



APPLICATION FILED: August 5, 2010
PLANNING COMMISSION: November 18, 2010
BOARD OF SUPERVISORS: December 7, 2010 at 3:30

County of Fairfax, Virginia

November 4, 2010

STAFF REPORT

SPECIAL EXCEPTION AMENDMENT APPLICATION SEA 86-M-023-03

MASON DISTRICT

APPLICANT: Regency Furniture of Alexandria, Inc. and
Regency Furniture, Inc

ZONING: C-6 and HC

LOCATION: 6200 Little River Turnpike

PARCEL(S): 72-4 ((1)) 3

ACREAGE: 22.65 acres

PLAN MAP: Retail and Other Uses

SE CATEGORY: Category 6: Waiver of Certain Sign Regulations
Category 6: Waiver of Open Space Requirements

PROPOSAL: The applicant seeks to amend SE 86-M-023 previously approved for a waiver of open space requirements to permit a waiver of certain sign regulations and modifications to development conditions. The proposal seeks to allow a building mounted sign with a sign area of 118 square feet for Regency Furniture Inc within the Plaza at Landmark Shopping Center.

STAFF RECOMMENDATIONS:

Staff recommends approval of SEA 86-M-023-03 subject to the development conditions contained in Appendix 1

Staff recommends approval of a reaffirmation of the waiver of the minimum open space requirement.

Jared Russell/William O'Donnell

Department of Planning and Zoning
Zoning Evaluation Division
12055 Government Center Parkway, Suite 801
Fairfax, Virginia 22035-5509
Phone 703-324-1290 FAX 703-324-3924
www.fairfaxcounty.gov/dpz



Staff recommends approval of a reaffirmation of the modification of the transitional screening and a waiver of the barrier requirement along the northern boundary.

Staff recommends approval of a reaffirmation of the modification of the interior and peripheral parking lot landscape.

It should be noted that it is not the intent of the staff to recommend that the Board, in adopting any conditions, relieve the applicant/owner from compliance with the provisions of any applicable ordinances, regulations, or adopted standards.

The approval of this special exception does not interfere with, abrogate or annul any easement, covenants, or other agreements between parties, as they may apply to the property subject to this application

It should be further noted that the content of this report reflects the analysis and recommendation of staff; it does not reflect the position of the Board of Supervisors.

For information, contact the Zoning Evaluation Division, Department of Planning and Zoning, 12055 Government Center Parkway, Suite 801, Fairfax, Virginia 22035-5505, (703) 324-1290

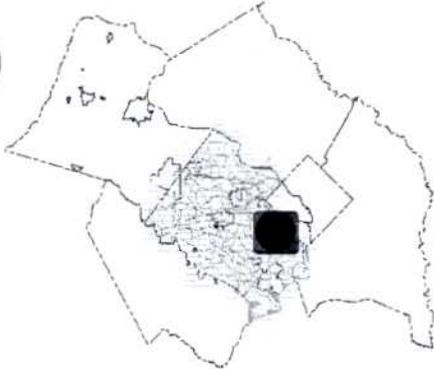
O:\wodonn\ZED\Special Exceptions\Regency Furniture SEA 86-M-023-03\SEA 86-M-023-03 Staff Report Final.doc



Americans with Disabilities Act (ADA): Reasonable accommodation is available upon 7 days advance notice. For additional information on ADA call (703) 324-1334 or TTY 711 (Virginia Relay Center).

Special Exception Amendment

SEA 86-M-023-03



Applicant: REGENCY FURNITURE OF ALEXANDRIA INC
AND REGENCY FURNITURE INC

Accepted: 08/05/2010

Proposed: AMEND SE 86-M-023 PREVIOUSLY APPROVED
FOR WAIVER OF OPEN SPACE REQUIREMENTS
TO PERMIT WAIVER OF CERTAIN SIGN REGULATIONS

