



FAIRFAX COUNTY

OFFICE OF THE CLERK
BOARD OF SUPERVISORS
12000 Government Center Parkway, Suite 53
Fairfax, Virginia 22035-007

Tel: 703-324-3151 Fax: 703-324-392

V I R G I N I A

February 8, 1996

Son H. Nguyen, P.E.
Director of Public Utilities
City of Falls Church
300 Park Avenue
Falls Church, Virginia 22046-3301

RE: Special Exception
Number SE 95-P-050

Dear Mr. Nguyen:

At a regular meeting of the Board of Supervisors held on January 22, 1996, the Board approved Special Exception Number SE 95-P-050 in the name of City of Falls Church, located at Tax Map 49-1 ((1)) Pt. 2, for use as an electrical substation pursuant to Section 3-104 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 Department of Environmental Management (DEM). Any plan submitted pursuant to this Special Exception shall be in conformance with the approved Special Exception Plat **entitled Special Exception Plat; The City of Falls Church and prepared by Rinker-Detwiler & Associates, P.C. which is dated May 26, 1995 as revised through September 1, 1995** and these conditions.

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2.

4. Landscaping shall be in accordance with the Special Exception Plat. The evergreen trees shall measure at least six (6) feet in height at time of planting, with an ultimate height of forty (40) feet or greater. All landscaping shall be installed to the satisfaction of the Urban Forestry Branch of the Department of Environmental Management (DEM).
5. If required by the Virginia Department of Transportation (VDOT), the entrance shall be designed and constructed in accordance with commercial entrance standards.
6. All ancillary easements along the site's Cedar Lane frontage shall be provided within sixty (60) days upon demand by VDOT or DEM to the Board of Supervisors.
7. A trail shall be constructed along the eastern frontage of the subject site at such time as the trail on the adjacent parcel is constructed. The final configuration and design of the trail shall be subject to review and approval by DEM.

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.

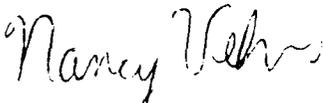
The Board also modified the transitional screening and barrier requirements for the north, south, east and west property boundaries, subject to the development conditions noted on the plat.

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3.

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 of the Office of Comprehensive Planning 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

