



# FAIRFAX COUNTY

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BOARD OF SUPERVISORS  
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[www.fairfaxcounty.gov/gov/bos/clerkhomepage.htm](http://www.fairfaxcounty.gov/gov/bos/clerkhomepage.htm)

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April 1, 2005

Sarah E. Hall, Esquire  
Blankingship and Keith, PC  
4020 University Drive, Suite 300  
Fairfax, Virginia 22030

Re: Special Exception Application Number SE 2004-SU-039

Dear Ms. Hall:

At a regular meeting of the Board of Supervisors held on March 21, 2005, the Board approved Special Exception Application Number SE 2004-SU-039 in the name of Northern Virginia Electric Cooperative located at 6309 Bull Run Post Office Road, Tax Map 52-2 ((1)) 11C pt. (formerly 11A pt.), for an electric substation pursuant to Section 3-C04 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 "Northern Virginia Electric Cooperative Distribution Substation Exhibit", prepared by Dewberry and Davis, LLC, dated March 25, 2003, as revised through August 30, 2004, and these conditions. Minor modifications to the approved Special Exception may be permitted pursuant to Paragraph 4 of Section 9-004 of the Zoning Ordinance.

4. All lighting shall be in conformance with Part 9, Article 14 of the Zoning Ordinance.
5. There shall be no outdoor storage of materials or equipment, or the repair of vehicles on-site.
6. Prior to the approval of a site plan, it shall be demonstrated to DPWES that the Local Emergency Planning Committee (LEPC) of Fairfax County has been notified about the potential use or storage of hazardous materials at the proposed substation.
7. Prior to site plan approval, it shall be demonstrated to the satisfaction of DPWES, that the existing pond is sized adequately to accommodate the additional run-off from the substation, or the pond must be expanded within its current location.

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 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:**

- **Waived the transitional screening requirements on all four property lines.**
- **Modified the barrier requirements on all four property lines in accordance with the Special Exception Plat.**

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If you have questions regarding the expiration of this Special Exception or filing a request for additional time, they should be directed to the Zoning Evaluation Division in the Department of Planning and Zoning at 703-324-1290. The mailing address for the Zoning Evaluation Division is Suite 801, 12055 Government Center Parkway, Fairfax, Virginia 22035.

Sincerely,



Nancy Vehrs  
Clerk to the Board of Supervisors

NV/ns

cc: Chairman Gerald E. Connolly  
Supervisor Michael R. Frey, Sully District  
Janet Coldsmith, Director, Real Estate Div., Dept. of Tax Administration  
Barbara A. Byron, Director, Zoning Evaluation Div., DPZ  
Leslie B. Johnson, Deputy Zoning Administrator for Zoning Permit Review Branch  
Audrey Clark, Director, BPRD, DPWES  
Angela K. Rodeheaver, Section Chief, Trnsprt'n. Planning Div.,  
Charles Strunk, Project Planning Section, Department of Transportation  
Michelle A. Brickner, Director, Site Development Services, DPWES  
Marie Langhorne, Plans & Document Control, OSDS, DPWES  
Deloris Harris, DPWES - Environment & Facilities Review Division  
Department of Highways, VDOT  
Kirk Holley, Park Planning Branch Mgr., FCPA  
District Planning Commissioner  
Gary Chevalier, Office of Capital Facilities, Fairfax County Public Schools

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Zoning Evaluation Division