



# County of Fairfax, Virginia

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

January 29, 2010

Mr. Robert Flinn  
Flinn & Beagan  
8300 Boone Boulevard, Suite 225  
Vienna, VA 22182-2630

Re: Interpretation for SE 2008-DR-003, Chevy Chase Bank, 1427, 1433 and 1441 Dolley Madison Blvd., Tax Map 30-2 ((5)) 6, 9 and 10: Architectural Elevations

Dear Ms. Strobel:

This is in response to your letter of November 24, 2009, and supplemental information submitted on January 25, 2010, requesting an interpretation of the Special Exception (SE) Plat and development conditions imposed by the Board of Supervisors with approval of the above application. As I understand it, the question is whether the proposed modifications to the building elevations, are in substantial conformance with the SE Plat and development conditions. This determination is based on your letter and attached exhibit entitled "Exterior Elevations – Chevy Chase Bank Dolley Madison Blvd." prepared by BC Consultants and dated November 2007, and revised through May 2, 2008. Copies of your letter and exhibit are attached.

On July 21, 2008 the Board of Supervisors approved SE 2008-DR-003 to permit a drive-in financial institution in a Highway Corridor Overlay District, waive certain sign regulations and modifications, and waivers in a Commercial Revitalization District. At that time, a development condition was imposed to address the architecture of the building.

Development Condition #4 states:

Architectural elevations shall be in substantial conformance with those shown on the SE Plat. Materials shall be brick, synthetic stucco entablature and pediments, painted columns and trim as shown on the elevations in the SE Plat.

Development Condition #6 states in part:

The total amount of building-mounted signage shall be limited to a maximum of 124 square feet (SF) and shall be in substantial conformance with that shown on the elevations. No more than one sign, 35 SF in size, shall be permitted on each side of the proposed building and no sign shall be permitted on the southern side of the building...

You indicate that Chevy Chase has now become a division of Capital One Bank and propose to revise the exterior elevations. As I understand it, you are now proposing Capital One Bank elevations using

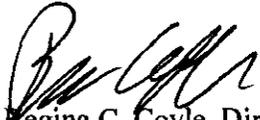
Mr. Robert Flinn  
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brick and stucco with architectural columns for the construction of the approved bank. No change is proposed to the building footprint and height from those shown on the SE Plat. The approved Chevy Chase Bank facades were all brick, with windows that made the building look like a two story building and were widely spaced apart. The front and rear façades had a Greek style with 6 columns and the sides had 6 columns. The proposed Capital One Bank facades have brick on the bottom with E.I.F.S. colored "Indiana Limestone" or "Sandstone" on the upper one third of the façades, the proposed windows are grouped in pairs instead of widely spaced, the front and rear facades have 4 full columns by the entrance and the sides are proposed to have 6 full columns with 4 centering around the middle windows. The approved sign area will be maintained.

Based on the above, it is my determination that the proposed architectural elevations for Capital One Bank are in substantial conformance with SE 2008-DR-003. This determination has been made in my capacity as the duly authorized agent of the Zoning Administrator.

If you have any questions regarding this interpretation, please feel free to contact Lisa Feibelman at (703) 324-1290.

Sincerely,



Regina C. Coyle, Director  
Zoning Evaluation Division

*N:\Interpretations\Special Exception\Chevy Chase Bank (SE 2008-DR-003) architecture.doc*

Attachments: A/S

cc: John W. Foust, Supervisor, Dranesville District  
Jay Donahue, Planning Commissioner, Dranesville District  
Diane Johnson-Quinn, Deputy Zoning Administrator, Permit Review Branch, ZAD, DPZ  
Ken Williams, Plan Control, Land Development Services, DPWES  
Angela Rodeheaver, Section Chief for Site Analysis, DOT  
Jack Weyant, Director, Environmental and Facilities Inspection Division, DPWES  
Audrey Clark, Director, Building Plan Review Division, DPWES  
Kevin Guinaw, Chief, Special Projects/Applications Management Branch, DPZ  
File: SE 2008-DR-003, SEI 0912 049, Imaging, Reading File

**FLINN & BEAGAN**  
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November 24, 2009

**HAND-DELIVERED**

Regina C. Coyle, Director  
Zoning Evaluation Division  
Department of Planning and Zoning  
12055 Government Center Parkway, Suite 801  
Fairfax, Virginia 22035

Re: Request for Interpretation  
SE 2008-DR-003  
Chevy Chase Bank, Dolley Madison Boulevard

Dear Ms. Coyle:

On behalf of Chevy Chase Bank, now a division of Capital One Bank, we request your interpretation that the accompanying revised architectural elevations are in substantial conformance with the approved special exception conditions.

