



COMMONWEALTH OF VIRGINIA
COUNTY OF FAIRFAX

4100 CHAIN BRIDGE ROAD
FAIRFAX, VIRGINIA 22030



April 6, 1990

Lynn Strobel, Esquire
Walsh, Colucci, Stackhouse,
Emrich and Lubeley, P.C.
2200 Clarendon Boulevard
Arlington, Virginia 22201

Re: Special Exception
Number SE 89-D-042

Dear Ms. Strobel:

At a regular meeting of the Board of Supervisors held on March 12, 1990, the Board approved Special Exception Number SE 89-D-042, in the name of Goodridge Drive Associates Limited Partnership, located at Tax Map 29-3 ((15)) 4-A, 4-B, 4-C for an increase in building height pursuant to Section 4-407 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 dated May 24, 1989 and prepared by Gordon Associates approved with the application, as qualified by these development conditions.
3. This Special Exception is subject to the provisions of Article 17, Site Plans. Any plan submitted pursuant to this special exception shall be in conformance with the approved Special Exception Plat and these conditions.
4. The height of existing office building 4A shall not exceed the 156 feet, existing office building 4C shall not exceed 104 feet, and proposed office building 4B shall not exceed 113 feet. The overall maximum FAR of 1.65 shall not be exceeded on the site.

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5. Landscaping shall be provided in accordance with the landscaping shown on the Special Exception Plat, and the following specific additions and shall be subject to review and approval by the County Arborist.
 - a. Provide foundation plantings and pedestrian walks adjacent to all buildings to soften the hard edge of the building to the ground
 - b. Provide a planting island with a shade tree for every 12 parking spaces for the parking areas located along the north, south and west property lines to shade parked automobiles.
 - c. Add a minimum of one shade tree a minimum of 2 1/2 inch caliper at breast height every 15 feet along the west property line to create a tree-lined row along Leesburg Pike.
 - d. Add both deciduous and coniferous trees at a minimum 2 1/2 inch diameter or 6 feet tall for evergreens at a minimum of every 20 feet along the foundation of the parking structure for better screening and softening of the hard architecture.
6. The existing trail along the north side of Leesburg Pike shall be retained as shown on the site plan SP 0826-SP-05-1.
7. There is a proposal to create a fund for transportation improvement in the Tysons Corner area, known as the Tysons Corner Transportation Fund which may be established by the Board of Supervisors. A contribution of Fifteen Thousand Dollars and No/100 (\$15,000) shall be escrowed with the Fairfax County at the time of site plan approval for the future Tysons Corner transportation fund. If the Tysons Corner transportation fund is not created and approved by the Board within thirty-six (36) months of the approval of this Special Exception, applicant shall have no further obligation under this condition and the money shall be returned to the applicant.

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.

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Under Section 9-015 of the Zoning Ordinance, this Special Exception shall automatically expire, without notice, eighteen (18) months after the approval date of the Special Exception unless the activity authorized has been established, or unless construction has commenced, and is diligently pursued, or unless additional time is approved by the Board of Supervisors because of the occurrence of conditions unforeseen at the time of the approval of this Special Exception. A request for additional time shall be justified in writing, and must be filed with the Zoning Administrator prior to the expiration date.

If you have any questions concerning this Special Exception, please give me a call.

Sincerely,



Theodore Austell, III

Clerk to the Board of Supervisors (Acting)

TAIII/ns

cc: Joseph T. Hix
 Real Estate Division, Assessments
 Jane W. Gwinn
 Zoning Administrator
 Donald D. Smith
 Permit, Plan Review Branch
 Seldon H. Garnet, Chief
 Inspection Services Division
 Building Plan Review Branch
 Barbara A. Byron, Director
 Zoning Evaluation Division
 Robert Moore, Transportation Planning Division,
 Office of Transportation
 Kathy Ichter, Transportation Road Bond Division,
 Office of Transportation
 John F. Donnelly, DEM
 A. V. Bailey, Resident Engineer
 Virginia Department of Transportation
 Richard Jones, Manager, Land Acquisition & Planning Division
 Fairfax County Park Authority

AMERICAN TRADING REAL ESTATE PROPERTIES INC.
 ZONE: C-3
 USE: OFFICE

GOODRICH DRIVE - ROUTE 694
 60' R/W

JENY MARSHALL ASSOCIATES
 310 THE EVANS COMPANY
 ZONE: C-3
 USE: OFFICE

T.J. OFFUTT TR
 10 CALLEBATH APTS.
 ZONE: C-3
 USE: HOTEL

EXISTING 8 LEVEL
 PARKING STRUCTURE
 FRONT HEIGHT - 65' 0"
 BACK HEIGHT - 65' 0"

PROPOSED 8 LEVEL
 PARKING STRUCTURE
 FRONT HEIGHT - 65' 0"
 BACK HEIGHT - 65' 0"

BLDG. 4A
 EXISTING
 OFFICE BUILDING
 HEIGHT - 60' 0"
 GFA - 170,700 SQ. FT.
 SPA - 110,000 SQ. FT.

1 STORY LINK
 HEIGHT - 10' 0"

BLDG. 4B
 EXISTING
 OFFICE BUILDING
 HEIGHT - 100' 0"
 GFA - 170,000 SQ. FT.
 SPA - 100,000 SQ. FT.

BLDG. 4C
 EXISTING
 OFFICE BUILDING
 HEIGHT - 100' 0"
 GFA - 100,000 SQ. FT.
 SPA - 100,000 SQ. FT.

LEONARD PARK - ROUTE 7
 R/W VARIANCE

K AND L LIMITED PARTNERSHIP
 913 REDSTONE DEVELOPMENT, MA1
 ZONE: C-3
 USE: RETAIL

VICINITY MAP

FLETCHER
 ZONE: C-3
 USE: RETAIL

MERCHANT'S INN
 ZONE: C-3
 USE: RETAIL

THIS SPECIAL EXCEPTION REQUEST IS
 FOR A BUILDING HEIGHT OF 100 FEET,
 50 FEET ABOVE THE PERMITTED
 MAXIMUM IN THE C-3 DISTRICT.

SPECIAL EXCEPTION PLAN

SAC

BRANDSVILLE DISTRICT
 HAMILTON COUNTY, OHIO

Project Name	913 Redstone Development, MA1
Site Address	
Map Sheet No.	
Scale	AS SHOWN
Prepared By	
Checked By	
Date	

