnership has no limited partners.**NAMES AND TITLES OF THE PARTNERS:** (enter first name, middle initial, last name, and title, e.g.,
General Partner, Limited Partner, or General and Limited Partner)

Lawrence, Richard H III	Non Equity Partner
Lazarus, Jason D.	Non Equity Partner
Lear, Richard E	Non Equity Partner
Lee, Sunwoo	Equity Partner
Lee, Tiffani G	Non Equity Partner
Lefere, Marie	Equity Partner
Lehman, Kathryn Hazeem	Non Equity Partner
Leixner, Timothy C	Senior Partner
Leonard, Sean Brendan	Non Equity Partner
Lepore, Ralph T. III	Equity Partner
Leventhal, Norman P	Non Equity Partner
Levine, Jack A	Equity Partner
Levine, Jerome L	Equity Partner
Levitan, Shari	Equity Partner
Lhota, Janna Peters	Non Equity Partner
Libby, Gerold W	Senior Partner
Liebesman, Lawrence R	Equity Partner
Litschgi, Byrne	Senior Partner Retired
Long, James E Jr.	Non Equity Partner
Long, Mary Chrysa	Equity Partner
Loring, Bruce	Equity Partner
Lotterhos, Fred J III	Equity Partner
Lozano Alarcón, Gerardo	Partner
Lynch, Vernon Sylvester III	Non Equity Partner
Lyon, Richard Elgar Jr	Non Equity Partner
MacCullough, Kara	Equity Partner
Machen, William F	Equity Partner
MacKenzie, Dominic C	Equity Partner
MacKichan, Robert C. Jr.	Non Equity Partner
MacLeod, Scott R	Equity Partner
Mahony, Gael	Senior Partner
Mahony, Ieuan	Equity Partner
Main, James L.	Equity Partner
Mann, David	Senior Partner
Mannix, Michael	Equity Partner
Mansfield, Jennifer A	Non Equity Partner
Manthei, Michael R	Non Equity Partner
Manuelian, Haig	Senior Partner
Marcus, Jonathan S	Equity Partner
Marinelli, Marisa	Non Equity Partner
Maroney, Michael T.	Non Equity Partner

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

Special Exception Attachment to Par. 1(c)DATE: April 27, 2009
(enter date affidavit is notarized)

1038976

for Application No. (s): SE 2009-BR-003
(enter County-assigned application number (s))**PARTNERSHIP NAME & ADDRESS:** (enter complete name & number, street, city, state & zip code)Holland & Knight LLP
1600 Tysons Boulevard, Suite 700
McLean, Virginia 22102(check if applicable) The above-listed partnership has no limited partners.**NAMES AND TITLES OF THE PARTNERS:** (enter first name, middle initial, last name, and title, e.g.,
General Partner, Limited Partner, or General and Limited Partner)

Marrero Priegues, Ines	Non Equity Partner
Martin, Stanley A	Equity Partner
Matsakis, Elias	Equity Partner
Matuszewski, David	Non Equity Partner
May, D. Bruce Jr.	Equity Partner
Mayer, James	Equity Partner
Mayol Lopez, Juan	Equity Partner
Mays, C. Parkhill Jr.	Senior Partner
McAleavey, Tom	Equity Partner
McAlpin, Louise	Equity Partner
McCarthy, Bridget	Non Equity Partner
McCarty, Christopher J	Non Equity Partner
McCauley, Robert G	Non Equity Partner
McCorkhill, C. Grant	Equity Partner
McDermott, James E.	Equity Partner
McDowell, Brian A	Equity Partner
McKendall, Miriam	Equity Partner
Meeder, Gregory R	Equity Partner
Meehan, K. Patrick	Non Equity Partner
Melton, Howell W. Jr.	Equity Partner
Mencio, George	Equity Partner
Mendelsohn, Stuart	Equity Partner
Mercier, Judith M	Non Equity Partner
Michalowski, Mark C	Equity Partner
Milano, Nicholas G	Equity Partner
Millea, James F	Non Equity Partner
Miller, Morris H.	Equity Partner
Miner, Martin P	Equity Partner
Mintz, Robert M	Equity Partner
Mitchell, Elizabeth M	Non Equity Partner
Mittleman, Jeffrey	Equity Partner
Moehling, James A	Equity Partner
Monaghan, John J	Equity Partner
Monchamp, Amanda	Non Equity Partner
Moore, Donald P	Non Equity Partner
Moran, John Paul	Non Equity Partner
Moreno, Esther L	Non Equity Partner
Morreale, Frank	Non Equity Partner
Morris, Francesca	Non Equity Partner
Mosner, Anita M	Equity Partner
Moss, Stephen B	Equity Partner

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

Special Exception Attachment to Par 1(c)

DATE: April 27, 2009
 (enter date affidavit is notarized)

1038976

for Application No. (s): SE 2009-BR-003
 (enter County-assigned application number (s))

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

Holland & Knight LLP
 1600 Tysons Boulevard, Suite 700
 McLean, Virginia 22102

(check if applicable) The above-listed partnership has no limited partners.