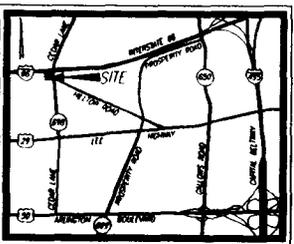
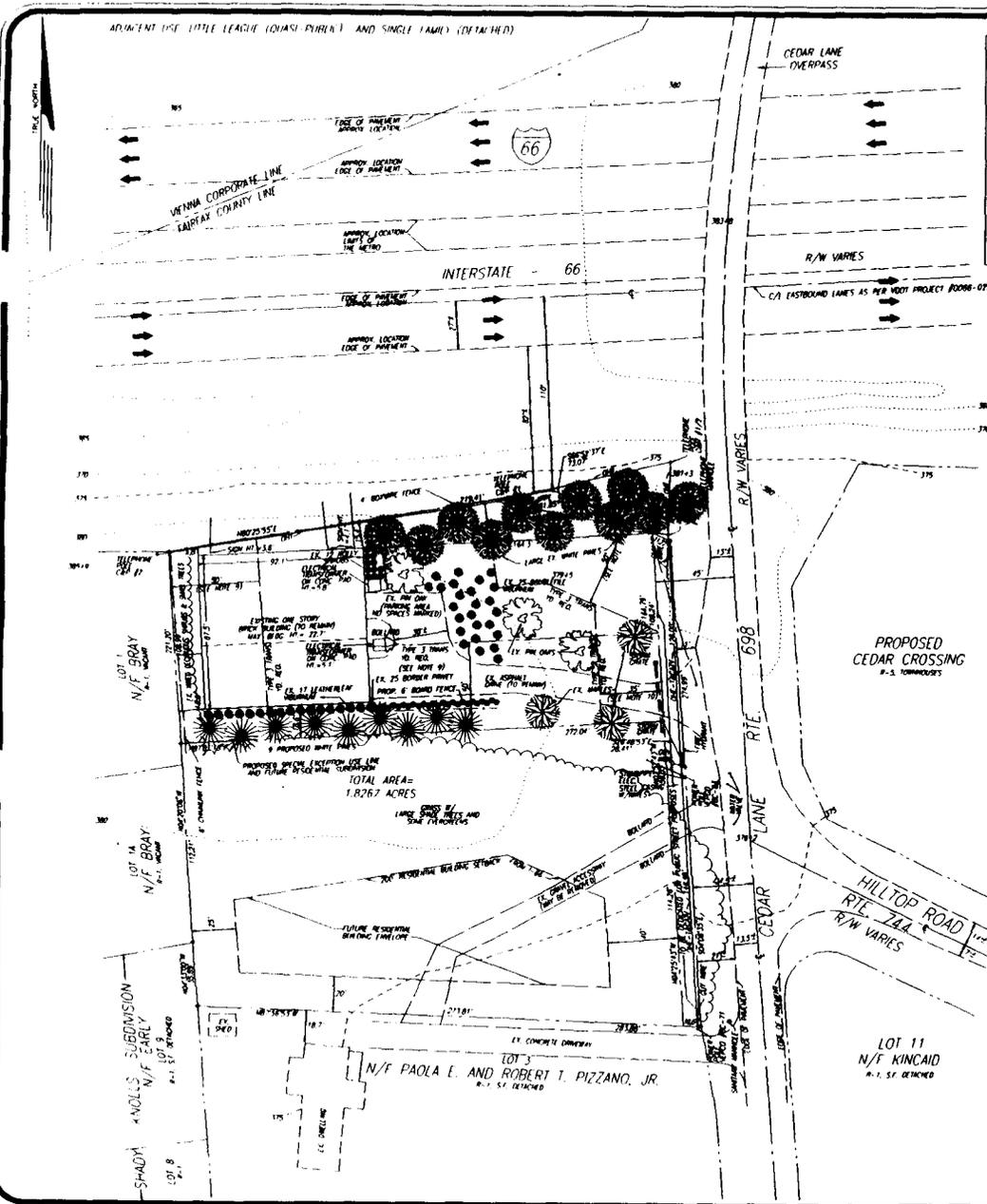
NV/ns

cc: John M. Yeatman, Director, Real Estate Dvs., Assessments
Melinda M. Artman, Deputy Zoning Administrator
Frank Jones, Assistant Chief, PPRB, OCP
Audrey Clark, Chief, Inspection Srvs., BPRB, DEM
Barbara A. Byron, Director, Zoning Evaluation Dvsn., OCP
Robert Moore, Trnsprt'n. Planning Dvs., Office of Transportation
Paul Eno, Project Planning Section, Office of Transportation
Department of Environmental Management
Y. Ho Chang, Resident Engineer, VDOT
Land Acqu. & Planning Dvs., Park Authority

RECEIVED
OFFICE OF COMPREHENSIVE PLANNING

FEB 13 1996

ZONING EVALUATION DIVISION



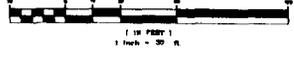
SITE TABULATIONS

TOTAL SITE AREA: 1.8267 ACRES (190,571 SQ. FT.)
 PROPOSED SPECIAL EXCEPTION AREA: 24,344 SQ. FT.
 MINIMUM LOT AREA: NO REQUIREMENT (SECTION 9-104, PARA 1)
 REMAINING LOT AREA: 45,227 SF (FOR FUTURE RES. LOT)
 EXISTING ZONING: D-1 RESIDENTIAL DISTRICT
 MINIMUM LOT WIDTH: NO REQUIREMENT (SECTION 9-104, PARA 1)
 MAXIMUM HEIGHT: NO REQUIREMENT (SECTION 9-104, PARA 1)
 EXISTING BUILDING HEIGHT: 28.2 FT.
 MINIMUM YARD REQUIREMENTS: NONE (SECTION 9-104, PARA 1)
 OPEN SPACE REQUIREMENTS: NONE (SECTION 9-104, PARA 1)
 PARKING REQUIREMENTS: NONE
 EXISTING BUILDING GROSS FLOOR AREA: 8,058.2 SQ. FT.
 MAX. ALLOWABLE FAR: NONE (SECTION 9-104, PARA 1)