On July 21, 2008, the Board approved Special Exception Application SE 2008-DR-003 in the name of Chevy Chase Bank for a drive-through bank on Dolley Madison Boulevard in McLean. In March, 2009, Capital One Bank acquired Chevy Chase Bank. Capital One Bank now desires to make minor revisions to the architectural façade of the proposed building.

Development Condition #4 to the approved special exception provides:

Architectural elevations shall be in substantial conformance with those shown on the SE Plat. Materials shall be brick, synthetic stucco entablature, and pediments, painted columns and trim as shown on the elevations in the SE Plat.

Enclosed is a copy of Sheet 5 of 7 from the approved SE Plat depicting the architectural elevations of the proposed building.

**FLINN & BEAGAN**

Regina C. Coyle, Director  
November 24, 2009  
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Also enclosed is a copy of the revised architectural elevations of the proposed building now proposed by Capital One Bank. In essence, the revisions consist of the enlargement of the windows and the addition of two portico features to the building. The brick for the proposed building will remain identical to the brick shown on the original architectural elevations, and the building will continue to be comprised of synthetic stucco entablature, and pediments, painted columns and trim. The proposed building reflected in the revised architectural elevations will be the same height, contain the same square footage, and contain the same standing seam metal roof as shown on the original elevations. Likewise, the site layout, landscaping, parking and vehicular access will remain unchanged.

Capital One Bank is also proposing to replace the building-mounted signage for "Chevy Chase Bank" shown on the original architectural elevations with building-mounted signage for "Capital One Bank" as shown on the revised elevations. The proposed revised building-mounted signage will continue to be limited to a maximum of 124 square feet, and no sign will exceed 35 square feet in size as provided in Development Condition #6. The signs will consist of individual letters which are internally illuminated and a red insignia consistent with the registered trademark of Capital One Bank.

On November 18, 2009, the McLean Planning Committee voted to approve the enclosed revised building elevations.

Section 9-004(4) of the Zoning Ordinance permits minor modifications to an approved special exception if the modifications are in substantial conformance with the approved special exception and are in response to issues of design. The enclosed revised architectural façade for the building represents a minor modification due solely to issues of design. We therefore request your written interpretation that the revised elevations are in substantial conformance with the approved special exception.

Thank you.

Very truly yours,



Robert F. Flinn

**Enclosures**

cc: Joseph B. Pearson, Jr. (w/enclosures)  
Jane Edmondson (w/enclosures)  
Suzanne W. Lin (w/enclosures)

**Feibelman, Lisa**

**From:** Bob Flinn [rflinn@flinnandbeagan.com]  
**Sent:** Monday, January 25, 2010 2:13 PM  
**To:** Feibelman, Lisa  
**Subject:** Chevy Chase Bank, Dolley Madison  
**Attachments:** Proposed Exterior Elevs with 2nd Story Windows 1.25.10.pdf

Lisa:

As requested, attached are revised elevations showing two second story windows at each entrance to the building.

Please let me know whether you need anything else in order to issue your interpretation. The bank is in the process of demolishing the existing buildings on the site and will soon be ready to start work on the construction of the new building.

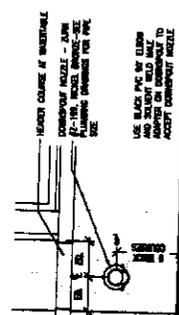
Thanks.

