



County of Fairfax, Virginia

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

May 26, 2010

Jane Kelsey
Jane Kelsey and Associates, Incorporated
4041 Autumn Court
Fairfax, VA 22030

Re: Special Exception Application SE 2010-MA-001

Dear Ms. Kelsey:

At a regular meeting of the Board of Supervisors held on May 25, 2010, the Board approved Special Exception Application SE 2010-MA-001 in the name of Radley Management, LLC and Radley Automobiles, Incorporated. The subject property is located at 5908 Seminary Road on approximately 35,625 square feet of land, zoned C-8, CRD, HC and SC in the Mason District [Tax Map 61-2 ((20)) 1]. The Board's action permits a vehicle major service establishment and waivers and modifications in a commercial revitalization district (reduction in parking, reduction in open space, reduction in front yard) pursuant to Sections 4-804 and 9-622 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.

Office of the Clerk to the Board of Supervisors

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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 "Plat for Special Exception, the Land of Melmer Limited Liability Corporation," consisting of seven sheets prepared by DiGiulian Associates, P.C., and dated November 6, 2009 as revised through April 1, 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.
4. The vehicle major service use on the property shall be limited to no more than four service areas/bays and no more than four employees at any one time, until such time as a shared parking agreement (or reciprocal parking license, as determined appropriate by DPWES) is approved for at least four off-site parking spaces. At such time as a shared parking agreement or reciprocal parking license is approved, the vehicle major service use on the property shall be limited to no more than six service areas/bays and no more than six employees at any one time, and shall be limited by the parking agreement. This provision shall not limit the wholesale trade establishment portion of the use and its employees.
5. At the time of site plan approval, or on demand (whichever occurs first) right-of-way as shown on the SE Plat along the frontage of Seminary Road, shall be dedicated to the Board of Supervisors in fee simple, at no cost.
6. Gated fencing may be provided across the travel aisles on either side of the building to secure the rear of the site.
7. The proposed frontage improvements (including curb returns, gutter and sidewalk) shall be aligned vertically and horizontally with the improvements proposed on the adjacent property under SE 2008-MA-008 (Tax Map Parcel 61-2 ((20)) 3A, 4, & 15).
8. All four sides of the building shall be painted a color coordinated with the building approved on the adjacent property under SE 2008-MA-008 (Tax Map Parcel 61-2 ((20)) 3A, 4, & 15).
9. All exterior lighting, including signage, canopy lighting, security, pedestrian and/or other incidental lighting, shall be in conformance with Part 9 of Article 14 of the Zoning Ordinance.

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, at a minimum, 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.

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