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

Mueller, James T	Non Equity Partner
Murdoch, Christopher J	Equity Partner
Murphy, Anne M	Equity Partner
Murphy, Martin P	Non Equity Partner
Mussman, John R	Non Equity Partner
Mutryn, William	Equity Partner
Myers, Christopher	Equity Partner
Myers, Lance D	Non Equity Partner
Naftalin, Alan Y	Senior Partner Retired
Naftalin, Charles	Equity Partner
Neff, A. Guy	Equity Partner
Nesbitt, La Fonte	Equity Partner
Nesmith, Steven	Non Equity Partner
Neumann, Carl A	Equity Partner
Newman, Michael Brill	Equity Partner
Newman, Robbin	Non Equity Partner
Newman, Scott	Equity Partner
Nichols, Tracy A	Equity Partner
Niles, Stephen	Non Equity Partner
Nilles, Kathleen	Equity Partner
Norman, James M	Equity Partner
Norton, Matthew E.	Equity Partner
Notopoulos, Philip J	Equity Partner
O'Neill, John P	Non Equity Partner
Oberto, Kathryn W	Equity Partner
Oleynik, Ronald	Equity Partner
Ordman, Morgan J	Senior Partner Retired
Orr, A. Summey III	Equity Partner
Pabian, Ilene Linda	Non Equity Partner
Packman, Kevin	Non Equity Partner
Page, Frederick D	Equity Partner
Park, James A III	Equity Partner
Parlin, Barbra Rachel	Non Equity Partner
Parrish, Paul E	Non Equity Partner
Pearce, George	Equity Partner
Perez, Richard	Non Equity Partner
Perez, Victor	Non Equity Partner
Perlman, Ronald S.	Non Equity Partner
Perry, David L	Equity Partner
Petersen, Rafe	Non Equity Partner
Petersen, Scott W	Non Equity Partner

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

Special Exception Attachment to Par. 1(c)DATE: April 27, 2009
(enter date affidavit is notarized)

103897-6

for Application No. (s): SE 2009-BR-003
(enter County-assigned application number (s))**PARTNERSHIP NAME & ADDRESS:** (enter complete name & number, street, city, state & zip code)Holland & Knight LLP
1600 Tysons Boulevard, Suite 700
McLean, Virginia 22102(check if applicable) The above-listed partnership has no limited partners.**NAMES AND TITLES OF THE PARTNERS:** (enter first name, middle initial, last name, and title, e.g.,
General Partner, Limited Partner, or General and Limited Partner)

Phillips, Dianne R	Non Equity Partner
Piels, William	Equity Partner
Pike, Larry	Equity Partner
Plume, Tamsen	Equity Partner
Pollock, James	Senior Partner
Ponce, Scott D	Non Equity Partner
Potter, Harold W	Equity Partner
Poust, Teresa	Non Equity Partner
Prieto, Peter	Equity Partner
Pritchard, John F	Equity Partner
Pupo, Roberto R	Equity Partner
Quin, Wayne	Equity Partner
Rambusch, Lennard K	Senior Partner Retired
Ramos, Eduardo A	Non Equity Partner
Raymond, Mark E	Non Equity Partner
Raysman, Richard	Non Equity Partner
Rechtin, Michael Jr.	Non Equity Partner
Redmond, Richard	Equity Partner
Reed, M. Kasim	Non Equity Partner
Reilly, John J	Senior Partner
Reisler, Marc S	Non Equity Partner
Reitzfeld, Alan D	Equity Partner
Reynolds, Christopher J	Non Equity Partner
Rich, William M	Senior Partner
Richie, Kenneth R	Non Equity Partner
Riddle, James A	Non Equity Partner
Rfos Espinosa, Maria E.	Partner
Ritter, Adam Charles	Non Equity Partner
Robbin, Robert S	Senior Partner
Rohn, Frederick	Equity Partner
Rollins, James H	Equity Partner
Rosati, Michelle A	Non Equity Partner
Rosenberg, Arthur E	Non Equity Partner
Ross, Bruce S	Equity Partner
Rothenberg, Frederick M	Non Equity Partner
Rowley, John P. III	Equity Partner
Royal, Erika	Non Equity Partner
Royce, Raymond W	Senior Partner
Ruane, Michael	Equity Partner
Rubinger, Jeffrey	Non Equity Partner
Russell, Gilda Tuoni	Non Equity Partner

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

Special Exception Attachment to Par. 1(c)DATE: April 27, 2009
(enter date affidavit is notarized)

1038976

for Application No. (s): SE 2009-BR-003
(enter County-assigned application number (s))**PARTNERSHIP NAME & ADDRESS:** (enter complete name & number, street, city, state & zip code)Holland & Knight LLP
1600 Tysons Boulevard, Suite 700
McLean, Virginia 22102(check if applicable) The above-listed partnership has no limited partners.**NAMES AND TITLES OF THE PARTNERS:** (enter first name, middle initial, last name, and title, e.g.,
General Partner, Limited Partner, or General and Limited Partner)

Ryan, Rory C	Equity Partner
Rydzewski, Leo	Non Equity Partner
Salaman, Alban	Equity Partner
Salimone, Shannon Hartsfield	Non Equity Partner
Sano, Curtis L	Non Equity Partner
Santeusanio, David J	Non Equity Partner
Santiago, Louis	Non Equity Partner
Saunders, Allyson Gail	Non Equity Partner
Scanlon, Tara A	Equity Partner
Schiff, Janis Boyarsky	Equity Partner
Schneider, Todd	Non Equity Partner
Schreiber, Phillip	Non Equity Partner
Schulz, George E Jr	Senior Partner
Sciarra, Vanessa Patton	Non Equity Partner
Seay, James E. L.	Equity Partner
Segall, Harold A	Senior Partner Retired
Seligson, Damon M	Non Equity Partner
Sellers, Lawrence	Equity Partner
Sessions, William S.	Senior Partner
Seul, Jeffrey R.	Non Equity Partner
Shapiro, Mark	Equity Partner
Shapiro, Stephen	Equity Partner
Sheely, Sean C	Equity Partner
Sheft, Laurie Tribble	Practice Support Lawyer
Sherman, William B	Equity Partner
Shiker, Christine	Non Equity Partner
Shimberg, James Jr.	Equity Partner
Short, Jennifer A.	Non Equity Partner
Shotzberger, Keith S	Non Equity Partner
Sibley Gonzales, Michele	Non Equity Partner
Sikorski, Gerry	Equity Partner
Silber, Stacy Plotkin	Non Equity Partner
Sills, Richard	Senior Partner
Silver, David C	Equity Partner
Sims, Roger W	Senior Partner
Singleton, David R	Equity Partner
Sirven, Jose	Equity Partner
Skallas, A Thomas	Non Equity Partner
Skelton, Patrick W	Equity Partner
Sloan, David Scott	Equity Partner
Small, Daniel I	Equity Partner