Robert F. Flinn  
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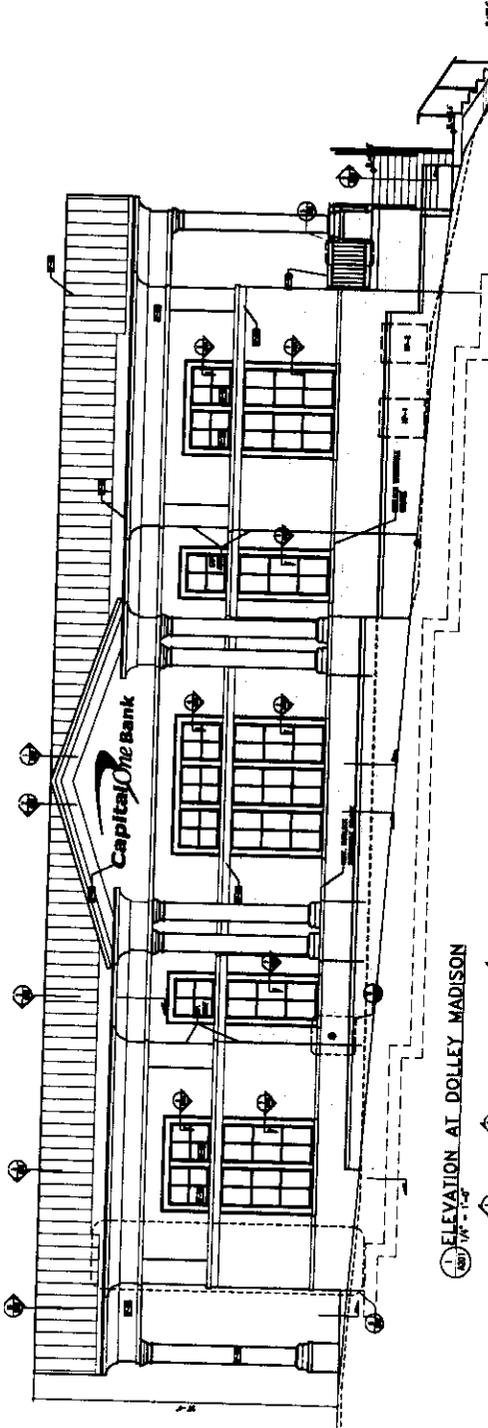
- EXTERIOR FINISH SCHEDULE**
- (E20) BRICK - COMMON BRICK, 2 1/2" x 3 1/2" x 8" (NOMINAL), FACE BRICK, 1/2" MORTAR JOINT, 1/2" MORTAR BED, 1/2" MORTAR COVER, 1/2" MORTAR FINISH.
  - (E21) CONCRETE - 4000 PSI, 4" THICK, 1/2" MORTAR BED, 1/2" MORTAR COVER, 1/2" MORTAR FINISH.
  - (E22) STUCCO - 1/2" THICK, 1/2" MORTAR BED, 1/2" MORTAR COVER, 1/2" MORTAR FINISH.
  - (E23) GYP. BOARD - 5/8" THICK, 1/2" MORTAR BED, 1/2" MORTAR COVER, 1/2" MORTAR FINISH.
  - (E24) METAL - GALV. STEEL, 1/4" THICK, 1/2" MORTAR BED, 1/2" MORTAR COVER, 1/2" MORTAR FINISH.
  - (E25) GLASS - CLEAR, 1/2" THICK, 1/2" MORTAR BED, 1/2" MORTAR COVER, 1/2" MORTAR FINISH.
  - (E26) PAINT - EXTERIOR, 1/2" THICK, 1/2" MORTAR BED, 1/2" MORTAR COVER, 1/2" MORTAR FINISH.
  - (E27) ROOFING - ASPHALT/FLY, 1/2" THICK, 1/2" MORTAR BED, 1/2" MORTAR COVER, 1/2" MORTAR FINISH.
  - (E28) SILLING - ALUM. BRASS, 1/2" THICK, 1/2" MORTAR BED, 1/2" MORTAR COVER, 1/2" MORTAR FINISH.
  - (E29) TRIM - ALUM. BRASS, 1/2" THICK, 1/2" MORTAR BED, 1/2" MORTAR COVER, 1/2" MORTAR FINISH.
  - (E30) FINISH - ALUM. BRASS, 1/2" THICK, 1/2" MORTAR BED, 1/2" MORTAR COVER, 1/2" MORTAR FINISH.
  - (E31) FINISH - ALUM. BRASS, 1/2" THICK, 1/2" MORTAR BED, 1/2" MORTAR COVER, 1/2" MORTAR FINISH.
  - (E32) FINISH - ALUM. BRASS, 1/2" THICK, 1/2" MORTAR BED, 1/2" MORTAR COVER, 1/2" MORTAR FINISH.
  - (E33) FINISH - ALUM. BRASS, 1/2" THICK, 1/2" MORTAR BED, 1/2" MORTAR COVER, 1/2" MORTAR FINISH.
  - (E34) FINISH - ALUM. BRASS, 1/2" THICK, 1/2" MORTAR BED, 1/2" MORTAR COVER, 1/2" MORTAR FINISH.
  - (E35) FINISH - ALUM. BRASS, 1/2" THICK, 1/2" MORTAR BED, 1/2" MORTAR COVER, 1/2" MORTAR FINISH.
  - (E36) FINISH - ALUM. BRASS, 1/2" THICK, 1/2" MORTAR BED, 1/2" MORTAR COVER, 1/2" MORTAR FINISH.
  - (E37) FINISH - ALUM. BRASS, 1/2" THICK, 1/2" MORTAR BED, 1/2" MORTAR COVER, 1/2" MORTAR FINISH.
  - (E38) FINISH - ALUM. BRASS, 1/2" THICK, 1/2" MORTAR BED, 1/2" MORTAR COVER, 1/2" MORTAR FINISH.
  - (E39) FINISH - ALUM. BRASS, 1/2" THICK, 1/2" MORTAR BED, 1/2" MORTAR COVER, 1/2" MORTAR FINISH.
  - (E40) FINISH - ALUM. BRASS, 1/2" THICK, 1/2" MORTAR BED, 1/2" MORTAR COVER, 1/2" MORTAR FINISH.