NOTES:

1. THE PROPERTY IS LOCATED ON FAIRFAX COUNTY TAX MAP 48-1-(11) PARCEL 2 AND IS ZONED R-1.
2. THE PROPERTY IS RECORDED IN THE NAME OF THE CITY OF FALLS CHURCH, IN DEED BOOK 3178, PAGE 228 AND THE EXISTING BUILDING WAS BUILT IN 1984.
3. THE PURPOSE OF THIS SPECIAL EXCEPTION IS TO REQUEST APPROVAL FOR A CATEGORY 1 - LIGHT PUBLIC UTILITY. THIS USE IS CURRENTLY IN OPERATION UNDER A LEASE AGREEMENT WITH THE WASHINGTON METROPOLITAN AREA TRANSIT AUTHORITY (WMATA) FOR THE EXISTING ELECTRICAL SUBSTATION FOR METRO R. APPROVED, THE APPLICANT INTENDS TO SUBDIVIDE THE RESIDUE AREA, A ONE-ACRE SITE AFTER DEDICATION FOR ONE RESIDENTIAL LOT.
4. TOPOGRAPHIC INFORMATION IS PROVIDED AT 5-FOOT CONTOUR INTERVALS TAKEN FROM FAIRFAX COUNTY TOPOGRAPHY MAPS. BOUNDARY AND BUILDING LOCATION WAS TAKEN FROM A SURVEY BY RINKER-DETWILER AND ASSOCIATES CONDUCTED IN MARCH 1995.
5. THERE IS NO ORANGEFIELD, PUBLIC SANITARY SEWER, WELL OR PUBLIC WATER WHICH CURRENTLY SERVES THIS SITE. THE PROPERTY IS LOCATED WITHIN THE FALLS CHURCH WATER SERVICE AREA AND BOTH AN 8" AND A 16" LINE ARE LOCATED WITHIN THE EXISTING RIGHT-OF-WAY ON THE WEST SIDE OF CEDAR LAKE AN EXISTING 8" SANITARY SEWER LINE IS ALSO LOCATED JUST SOUTH OF THIS PROPERTY.
6. THERE IS NO ENVIRONMENTAL QUALITY CORRIDOR (EQC), 100-YEAR FLOODPLAIN, OR SPA AREAS LOCATED ON THIS SITE.
7. IT IS ANTICIPATED THAT A WAIVER WILL BE REQUESTED FOR ANY STORM WATER DETENTION AND/OR BEST MANAGEMENT PRACTICES (BMPs). THIS S.E. REQUEST IS FOR A USE CURRENTLY IN OPERATION WITHIN AN EXISTING STRUCTURE. THE ONLY NEW CONSTRUCTION WOULD BE ON THE RESIDUE PARCEL FOR A SINGLE FAMILY DETACHED RESIDENCE IN THE FUTURE.
8. IT IS ANTICIPATED THAT A WAIVER WILL BE REQUESTED FOR THE TYPE 1 - 8" ASPHALT BIKE TRAIL WHICH IS INDICATED ON THE COUNTYWIDE TRAILS PLAN ALONG THE FRONTAGE OF THE SUBJECT PROPERTY. AT THIS TIME, NO EXISTING TRAIL OR SIDEWALK HAS BEEN CONSTRUCTED TO CONNECT TO ON EITHER SIDE OF THIS PROPERTY.