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

Special Exception Attachment to Par. 1(c)DATE: April 27, 2009
(enter date affidavit is notarized)

1038976

for Application No. (s): SE 2009-BR-003
(enter County-assigned application number (s))**PARTNERSHIP NAME & ADDRESS:** (enter complete name & number, street, city, state & zip code)Holland & Knight LLP
1600 Tysons Boulevard, Suite 700
McLean, Virginia 22102(check if applicable) The above-listed partnership has no limited partners.**NAMES AND TITLES OF THE PARTNERS:** (enter first name, middle initial, last name, and title, e.g.,
General Partner, Limited Partner, or General and Limited Partner)

Smeallie, James D.	Equity Partner
Smith, Bernard Lee	Non Equity Partner
Smith, Colin P.	Equity Partner
Smith, Lee S	Equity Partner
Smith, R. Troy	Non Equity Partner
Smith, Robert H	Equity Partner
Snively, Stephen W	Equity Partner
Solaun, Emma	Non Equity Partner
Sonberg, Steven	Equity Partner
Sorondo, Rodolfo Jr.	Equity Partner
Spelliscy, M.J.	Equity Partner
Spitzer, Jr., M. James	Equity Partner
Steenon, Todd D.	Non Equity Partner
Steger, Mark J	Non Equity Partner
Stein, Melvin	Senior Partner Retired
Stephens, Richard B	Equity Partner
Stephenson, Andrew	Equity Partner
Sterling, Scott Andrew	Equity Partner
Stern, Jeffrey Blake	Equity Partner
Stevens, William M	Equity Partner
Stockton, Richard	Non Equity Partner
Stone, Mark	Non Equity Partner
Strouse, Jonathan E.	Non Equity Partner
Studley, Janet R	Senior Partner
Stutts, Charles L	Equity Partner
Subin, Ben	Equity Partner
Sung, Audrey	Non Equity Partner
Swaim, C. Thomas	Senior Partner
Taber, Stephen	Non Equity Partner
Taisey, Robert D	Senior Partner
Tam, Jane K.P.	Non Equity Partner
Tanner, Caroline J	Non Equity Partner
Tanzer, Michelle F	Non Equity Partner
Targ, Nicholas William	Non Equity Partner
Taub, Steven P	Non Equity Partner
Taylor, Michael George	Non Equity Partner
Teichner, Lee Philip	Equity Partner
Tellechea, Albert F.	Non Equity Partner
Tenev, Jovi	Equity Partner
Terrenzi, Marisa C	Non Equity Partner
Theberge, John	Equity Partner

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

Special Exception Attachment to Par. 1(c)DATE: April 27, 2009
(enter date affidavit is notarized)

1038976

for Application No. (s): SE 2009-BR-003
(enter County-assigned application number (s))**PARTNERSHIP NAME & ADDRESS:** (enter complete name & number, street, city, state & zip code)Holland & Knight LLP
1600 Tysons Boulevard, Suite 700
McLean, Virginia 22102(check if applicable) The above-listed partnership has no limited partners.**NAMES AND TITLES OF THE PARTNERS:** (enter first name, middle initial, last name, and title, e.g.,
General Partner, Limited Partner, or General and Limited Partner)

Thomas, Natalie P	Non Equity Partner
Thomas, Paul	Non Equity Partner
Tiedemann, Charles W	Equity Partner
Tobin, Charles D.	Equity Partner
Tofil, Lisa	Non Equity Partner
Tonn, Robert	Non Equity Partner
Toriello, John M	Equity Partner
Turra, Melissa S.	Equity Partner
Vafidis, Matthew	Equity Partner
Van Buren, Bradley	Non Equity Partner
Varick, Steven Bruce	Equity Partner
Vasios, H. Barry	Equity Partner
Verhey, David M	Non Equity Partner
Vogel, Edward W III	Equity Partner
Volinski, Benjamin	Equity Partner
von Bergen, Mark A.	Equity Partner
Voss, Susan L	Senior Partner
Vyverberg, Robert W.	Equity Partner
Wachter, Charles A	Non Equity Partner
Walker, Karen	Equity Partner
Wang, David	Non Equity Partner
Warram, Robert Allan	Equity Partner
Warren, Stephen Patrick	Non Equity Partner
Washington, Lynn C	Equity Partner
Watson, Alan J	Non Equity Partner
Webb, Paul	Senior Partner Retired
Weber, Steven John	Equity Partner
Wechselblatt, Eric	Equity Partner
Weinberger, Mel S	Equity Partner
Weinstein, Andrew H.	Senior Partner
Weiss, Alan M	Equity Partner
Weiss, Christopher J	Equity Partner
Weiss, Stephen J.	Senior Partner Retired
Werner, Michael J	Non Equity Partner
Wheeler, George	Equity Partner
Whitebread, Joseph B Jr.	Equity Partner
Whitestone, David	Equity Partner
Wiener, Keith M	Equity Partner
Wilkie, Austin T.	Non Equity Partner
Williams, Richard	Equity Partner
Wilson, William B	Equity Partner

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

Special Exception Attachment to Par. 1(c)

DATE: April 27, 2009
(enter date affidavit is notarized)

1038976

for Application No. (s): SE 2009-BR-003
(enter County-assigned application number (s))

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

Holland & Knight LLP
1600 Tysons Boulevard, Suite 700
McLean, Virginia 22102

(check if applicable) The above-listed partnership has no limited partners.