**ELEVATION NOTES:**

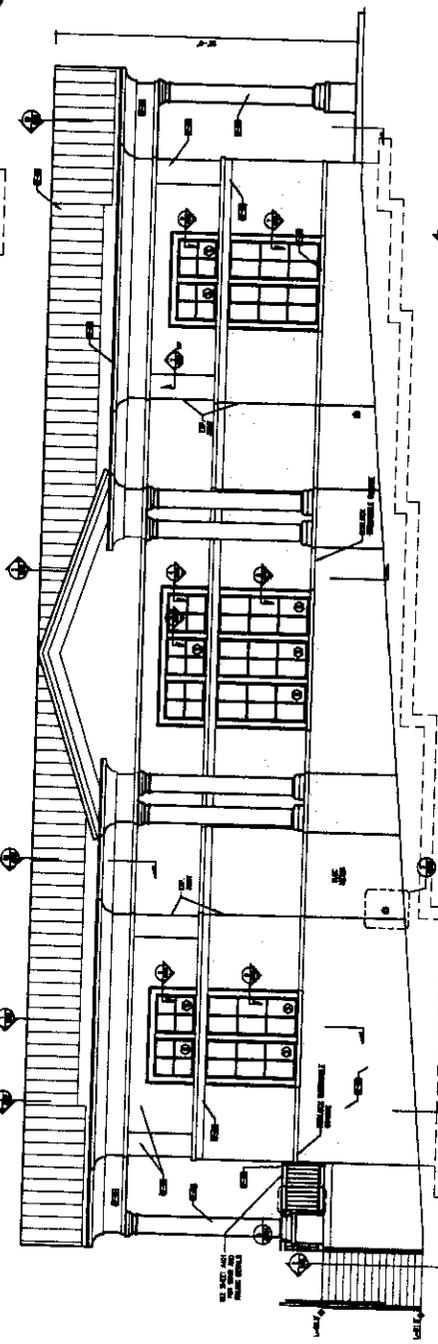
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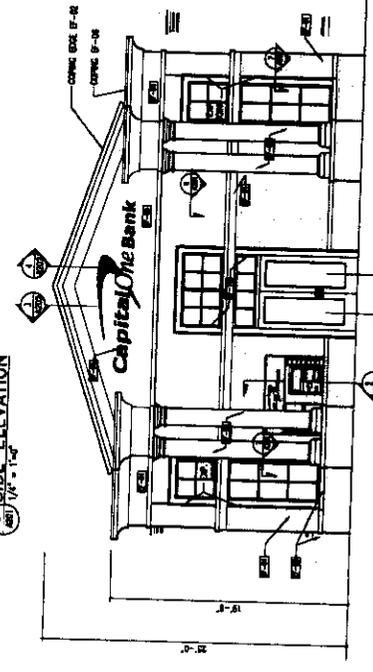
1 OVERFLOW SPOUT DETAIL  
1/4" = 1'-0"



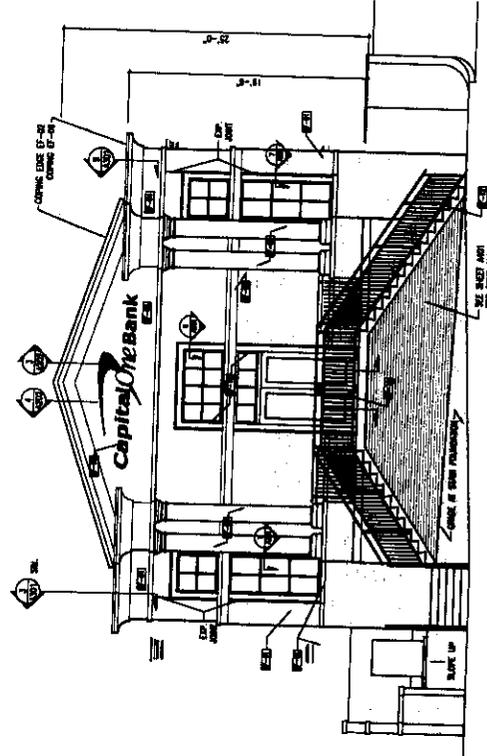
1 ELEVATION AT DOLLEY MADISON  
1/4" = 1'-0"



2 SIDE ELEVATION  
1/4" = 1'-0"



3 MAIN ENTRY ELEVATION  
1/4" = 1'-0"



4 SECONDARY ENTRY ELEVATION  
1/4" = 1'-0"

