



County of Fairfax, Virginia

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

October 6, 2009

David A. Yescavage
Security Vault Works, Inc.
122 Lafayette Avenue
Laurel, Maryland 20707

Re: Special Exception Application SE 2009-MV-010

Dear Mr. Yescavage:

At a regular meeting of the Board of Supervisors held on October 5, 2009, the Board approved Special Exception Application SE 2009-MV-010 in the name of Wachovia Bank. The subject property is located at 8770 Richmond Highway on approximately 35,475 square feet of land zoned C-8, CRD, and HC in the Mount Vernon District [Tax Map 109-2 ((1)) 23]. The Board's action permits a drive-in financial institution pursuant to Section 7-607 of the Fairfax County Zoning Ordinance, by requiring conformance with the following development conditions:

1. This Special Exception is granted for and runs with the land indicated in this application and is not transferable to other land.
2. This Special Exception is granted only for the purpose(s), structure(s) and/or use(s) indicated on the special exception plat approved with the application, as qualified by these development conditions.
3. This Special Exception is subject to the provisions of Article 17, Site Plans, as may be determined by the Director, Department of Public Works and Environmental Services (DPWES). Any plan submitted pursuant to this special exception shall be in substantial conformance with the approved Special Exception Plat entitled "Showing a Parcel of Land Identified as Tax Map # 109 2 ((01)) 0023 Containing 0.814 acre and Various Sidewalk Easements" consisting of two sheets, prepared by AES Consulting Engineers and dated May 13, 2008, as revised through September 3, 2009. Minor modifications to the approved special exception may be permitted pursuant to Par. 4 of Sect. 9-004 of the Zoning Ordinance.

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

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

4. A copy of this Special Exception and the Non-Residential Use Permit SHALL BE POSTED in a conspicuous place on the property of the use and be made available to all departments of the County of Fairfax during the hours of operation of the permitted use.
5. Prior to issuance of the Non-Residential Use Permit, all landscaping shall be installed in the existing landscape islands as depicted on the SE Plat. The Urban Forest Management Division of the Department of Public Works and Environmental Services (DPWES) shall be consulted prior to said installation to ensure that the appropriate size of trees and selection of species is made based on existing and proposed site conditions. All landscaping that is installed pursuant to this Special Exception shall be maintained in good health by the applicant or successors.
6. Landscaping along the Richmond Highway street frontage of the property shall be installed by the applicant in coordination with the Transportation Design Branch (TDB) of DPWES for the "Richmond Highway Public Transportation Initiative Phase 4D-Route 1-Engleside North Sidewalk Sacramento Drive to Woodlawn Court" Project # RS213. Trees planted in the area near the existing overhead power lines, shall be chosen and planted so as not to interfere with the utility lines and sight distance, in consultation with Urban Forest Management, DPWES.
7. The two existing American Holly trees on site shall be preserved and protected by the applicant or successors as determined by Urban Forest Management Division of the Department of Public Works and Environmental Services (DPWES).
8. The site shall be kept free from litter, junk and debris by the applicant or successors.
9. Irrespective of what is shown on the SE Plat, all the necessary easements to facilitate the future implementation of the "Richmond Highway Public Transportation Initiative Phase 4D-Route 1-Engleside North Sidewalk Sacramento Drive to Woodlawn Court" project shall be provided by the applicant upon request by Fairfax County, in coordination with the implementation of said improvement project.
10. The hours of operation in the lobby shall not exceed 9:00 am to 5:00 pm Monday through Thursday; 9:00 am to 6:00pm on Friday; and 9:00am to noon on Saturdays. The hours of operation for the drive-through facility shall not exceed 9:00 am to 6:00 pm Monday to Friday and 9:00 am to noon Saturday. However, ATMs may operate 24 hours a day, seven days a week.

11. All lighting, including streetlights, security lighting, signage lighting and pedestrian or other incidental lighting shall be in conformance with Part 9 of Article 14 of the Zoning Ordinance.
12. At such time as the freestanding pole mounted sign at the front of the site is replaced, a ground mounted sign shall be erected in its place.

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.

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

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 new Non-Residential Use Permit - 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.

The Board also:

- Waived the loading space requirement.
- Waived the interior parking lot landscaping requirements.
- Modified the peripheral parking lot landscaping requirements to that shown on the SE Plat.

- Modified the 10-year tree canopy requirement and deviation from the tree preservation target requirement of Chapter 122 of the Code of the County of Fairfax and the Public Facilities Manual by the Director of the Department of Public Works and Environmental Services and the Urban Forestry Management Office.

Sincerely,



Nancy Vehrs
Clerk to the Board of Supervisors
NV/pmh

Cc: Chairman Sharon Bulova
Supervisor Hyland, Mount Vernon Mill District
Janet Coldsmith, Director, Real Estate Division, Dept. of Tax Administration
Regina Coyle, Director, Zoning Evaluation Division, DPZ
Diane Johnson-Quinn, Deputy Zoning Administrator, Dept. of Planning and Zoning
Angela K. Rodeheaver, Section Chief, Transportation, Planning Division
Ellen Gallagher, Capital Projects and Operations Div., Dept. of Transportation
Ken Williams, Plans and Document Control, ESRD, DPWES
Department of Highways-VDOT
Sandy Stallman, Park Planning Branch Manager, FCPA
Charlene Fuhrman-Schulz, Development Officer, DHCD/Design Development Division
District Planning Commissioner
Karyn Mooreland, Chief Capital Projects Sections, Dept. of Transportation

REVITALIZATION



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

APPLICATION No: SE 2009-MV-010
 (Staff will assign)

APPLICATION FOR A SPECIAL EXCEPTION

(PLEASE TYPE or PRINT IN BLACK INK)

APPLICANT	NAME Wachovia Bank	
	MAILING ADDRESS PO Box 36246 Property Tax Processing NC0340 Charlotte, NC. 28236	
	PHONE HOME ()	WORK ()
	PHONE MOBILE ()	
PROPERTY INFORMATION	PROPERTY ADDRESS 8770 Richmond Hwy. Alexandria, Va. 22309	
	TAX MAP NO. 109-2((01))0023	SIZE (ACRES/SQ FT) 0.814 Acres/ 35,475 Sq Ft
	ZONING DISTRICT HC, CRD, C-8	MAGISTERIAL DISTRICT Mt Vernon
	PROPOSED ZONING IF CONCURRENT WITH REZONING APPLICATION:	
SPECIAL EXCEPTION REQUEST INFORMATION	ZONING ORDINANCE SECTION Article 9-501	
	PROPOSED USE Drive in Financial Institution	
AGENT/CONTACT INFORMATION	NAME David A. Yescavage Security Vault Works, Inc.	
	MAILING ADDRESS 122 Lafayette Ave Laurel, Md. 20707	
	PHONE HOME ()	WORK (301) 776-2577 xt 242
	PHONE MOBILE (240) 381-4553	
MAILING	Send all correspondence to (check one): <input type="checkbox"/> Applicant -or- <input checked="" type="checkbox"/> Agent/Contact	

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

David A. Yescavage

TYPE/PRINT NAME OF APPLICANT/AGENT

SIGNATURE OF APPLICANT/AGENT

DO NOT WRITE IN THIS SPACE **APR 20 2009**

Date Application accepted: 5/11/09

Zoning Evaluation Division

Application Fee Paid: \$5,295.⁰⁰

SE 2008-0267 and 04109