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

Wing, James D	Equity Partner
Winter, Richard R	Equity Partner
Wolcott, Jonathan F	Non Equity Partner
Wolk, Lawrence J	Equity Partner
Wood, Florence	Non Equity Partner
Woodrow, Thomas R.	Equity Partner
Woodson, Roderic	Non Equity Partner
Workman, Paul C	Non Equity Partner
Wright, Douglas A	Equity Partner
Wright, R. Douglas	Non Equity Partner
Wright, Steven	Equity Partner
Yadley, Barbara M	Equity Partner
Yanofsky, Richard M	Equity Partner
Yates, Leighton D	Equity Partner
Young, Paul	Non Equity Partner
Young, Stephen	Senior Partner
Zanger, Larry	Equity Partner
Zarin, Don	Equity Partner
Zdeb, Michael J	Equity Partner
Zhang, Hongjun Ph.D.	Equity Partner
Zimmer, Thomas	Equity Partner
Zusmann, Samuel	Senior Partner

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

Special Exception Attachment to Par. 1(c)

DATE: April 27, 2009
(enter date affidavit is notarized)

1038976

for Application No. (s): SE 2009-BR-003
(enter County-assigned application number (s))

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

Holland & Knight LLP
1600 Tysons Boulevard, Suite 700
McLean, Virginia 22102

(check if applicable) The above-listed partnership has no limited partners.

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

- | | |
|--------------------------------|-------------------------------|
| Former Partners | |
| Albritton, A. Brian | Former Equity Partner |
| Barnhart, Constance | Former Non Equity Partner |
| Baron, Alan Irvin | Former Equity Partner |
| Bleicher, Robert Alfred Samuel | Former Non Equity Partner |
| Buhler, Mark J | Former Non Equity Partner |
| Carpenter, Raymond P | Former Senior Partner |
| Colitz, Michael | Former Non Equity Partner |
| Dagle, C. Paul | Former Non Equity Partner |
| Dorkin, Eric | Former Non Equity Partner |
| Eady, Edsell M Jr | Former Non Equity Partner |
| Farmer, Guy | Former Non Equity Partner |
| Fly, James L | Former Non Equity Partner |
| Ganguly, Jeffrey K | Former Non Equity Partner |
| Hampton, Daniel K | Former Non Equity Partner |
| Harvey, Kenneth L | Former Non Equity Partner |
| Howe, David D | Former Non Equity Partner |
| Jordan, Lloyd J | Former Non Equity Partner |
| Kolz, Tamara | Former Non Equity Partner |
| Kuntz, C. Edward | Former Non Equity Partner |
| Lewis, James | Former Non Equity Partner |
| Magee, George T | Former Non Equity Partner |
| Mayerson, Sandra E | Former Equity Partner |
| McDermott, John J | Former Senior Partner |
| McGuiree, Carol A | Former Equity Partner |
| McGuone, James R | Former Non Equity Partner |
| Miller, Marc Edmund | Former Non Equity Partner |
| Millstein, Larry | Former Non Equity Partner |
| Nyweide, Jack | Former Non Equity Partner |
| Philbrick, Charles L | Former Non Equity Partner |
| Poznansky, Roslyn | Former Non Equity Partner |
| Ranallo, Michael J | Former Equity Partner |
| Rhodes, Robert | Former Senior Partner |
| Rodio, James | Former Non Equity Partner |
| Sawyer, Stephen K | Former Non Equity Partner |
| Shirley, James T | Former Senior Partner |
| Stein, Stefan V | Former Equity Partner |
| Vollman, Alan P | Former Senior Partner Retired |
| West, Tino A | Former Equity Partner |

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

SPECIAL EXCEPTION AFFIDAVIT

DATE: April 27, 2009
(enter date affidavit is notarized)

1038976

for Application No. (s): SE 2009-BR-003
(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: April 27, 2009
(enter date affidavit is notarized)

103897-5

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.)

Richard O. Duvall, a partner in Holland & Knight, LLP, made a contribution in excess of \$100 to Supervisor Pat Herry within the twelve-month period prior to the public hearing.
Mark E. Baker, a partner in Holland & Knight, LLP, made a contribution in excess of \$100 to Supervisor Pat Herry within the twelve-month period prior to the public hearing.
John P. Rowley, II, a partner in Holland & Knight, LLP, made a contribution in excess of \$100 to Supervisor Pat Herry within the twelve-month period prior to the public hearing.

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

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

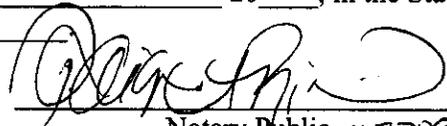
4. That the information contained in this affidavit is complete, that all partnerships, corporations, and trusts owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land have been listed and broken down, and that prior to each and every public hearing on this matter,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

WITNESS the following signature:

(check one) [] Applicant [x] Applicant's Authorized Agent

Stuart Mendelsohn, Esq., Applicant's Authorized Agent
(type or print first name, middle initial, last name, and & title of signee)

Subscribed and sworn to before me this 27th day of April 2009, in the State/Comm. of Virginia, County/City of Fairfax


Notary Public #709628

My commission expires: 10.31.2010

Paige A. Rice
NOTARY PUBLIC
Commonwealth of Virginia
My Commission Expires 10/31/10

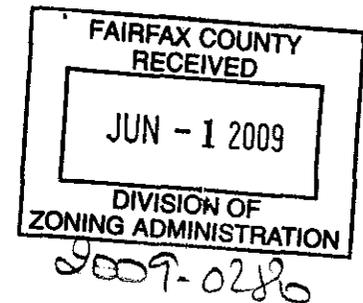
Holland+KnightTel 703 720 8600
Fax 703 720 8610Holland & Knight LLP
1600 Tysons Boulevard, Suite 700
McLean, VA 22102-4867
www.hklaw.com

May 28, 2009

RECEIVED
Department of Planning & Zoning

JUN 02 2009

Zoning Evaluation Division

Stuart Mendelsohn
703 720 8071
stuart.mendelsohn@hklaw.comFIRST CLASS MAILEileen McLane, Zoning Administrator
Fairfax County Department of Planning and Zoning
Zoning Administration Division
12055 Government Center Parkway
Suite 801
Fairfax, Virginia 22305

Re: Special Exception Amendment Application
 Bourj Ltd./ Westwood College Addition
 7611 Little River Turnpike (Heritage Center II)

Dear Ms. McLane:

The following is submitted as an amended justification and support of the above referenced Special Exception Amendment application originally submitted in January 2009.