9. MODIFICATION OF THE TRANSITIONAL SCREENING YARD TYPE 3 IN ACCORDANCE WITH SECTION 13-204, PARAGRAPHS 11 AND 12 OF THE FAIRFAX COUNTY ZONING ORDINANCE IS REQUESTED. MODIFICATION TO INCLUDE REDUCING THE EXISTING REAR YARD TO 15' ALONG THE WESTERN PROPERTY LINE ADJACENT TO THE BUILDING AND ALLOWING THE EXISTING VEGETATION AND TREES TO REMAIN. THE SCREENING AND BARRIER REQUIREMENTS ALONG THE WESTERN AND NORTHEASTERN PROPERTY LINES MODIFICATION ALONG THE SOUTHERN S.E. LINE TO INCLUDE REDUCING THE YARD WIDTH TO 18' ADJACENT TO THE EXISTING BUILDING. CONSTRUCTING A 6" HIGH WOODEN FENCE ALONG PART OF THE DRIVEWAY AND PLANTING 9 ADDITIONAL WHITE PINES.
10. MODIFICATION OF THE TRANSITIONAL SCREENING YARD TYPE 2 IN ACCORDANCE WITH SECTION 13-204 IS REQUESTED. MODIFICATION TO INCLUDE ALLOWING THE EXISTING VEGETATION TO SATISFY THE SCREENING REQUIREMENTS IN ACCORDANCE WITH PARAGRAPH 5. A WAIVER OF THE BARRIER REQUIREMENT ALONG CEDAR LAKE IS REQUESTED IN ACCORDANCE WITH PARAGRAPHS 3 AND 14.
11. MODIFICATION OF THE YARD REGULATIONS UNDER SECTION 2-414 IS REQUESTED TO REDUCE THE REQUIRED 75' DISTANCE FOR AN INDUSTRIAL BUILDING FROM AN INTERSTATE RIGHT-OF-WAY. THE DISTANCE VARIES FROM 4.8 TO 15.4' FROM THE EXISTING BUILDING TO THE RIGHT-OF-WAY FOR I-66.
12. ACCORDING TO THE DEEDS OF RECORD FOR THIS PROPERTY, THE COUNTY'S PUBLISHED ZONING AND TOPOGRAPHY MAPS, AND FROM AN ON-SITE WST, NO DELINEATION OF ANY GRAVE, OBJECT OR STRUCTURE MARKING A GRAVE, HAS INDICATED ON THIS SITE.
13. BASED ON PRELIMINARY INVESTIGATION, NO HAZARDOUS WASTES, TOXIC SUBSTANCES OR PETROLEUM PRODUCTS HAVE BEEN GENERATED, UTILIZED, TREATED OR DISPOSED OF ON THIS SITE. STORAGE TANKS AND/OR CONTAINERS ARE NOT PROPOSED FOR ANY FUTURE USE ON THIS SITE.
14. AND NO PUBLIC OFF-SITE ROAD IMPROVEMENTS ARE ANTICIPATED ON THIS PLAT. IF REQUESTED, THE APPLICANT WILL COORDINATE WITH VDOT FOR ANY ADDITIONAL ENTRANCE IMPROVEMENTS.
15. APPLICANT WILL WORK WITH THE URBAN FORESTER TO IDENTIFY AND PRESERVE MATURE CANOPY TREES ON THE PROPOSED RESIDENTIAL LOT.

