



# County of Fairfax, Virginia

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

January 27, 2010

Lynne J. Strobel  
Walsh, Colucci, Lubeley, Emrich and Walsh, P.C.  
2200 Clarendon Boulevard, 13<sup>th</sup> Floor  
Arlington, VA 22201

Re: Special Exception Amendment Application SEA 85-L-022-03

Dear Ms. Strobel:

At a regular meeting of the Board of Supervisors held on January 26, 2010, the Board approved Special Exception Amendment Application SEA 85-L-022 in the name of Public Broadcasting Service. The subject property is located at 6455 Stephenson Way on approximately 4.31 acres of land zoned I-5 in the Mason District [Tax Map 81-1 ((9)) A]. The Board's action amends Special Exception Application SE 85-L-022, previously approved radio and television broadcasting facilities, microwave facilities and satellite earth station to permit building addition and associated modifications to site design and development conditions pursuant to Section 5-504 of the Fairfax County Zoning Ordinance, by requiring conformance with the following development conditions which supersede all previous development conditions; conditions carried forward unchanged from previous approvals are marked with an asterisk (\*):

1. This Special Exception Amendment is granted for and runs with the land indicated in this application and is not transferable to other land.\*
2. This Special Exception Amendment is granted only for the purpose(s), structure(s) and/or use(s) indicated on the Special Exception Amendment plat approved with the application, as qualified by these development conditions.\*
3. This Special Exception Amendment 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 Amendment plat entitled "PBS Special Exception Amendment Plat" prepared by Walter L. Phillips, Inc. and dated June 2, 2009 as revised through January 11, 2010, 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.

---

**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](mailto:clerktothebos@fairfaxcounty.gov)  
<http://www.fairfaxcounty.gov/bosclerk>

4. Satellite dishes shall be permitted as depicted on the SEA plat. The tower structure shall not exceed 200 feet in height, excluding the lightning rod.\*
5. The final location of antennae is subject to minor modification. Any change in the location of the existing and proposed satellite dish antennae shall be reviewed and approved by the Technology Infrastructure Division of the Fairfax County Department of Information Technology.\*
6. All satellite dish antennae on the site shall be enclosed within a fenced area. The fence area shall be posted with RF radiation hazard warning signs as determined appropriate by the Technology Infrastructure Division of the Fairfax County Department of Information Technology.\*
7. Typical non-specialized fixtures within the new building addition, such as ceiling fans, ventilation fans (including kitchen and bathroom fans), light fixtures, exit signs, programmable thermostats, windows and doors, skylights, computers, monitors, printers, lap tops, fax machines, copiers, mailing machines, scanners, kitchen appliances and other such equipment shall be ENERGY STAR qualified. Best efforts shall be used to incorporate energy star qualified equipment into specialized broadcast facilities and electrical equipment. Prior to issuance of the Non-RUP, the Applicant shall submit to the Environmental and Development Review Branch of DPZ, certification of compliance with this commitment for all of the fixtures identified herein. Records of compliance shall be maintained for review and inspection by County staff.
8. Architectural elevations, including materials for the building addition, shall be in substantial conformance with those shown on the SEA plat, except as modified by these conditions. The proposed building addition and associated roof-top equipment shall be of a color that matches the existing satellite operations center. Rooftop screening may be provided.
9. All existing and proposed vegetation identified on the SEA plat shall be maintained in good condition and replaced as necessary.
10. Stormwater Management (SWM) and Best Management Practices (BMP) shall be provided as deemed appropriate by DPWES, in substantial conformance with the SEA plat.\*

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 amendment shall not be valid until this has been accomplished.

Pursuant to Section 9-015 of the Zoning Ordinance, this special exception amendment 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. 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:**

- Modified the transitional screening requirement and waiver of the barrier requirement along the southern boundary, in favor of that shown on the SEA Plat.
- Modified the loading space requirement.

Sincerely,



Nancy Vehrs  
Clerk to the Board of Supervisors  
NV/ph

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



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

APPLICATION No: SEA 85-L-022-03  
 (Staff will assist) **RECEIVED**  
 Department of Planning & Zoning

**JUN 18 2009**  
 Zoning Evaluation Division

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

<b>APPLICANT</b>	<b>NAME</b> Public Broadcasting Service	
	<b>MAILING ADDRESS</b>	
	<b>PHONE HOME</b> ( )	<b>WORK</b> ( )
	<b>PHONE MOBILE</b> ( )	
<b>PROPERTY INFORMATION</b>	<b>PROPERTY ADDRESS</b> 6455 Stephenson Way Alexandria, Virginia 22312	
	<b>TAX MAP NO.</b> 81-1 ((9)) A	<b>SIZE (ACRES/SQ FT)</b> Approximately 4.31 acres
	<b>ZONING DISTRICT</b> I-5	<b>MAGISTERIAL DISTRICT</b> Mason
	<b>PROPOSED ZONING IF CONCURRENT WITH REZONING APPLICATION:</b> N/A	
<b>SPECIAL EXCEPTION REQUEST INFORMATION</b>	<b>ZONING ORDINANCE SECTION</b> 5-504; 9-101 et seq.	
	<b>PROPOSED USE</b> Amend SE 85-L-022 previously approved for radio and television broadcasting facilities, microwave facility and satellite earth station to permit building addition and site modifications.	
<b>AGENT/CONTACT INFORMATION</b>	<b>NAME</b> Lynne J. Strobel, Agent	
	<b>MAILING ADDRESS</b> Walsh, Colucci, Lubeley, Emrich & Walsh, P.C. 2200 Clarendon Boulevard, 13th Floor Arlington, Virginia 22201	
	<b>PHONE HOME</b> ( )	<b>WORK</b> (703 ) 528-4700
	<b>PHONE MOBILE</b> ( )	
<b>MAILING</b>	Send all correspondence to (check one): <input type="checkbox"/> Applicant -or- <input checked="" type="checkbox"/> Agent/Contact	
<p>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.</p> <p>Lynne J. Strobel, Agent</p>		
<b>TYPE/PRINT NAME OF APPLICANT/AGENT</b>		<b>SIGNATURE OF APPLICANT/AGENT</b>

DO NOT WRITE IN THIS SPACE

Date Application accepted: 8/21/09

Application Fee Paid: \$ 5,295.00

*Lynne J. Strobel*  
 SEA 2009-0165  
*Virginia Suffer*