I. PROPERTY

The subject property is identified as Tax Map Number 70-2 ((1)) 10, which consists of 1.94 acres (the Subject Parcel or the SE Property), as shown on the plat submitted herewith, entitled "The Heritage Center Phase 1, Annandale District, Fairfax County, Virginia", prepared by LBA Limited Engineering, and dated December 1987 (the Plat). The SE Property is zoned C-3, and is located within the Highway Corridor Overlay District (HC) and the Sign Control Overlay District (SC).

II. STATEMENT OF PROPOSED USE

A. Description of Use

Westwood College (the "College") is an education institution with campuses nationwide, with primary emphasis on career focused programs for working adults. The College operates a satellite campus located in the Heritage Center IV office building, on a parcel of real property zoned C-4, with an address of 7619 Little River Turnpike, Annandale. The Annandale satellite campus offers degree programs in graphic and interior design, business, criminal justice, and computer technology. The operation of the satellite campus is a permitted use under the

provisions of the C-4 Zoning District. The College leases 22,152 rentable square feet in this building for administrative space and classroom space for 16 classes and 200 students.

The subject property is zoned C-4 on the western portion of the property and C-3 on the eastern portion of the property, in accordance with a proffered rezoning approved with RZ 2000-BR-061. In addition, special exceptions were also granted for a drive-in bank on the property and for an increase in building height.

The Applicant requests a Special Exception Amendment in order to provide an expansion of the campus offices and classroom facilities, consisting of about 9,815 square feet, to be located within an adjacent building known as the Heritage Center II Building, on the portion of the property zoned C-3. The property address is 7611 Little River Turnpike. The proposed development will involve interior improvements only, with use of existing parking facilities, and will not result in any physical disturbance to the site.

B. Hours of Operation

The maximum hours of operation for the facility are 7:00 am to 11:00 pm Monday through Friday, and 8:00 am to 6:00 pm Saturday and Sunday.

C. Estimated Attendance

Attendance at the proposed expansion of the facility will operate in the same fashion as it does within the existing facility, with approximately 90 students at the expansion premises on a day to day basis.

D. Proposed Number of Employees/Attendants

There will be approximately 12 employees working on the expansion premises on a day to day basis.

E. Estimate of Traffic Impact of Proposed Use

Ingress and egress for the proposed use will be the same as all other uses in the existing building, which is provided from Little River Turnpike and from Heritage Drive. A traffic analysis prepared by Wells and Associates dated December 22, 2008, and submitted with this application, showed that on average, traffic generated by the proposed expansion of the use will result in approximately 31 am peak hour trips and 26 pm peak hour trips, with 275 trips per day. This minimal use will not adversely affect the existing traffic pattern in the area. The amount generated is far less than the threshold of 250 peak hour trips requiring Chapter 527 review by VDOT.

F. Vicinity or General Area of Proposed Use

The proposed expansion of the satellite campus will be provided as approximately 9,815 square feet of tenant improvements within the existing Heritage Center II building, part of a complex of four office buildings located in the southeast quadrant of Little River Turnpike and Heritage Drive. The existing building complex is separated from high density residential uses to the south by a 130 foot wide buffer. Uses to the north and east and west of the subject property include existing commercial and office buildings and uses.

G. Description of Building Façade and Architecture of Proposed Building

The existing buildings and parking areas will remain as they are now, and as they are shown on the approved as-built plans for the SEA Application area.

H. Listing of Hazardous or Toxic Substances

There are no known hazardous or toxic substances generated, stored, treated and/or disposed of on the site.

I. Statement of Conforming Use and Construction

The proposed use conforms and, as ultimately established, will conform to all applicable ordinances, regulations, and adopted standards.

J. Statement of Ownership and Applicant Interest

As previously stated, the Subject Property is owned by Bourj Ltd, and will be leased to Westwood College.

III. Compliance with Zoning Ordinance

The application respectfully submits that the approval of the proposed Special Exception is consistent with, and furthers the overarching goals and intent of, the Fairfax County Zoning Ordinance. Specifically, the proposed use is consistent with the following criteria for the approval of special exceptions as set out in Section 9-006 of the Fairfax County Zoning Ordinance:

1. The proposed use at the specified location shall be in harmony with the adopted Comprehensive Plan.

The Subject Property is located within Sub-unit G-2 of Annandale Community Business Center of the Annandale Planning District in the Fairfax County Comprehensive Plan. The recommendations for parcels within the southeast quadrant of Heritage Drive and Little River Turnpike, which includes the subject property, are recommended for office use at current intensities with provisions for retaining the existing 130 foot undisturbed landscaped buffer

between the subject property and high density residential development to the south. Since the proposed expansion of Westwood College will involve only minor interior tenant improvements without any exterior disturbance to the site, the proposed use and development will serve to maintain the recommendations of the Comprehensive Plan.

2. The proposed use shall be in harmony with the general purpose and intent of the applicable zoning district regulations.

The stated purpose of the C-3 zoning district is to establish areas where non-retail commercial uses may be located such as offices and financial institutions. The expansion of an educational institution that promotes and supports career-based degree programs, with hours of operation that serve the needs of working students, further promotes office uses in this area by creating a desirable environment for office workers.