GRAPHIC SCALE



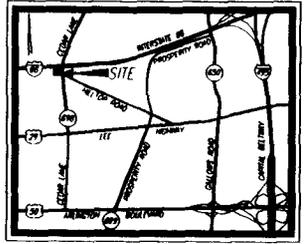
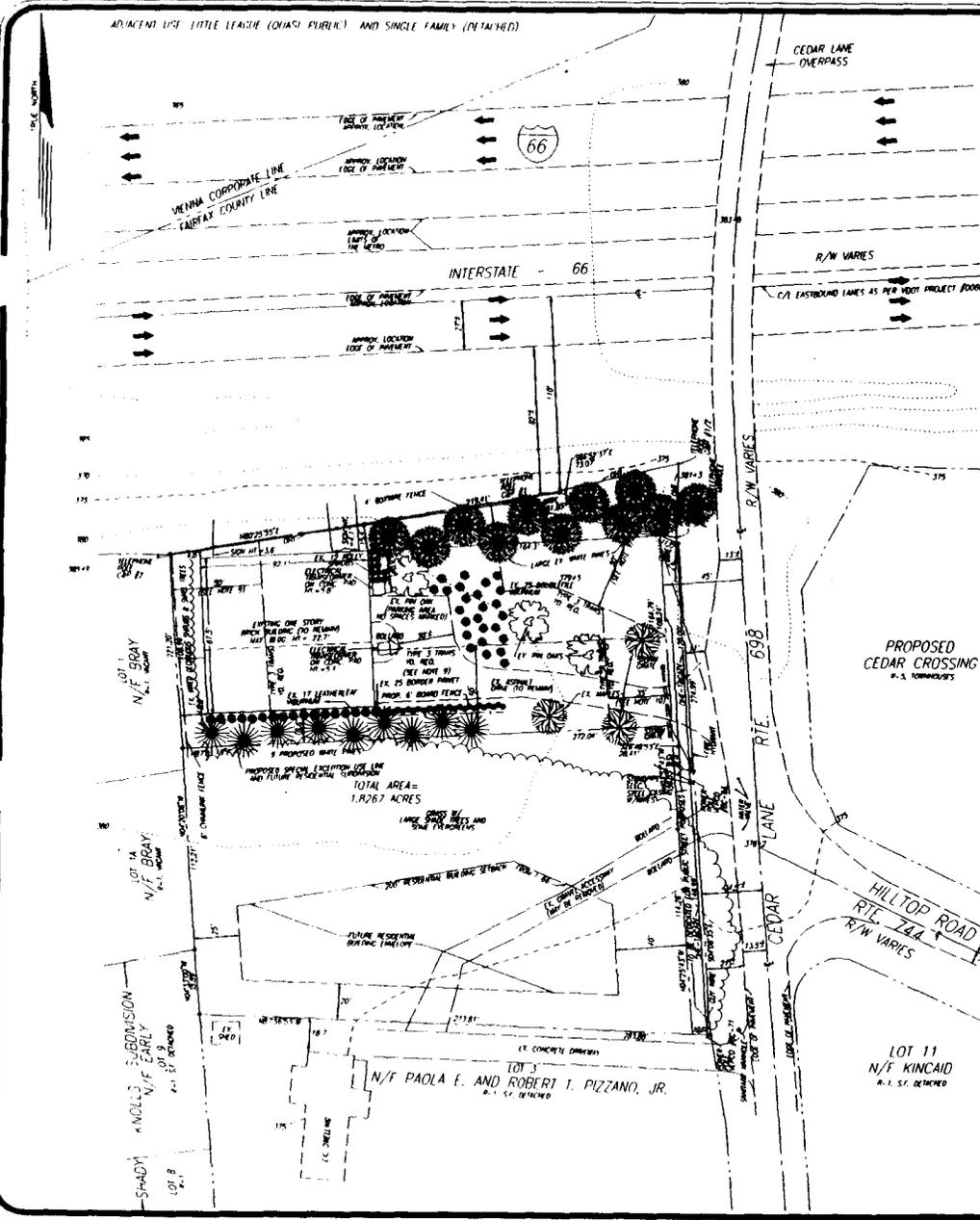
RINKER-DETWILER & ASSOCIATES, P.C.
 ENGINEERING SURVEYING LAND PLANNING
 9240-B MOSSY STREET, MANASSAS, VIRGINIA 22110
 PHONE: (703) 368-1333 METRO (703) 991-8812 TOLL FREE: 1-800-796-4444



SPECIAL EXCEPTION PLAT
 THE CITY OF
 FALLS CHURCH, VIRGINIA
 FAIRFAX COUNTY, VIRGINIA

REVISIONS:
 SEPT. 1, 1995

DATE: MAY 28, 1995
 SCALE: 1" = 30'
 DESIGN: FALLS
 DRAFT: CADD
 CHECKED BY: ETC
 ARCH:
 JOB NUMBER: 84-093-H
 SHEET: 1 OF 1



SITE TABULATIONS

TOTAL SITE AREA: 1.8267 ACRES (79,571 SQ. FT.)
 PROPOSED SPECIAL EXCEPTION AREA: 34,344 SQ. FT.
 MINIMUM LOT AREA: NO REQUIREMENT (SECTION 9-104, PARAGRAPH 1)
 REMAINING LOT AREA: 45,227 SQ. FT. (FOR FUTURE RES. LOT)
 EXISTING ZONING: R-1 RESIDENTIAL DISTRICT
 MINIMUM LOT WIDTH: NO REQUIREMENT (SECTION 9-104, PARAGRAPH 1)
 MAXIMUM HEIGHT: NO REQUIREMENT (SECTION 9-104, PARAGRAPH 1)
 EXISTING BUILDING HEIGHT: 22.7
 MINIMUM YARD REQUIREMENTS: NONE (SECTION 9-104, PARAGRAPH 1)
 OPEN SPACE REQUIREMENTS: NONE (SECTION 9-104, PARAGRAPH 1)
 PARKING REQUIREMENTS: NONE
 EXISTING BUILDING GROSS FLOOR AREA: 8,058.2 SQ. FT.
 MAX. ALLOWABLE FAR: NONE (SECTION 9-104, PARAGRAPH 1)

NOTES:

1. THE PROPERTY IS LOCATED ON FAIRFAX COUNTY TAX MAP 49-1-(11) PARCEL 2 AND IS ZONED R-1.
2. THE PROPERTY IS RECORDED IN THE NAME OF THE CITY OF FALLS CHURCH, UNDEVELOPED 3176 PADE 228 AND THE EXISTING BUILDING WAS BUILT IN 1984.
3. THE PURPOSE OF THIS SPECIAL EXCEPTION IS TO REQUEST APPROVAL FOR A CATEGORY 1 - LIGHT PUBLIC UTILITY. THIS USE IS CURRENTLY IN OPERATION UNDER A LEASE AGREEMENT WITH THE WASHINGTON METROPOLITAN AREA TRANSIT AUTHORITY (WMATA) FOR THE EXISTING ELECTRICAL SUBSTATION FOR METRO. IF APPROVED, THE APPLICANT INTENDS TO SUBDIVIDE THE RESERVE AREA, A ONE-ACRE SITE AFTER DEDICATION FOR ONE RESIDENTIAL LOT.
4. TOPOGRAPHIC INFORMATION IS PROVIDED AT 5-FOOT CONTOUR INTERVALS TAKEN FROM FAIRFAX COUNTY TOPOGRAPHY MAPS. BOUNDARY AND BUILDING LOCATION WAS TAKEN FROM A SURVEY BY RINKER-DETWILER AND ASSOCIATES CONDUCTED IN MARCH 1995.
5. THERE IS NO DRAINAGE, PUBLIC SANITARY SEWER, WELL OR PUBLIC WATER WHICH CURRENTLY SERVES THIS SITE. THE PROPERTY IS LOCATED WITHIN THE FALLS CHURCH WATER SERVICE AREA AND BOTH AN 8" AND A 16" LINE ARE LOCATED WITHIN THE EXISTING RIGHT-OF-WAY ON THE WEST SIDE OF CEDAR LANE. AN EXISTING 8" SANITARY SEWER LINE IS ALSO LOCATED JUST SOUTH OF THIS PROPERTY.
6. THERE IS NO ENVIRONMENTAL QUALITY CORRIDOR (EQCL), 100-YEAR FLOODPLAIN, OR RPA AREAS LOCATED ON THIS SITE.
7. IT IS ANTICIPATED THAT A WAIVER WILL BE REQUESTED FOR ANY STORM WATER DETENTION AND/OR BEST MANAGEMENT PRACTICES (BMPs). THIS S.E. REQUEST IS FOR A USE CURRENTLY IN OPERATION WITHIN AN EXISTING STRUCTURE. THE ONLY NEW CONSTRUCTION WOULD BE ON THE RESERVE PARCEL FOR A SINGLE FAMILY DETACHED RESIDENCE IN THE FUTURE.
8. IT IS ANTICIPATED THAT A WAIVER WILL BE REQUESTED FOR THE TYPE 1 - 8" ASPHALT CURB TRAIL, WHICH IS INDICATED ON THE COUNTERSIDE TRAIL PLAN ALONG THE FRONTAGE OF THE SUBJECT PROPERTY. AT THIS TIME, NO EXISTING TRAIL OR SIDEWALK HAS BEEN CONSTRUCTED TO CONNECT TO ON EITHER SIDE OF THIS PROPERTY.