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 the 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.

The use will not have any adverse impact upon the use or development of adjacent or nearby land, nor will it impair the value thereof. The use itself only involves tenant improvements within an existing building, with parking within the existing parking lot, and does not result in any physical disturbance of the site. The expansion of the Westwood College satellite office is a use that supports the office uses recommended for the site. Adjacent uses will continue to be protected by a landscape buffer where indicated in the Comprehensive Plan.

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.

Vehicular traffic, as stated, will only result in a very minimal increase in am and pm peak hour trips to the traffic network, and a significant portion of anticipated traffic will occur during non-peak hour periods during the evening and on weekends.

5. In addition to the standards which may be set forth in this Article for a particular group or use, the Board shall require landscaping and screening in accordance with the provisions of Article 13.

Since the proposed expansion of the use only involved tenant improvements within one floor of an existing building, landscaping and screening has already been provided in accordance with the previous construction of the building. Therefore, the standard does not apply in this instance.

6. Open space shall be provided in an amount equivalent to that specified for the zoning district in which the proposed use is located.

The proposed expansion only involves tenant improvements on one floor of an existing office building, therefore the standard does not apply in this instance.

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.

Adequate utility and drainage will continue to be provided to the subject property in order to serve the existing office building. The parking tabulation submitted with this application shows that adequate parking exists on the site to accommodate the use. A significant portion of the parking demand for the use occurs during evening and weekend hours when other offices within the building are not in use.

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.

Signage shall be maintained as required by Article 12.

The proposed use is also consistent with the following Standards for all Category 3 Special Exception Uses:

1. For public uses, it shall be concluded that the proposed location of the special exception use is necessary for the rendering of efficient governmental services to residents of properties within the general area of the location.

Since Westwood College is a private educational institution, this standard does not apply to the Special Exception Amendment request.

2. Except as may be qualified in the following Sections, all uses shall comply with the lot size requirements of the zoning district in which located.

Since the proposed use will be conducted within an existing building approved under the provisions of the lot size requirements for the C-3 District, the Special Exception Amendment request is consistent with this standard.

3. Except as may be qualified in the following Sections, all uses shall comply with the bulk regulations of the zoning district in which located; however, subject to the provisions of Sect. 9-607, the maximum building height for a Category 3 use may be increased.

Since the proposed use will be conducted within an existing building approved under the provisions of the bulk regulations for the C-3 District, the Special Exception Amendment request is consistent with this standard.

4. All uses shall comply with the performance standards specified for the zoning district in which located, including the submission of a sports illumination plan as may be required by Part 9 of Article 14.

The proposed use will comply with all performance standards applicable to a private educational institution conducted within an existing office building. A sports illumination plan does not apply to this use.

5. Before establishment, all uses, including modifications or alterations to existing uses, shall be subject to the provisions of Article 17, Site Plans.

Since the proposed use will not result in any physical alteration of the site, the Applicant requests a waiver of this requirement. The waiver request is provided in detail below.

IV. REQUEST FOR WAIVERS AND MODIFICATIONS

Due to the nature of the proposed application for a Special Exception Amendment, the Applicant requests approval of waivers or modifications to the following submission requirements:

Section 9-011 Par. 2 Submission of a Special Exception Plat;

As suggested in the pre-application conference that was conducted, the Applicant requests a modification of the requirement to submit a special exception plat, in order to permit submission of a copy of the relevant portions of the approved "as-built site plan" for the existing building in its stead. The basis for this request is that the special exception amendment use will only involve tenant improvements on a portion of the 6th floor of the existing building, with parking in the existing parking lot. A parking tabulation has been submitted with this application in order to demonstrate that the proposed expansion of the satellite campus can be accommodated using the existing parking facilities, and no physical alteration of the site is proposed.

Section 9-011 Par. 2, J Stormwater Management Graphic and Narrative

The Applicant also requests a waiver of the submission requirements for stormwater management, since the site is already developed with an office building and has approval of an "as-built site plan" and Non-Residential Use permits for tenants within the building. No physical disturbance of the site is proposed that would necessitate review of stormwater management requirements.

Section 9-011 Par.2 M Existing Vegetation Map

The Applicant requests a waiver of the requirement to submit an existing vegetation map for the proposed Special Exception Amendment Area. The site has been fully developed and

approved prior to the adoption of the Zoning Ordinance Amendment that required the submission of an existing vegetation map. In addition, since there is no physical disturbance of the site proposed, existing vegetation will remain on the site as it does today.

V. OTHER WAIVERS OR MODIFICATIONS

Articles 9 and 17 Requirement of a Site Plan for a Special Exception Use

Since the proposed use will not result in any physical disturbance to the site, the Applicant requests that the requirement for provision of a site plan or minor site plan be waived.

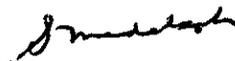
Articles 9 and 13 Requirements of Transitional Screening and Barriers

The Applicant requests a modification of the barrier requirements on the southern boundary since there is existing nature landscaping in the 130 foot buffer.

The Applicant requests a modification of the transitional screening requirement along the southern boundary in favor of the existing landscaping.

In light of the foregoing, the applicant respectfully requests approval of this special exception amendment. Please contact me if you have any questions, or require further information.