9. MODIFICATION OF THE TRANSITIONAL SCREENING YARD TYPE 3 IN ACCORDANCE WITH SECTION 13-304, PARAGRAPHS 11 AND 14 OF THE FAIRFAX COUNTY ZONING ORDINANCE IS REQUESTED. MODIFICATION TO INCLUDE REDUCING THE EXISTING REAR YARD OF 15' ALONG THE WESTERN PROPERTY LINE ADJACENT TO THE BUILDING AND ALLOWING THE EXISTING VEGETATION AND FENCING TO SATISFY THE SCREENING AND BARRIER REQUIREMENTS ALONG THE WESTERN AND NORTHEASTERN PROPERTY LINES. MODIFICATION ALONG THE SOUTHERN S.E. LINE TO INCLUDE REDUCING THE YARD WIDTH TO 18.6' ADJACENT TO THE EXISTING BUILDING, CONSTRUCTING A 6" HIGH WOODEN FENCE ALONG PART OF THE DRIVEWAY AND PLANTING 19 ADDITIONAL WAVE PINES.
10. MODIFICATION OF THE TRANSITIONAL SCREENING YARD TYPE 2 IN ACCORDANCE WITH SECTION 13-304 IS REQUESTED. MODIFICATION TO INCLUDE ALLOWING THE EXISTING VEGETATION TO SATISFY THE SCREENING REQUIREMENTS IN ACCORDANCE WITH PARAGRAPH 3. A NUMBER OF THE BARRIER REQUIREMENT ALONG CEDAR LANE IS REQUESTED IN ACCORDANCE WITH PARAGRAPHS 3 AND 14.
11. MODIFICATION OF THE YARD REGULATIONS UNDER SECTION 2-414 IS REQUESTED TO REDUCE THE REQUIRED 75' DISTANCE FOR AN INDUSTRIAL BUILDING FROM AN INTERSTATE RIGHT-OF-WAY. THE DISTANCE VARIES FROM 4.8' TO 15.4' FROM THE EXISTING BUILDING TO THE RIGHT-OF-WAY FOR I-66.
12. ACCORDING TO THE DEEDS OF RECORD FOR THIS PROPERTY, THE COUNTY'S PUBLISHED ZONING AND TOPOGRAPHY MAPS, AND FROM AN ON-SITE VISIT, NO DELINEATION OF ANY GRAVE, OBJECT OF STRUCTURE MARKING A BURIAL WAS INDICATED ON THIS SITE.
13. BASED ON PRELIMINARY INVESTIGATION, NO HAZARDOUS WASTES, TOXIC SUBSTANCES OR PETROLEUM PRODUCTS HAVE BEEN IDENTIFIED, STORED, TREATED OR DISPOSED OF ON THIS SITE. STORAGE TANKS AND/OR CONTAINERS ARE NOT PROPOSED FOR ANY FUTURE USE ON THIS SITE.
14. NO PUBLIC OFF-SITE ROAD IMPROVEMENTS ARE ANTICIPATED WITH THIS PLAN. IF REQUESTED, THE APPLICANT WILL COORDINATE WITH VDOT FOR ANY ADDITIONAL ENTRANCE IMPROVEMENTS.
15. APPLICANT WILL WORK WITH THE URBAN FORESTER TO IDENTIFY AND PRESERVE MATURE CANOPY TREES ON THE PROPOSED RESIDENTIAL LOT.

RINKER-DETWILER & ASSOCIATES, P.C.
 ENGINEERING, SURVEYING, LAND PLANNING

9240-B MOSBY STREET, MANASSAS, VIRGINIA 22110
 PHONE: (703) 568-1373, METRO: (703) 591-8812, TOLL FREE: 1-800-286-4444

SPECIAL EXCEPTION PLAN
 THE CITY OF FALLS CHURCH, VIRGINIA
 FAIRFAX COUNTY, VIRGINIA

REVISIONS:
 SEPT. 7, 1995

DATE: MAY 28, 1995
 SCALE: 1" = 30'
 DESIGN: FALLS
 DRAFT: CADD
 CHECKED BY: ELC
 ARCH:
 JOB NUMBER: 94-093-H
 SHEET 1 OF 1