Very truly yours,



Stuart Mendelsohn
Holland & Knight LLP



FAIRFAX COUNTY

OFFICE OF THE CLERK
BOARD OF SUPERVISORS
12000 Government Center Parkway, Suite 533
Fairfax, Virginia 22035-0072

V I R G I N I A

Telephone: 703-324-3151

FAX: 703-324-3926

TTY: 703-324-3903

June 22, 2001

Carson Lee Fifer, Jr., Esquire
McGuire, Woods, L.L.P.
1750 Tysons Boulevard - Suite 1800
McLean, Virginia 22102-4215

RE: Rezoning Application
Number RZ 2000-BR-061

Dear Mr. Fifer:

Enclosed you will find a copy of an Ordinance adopted by the Board of Supervisors at a regular meeting held on June 11, 2001, granting Rezoning Application Number RZ 2000-BR-061 in the name of Bourj Limited, to rezone certain property in the Braddock District from the C-3, C-4, C-5 Districts; Highway Corridor Overlay and Sign Control Overlay Districts to the C-3, C-4 Districts; Highway Corridor Overlay and Sign Control Overlay Districts, subject to the proffers dated June 7, 2001, on subject property located in the southeast quadrant of the intersection of Little Rive Turnpike and Heritage Drive, Tax Map 70-2 ((1)) 1A, 9 and 10 consisting of approximately 8.27 acres.

The Board also:

- Modified the transitional screening requirements in favor of that shown on the Generalized Development Plan.
- Waived all waiting periods associated with this approval.

RZ 2000-BR-061

June 22, 2001

- 2 -

- Directed the Department of Public Works and Environmental Services to expedite review of the revised site plan associated with this approval and any other submissions related to this project so that the applicant may achieve prompt approval of all permits necessary for the construction to proceed.

Sincerely,



Nancy Vehrs
Clerk to the Board of Supervisors

NV/ns

cc: Chairman Katherine K. Hanley
Supervisor-Braddock District
Janet Coldsmith, Director, Real Estate Div., Dept. of Tax Administration
Michael R. Congleton, Deputy Zoning Administrator
Barbara A. Byron, Director, Zoning Evaluation Div., DPZ
Thomas Conry, Dept. Mgr. - GIS - Mapping/Overlay
Robert Moore, Trnsprt'n. Planning Div., Dept. of Transportation
Charles Strunk, Project Planning Section, Dept. of Transportation
Michelle Brickner, Deputy Director, DPWES
DPWES - Bonds & Agreements
Frank Edwards, Department of Highways - VDOT
Land Acqu. & Planning Div., Park Authority
District Planning Commissioner
James Patteson, Director, Facilities Mgmt. Div., DPWES
Barbara J. Lippa, Executive Director, Planning Commission

RECEIVED
DEPARTMENT OF PLANNING AND ZONING
JUN 23 2001

ZONING EVALUATION DIVISION

**PROFFERS
FOR THE HERITAGE CENTER DEVELOPMENT
RZ 2000-BR-061**

**April 5, 2001
revised April 20, 2001
revised May 7, 2001
revised May 15, 2001
revised May 30, 2001
revised June 7, 2001**

Pursuant to Section 15.2-2303(a) of the Code of Virginia, 1950, as amended, and Section 18-203 of the Zoning Ordinance of Fairfax County (1978 amended), the title holder and applicant (hereinafter referred to as the 'Applicant') in this rezoning application proffer that the development of the parcel under consideration and shown on the Fairfax County Tax Maps as Tax Map Reference Nos. 70-2 ((1)) 1A, 70-2 ((1)) 9, and 70-2 ((1)) 10 (hereinafter referred to as the 'Property') will be in accordance with the following conditions if, and only if, said rezoning request for the C-4, C-3 and H-C Highway Corridor Overlay and S-C Sign Control Overlay Districts is granted. In the event said application request is denied, or withdrawn, these proffers shall be null and void. The Applicant for itself, its successors and assigns, agree that these proffers shall be binding on the future development of the Property unless modified, waived or rescinded in the future by the Board of Supervisors of Fairfax County, Virginia in accordance with applicable County and State statutory procedures. The Applicant and the Owner further agree that these proffers shall remain fully binding on the Applicant and its successors or assigns and any and all future owners of the Property.

1. Subject to the proffers and the provisions of Section 18-204 of the Zoning Ordinance, under which minor modifications to an approved development plan are permitted, the development shall be in substantial conformance with the submitted Generalized Development Plan ('GDP') containing six (6) sheets and prepared by Burgess & Niple, dated November, 2000, and revised

through the following dates as referenced by the date on the engineers seal printed on each sheet: May 18, 2001 for sheet 1; May 29, 2001 for sheet 2; April 5, 2001 for sheet 3; May 29, 2001 for sheet 4; May 18, 2001 for sheet 5, and May 18, 2001 for sheet 6.

2. New development on the portion of the Property identified by Tax Map Reference 70-2 ((1)) 1A shall consist of a single ten-story office building and associated parking that is of an architectural design that is compatible with the existing office buildings located on the Property. Design of said building will be generally consistent with conceptual elevations shown on Exhibit B attached hereto. The Applicant reserves the right to make minor modifications to the size and location of the building footprint in accordance with the requirements of Section 18-204 of the Zoning Ordinance. The Applicant also reserves the right to utilize new and existing development on the Property for accessory uses other than office including, but not limited to, retail, service, and eating establishment uses, subject to applicable review and permitting by Fairfax County. New development on the portion of the Property identified by Tax Map Reference 70-2 ((1)) 1A shall also include removal of the existing service station facilities currently located at the southeastern corner of the intersection of Heritage Drive and Little River Turnpike, and the replacement of the service station facilities with an at-grade plaza, as generally shown on the GDP. The at-grade plaza located in the northwestern corner of the site will be bisected by a walkway surfaced with an exposed aggregate concrete surface and partially covered with an arbor and landscaped with planting material as shown on the landscaping plan on pages 5 and 6 of the GDP, to include, but not limited to, deciduous shade trees of at least a 2.5-inch caliper. The Applicant reserves the right to make minor modifications to the at-grade plaza in accordance with the requirements of Section 18-204 of the Zoning Ordinance.

3. The existing service station facilities may be used as office and/or storage space during construction of said office building subject to approval from the Department of Public Works and Environmental Services. The service station facilities shall be demolished/removed prior to issuance of a non-RUP for the office building, but in any case no later than 3 years (36 months) from the date of approval of the subject rezoning by the Board of Supervisors.

4. The existing Resource Protection Area on the Phase One portion of the site will remain undisturbed, unless otherwise approved by Fairfax County. Prior to the issuance of a non-RUP for the new office building, the Applicant shall file and obtain approval of an application for the redelineation of said Resource Protection Area from the Department of Public Works and Environmental Services. All areas shown on the approved GDP as Resource Protection Areas and designated as open space shall remain open space subsequent to the redelineation, subject to minor modifications as described in Par. 5 of Section 18-204 of the Zoning Ordinance.

5. Development on all three subject parcels, including the new ten-story office building to be constructed on the portion of the Property identified by Tax Map Reference 70-2 ((1)) 1A, shall not exceed a maximum composite FAR of 1.32, and the height of the new office building shall not exceed 120 feet, unless otherwise approved by Fairfax County.

6. Streetscape improvements will be installed within the rights-of-way of Little River Turnpike and Heritage Drive, as shown on the GDP. These will consist of trees, "acorn" style lights and brick paver accents at points along the concrete sidewalks, in general conformance with the approved Comprehensive Plan language for the site and the Urban Streetscape Design Guidelines for the Annandale CBC, as listed in Amendment No. 95-43 of the Comprehensive Plan. Streetscapes along both Little River Turnpike and Heritage Drive on the Property and/or the right-of-way will be

designed and implemented in general conformance with the approved Comprehensive Plan language for the site, as shown on the GDP.

7. Pole lights and building-mounted lights installed on the Property will be limited to full cut-off luminaires directed downward to prevent off-site glare.

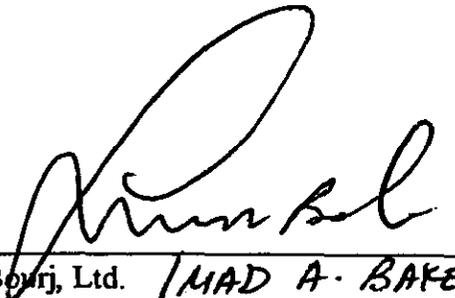
8. The Applicant shall construct a deceleration lane for traffic traveling eastbound on Little River Turnpike towards the main (eastern-most) entrance of the site as shown on the GDP. The Applicant shall construct a right-in only access point to the site closest to the intersection of Little River Turnpike and Heritage Drive on the north side of the site as shown on the GDP. These off-site improvements shall be designed and constructed in accordance with applicable VDOT standards.

9. At the time of final site plan approval, the applicant shall contribute \$5,000.00, as adjusted yearly based on 10-year trends by the Virginia Highway Construction Bid Index as published in engineering news records from the date of the rezoning approval, to the cost of activated pedestrian signals and crosswalk markings at the intersection of Little River Turnpike and Heritage Drive.

10. The Applicant shall install two (2) public bus shelters on the Property and/or adjacent right-of-way as shown on the GDP, subject to the standards and regulations promulgated for these facilities by the Virginia Department of Transportation, prior to issuance of a non-RUP for the new building. The exact location of the two bus shelters shall be determined by the Fairfax County Department of Transportation at the time of final site plan approval.

11. Traffic stacking for the existing drive-in bank located on the Property shall be provided as shown on the attached drawing ('Exhibit A') by the time of issuance of a non-RUP for the new office building.

12. The drive-in bank that is located on the parcel identified by Fairfax County Tax Map Reference 70-2 ((1)) 1A is subject to the terms and conditions of SEA 89-A-071, as may be amended.



Bourj, Ltd. IMAD A. BAKER
Applicant and Title Holder
Agent: Vice President

In the Fairfax County Comprehensive Plan, 2007 Edition, Annandale Planning District, Annandale Community Business Center, as amended through January 26, 2009, page 45, the Plan states:

Parcels 70-2((1)) 1A, 9, and 10, and parcels 71-1((1)) 73 and 74 are located in the southeast quadrant of Heritage Drive and Little River Turnpike. These parcels are developed with and planned for office use at current intensities. To provide an effective transition to surrounding residential uses, the existing 130-foot undisturbed landscaped buffer between the commercial office uses on parcels 70-2((1))9 and 10 and high density residential development to the south should be maintained and protected from any future commercial development.

As an option, additional office intensity may be appropriate on parcels 70-2((1)) 1A, 9, and 10 with parcel consolidation, integrated development, and the removal of the existing free-standing retail use. This additional office use should be focused on parcel 70-2((1))1A with building heights not to exceed 125 feet. A landscape feature designed to serve as a gateway to the Annandale CBC should be provided at the corner of Little River Turnpike and Heritage Drive, and streetscape improvements consistent with the Annandale CBC Urban Design Guidelines should be provided along both street frontages.

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.

9-304 Standards for all Category 3 Uses

In addition to the general standards set forth in Sect. 006 above, all Category 3 special exception uses shall satisfy the following standards:

1. For public uses, it shall be concluded that the proposed location of the special exception use is necessary for the rendering of efficient governmental services to residents of properties within the general area of the location.
2. Except as may be qualified in the following Sections, all uses shall comply with the lot size requirements of the zoning district in which located.
3. Except as may be qualified in the following Sections, all uses shall comply with the bulk regulations of the zoning district in which located; however, subject to the provisions of Sect. 9-607, the maximum building height for a Category 3 use may be increased.
4. All uses shall comply with the performance standards specified for the zoning district in which located, including the submission of a sports illumination plan as may be required by Part 9 of Article 14.
5. Before establishment, all uses, including modifications or alterations to existing uses, shall be subject to the provisions of Article 17, Site Plans.

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
DUI/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		