Area: 22.65 AC OF LAND; DISTRICT - MASON

Zoning Dist Sect: 09-0620 09-0612

Art 9 Group and Use: 6-17 6-09

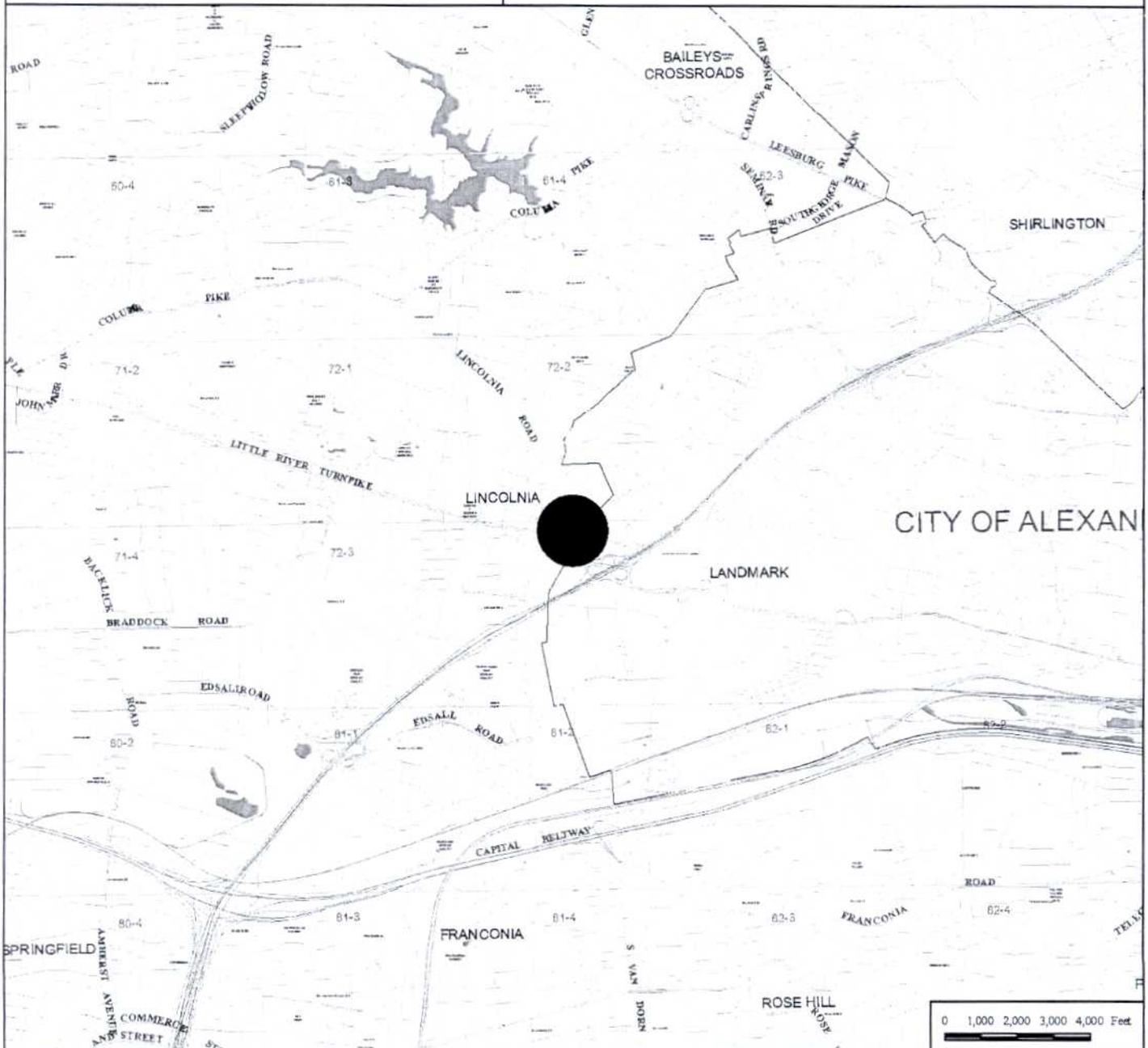
Located: 6200 LITTLE RIVER TURNPIKE

Zoning: C-6

Plan Area: 1,

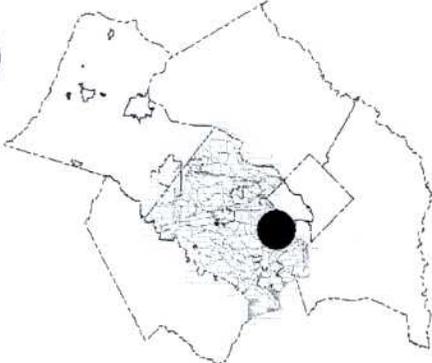
Overlay Dist: HC

Map Ref Num: 072-4 /01/ /0003



Special Exception Amendment

SEA 86-M-023-03



Applicant: REGENCY FURNITURE OF ALEXANDRIA INC AND REGENCY FURNITURE INC

Accepted: 08/05/2010

Proposed: AMEND SE 86-M-023 PREVIOUSLY APPROVED FOR WAIVER OF OPEN SPACE REQUIREMENTS TO PERMIT WAIVER OF CERTAIN SIGN REGULATIONS

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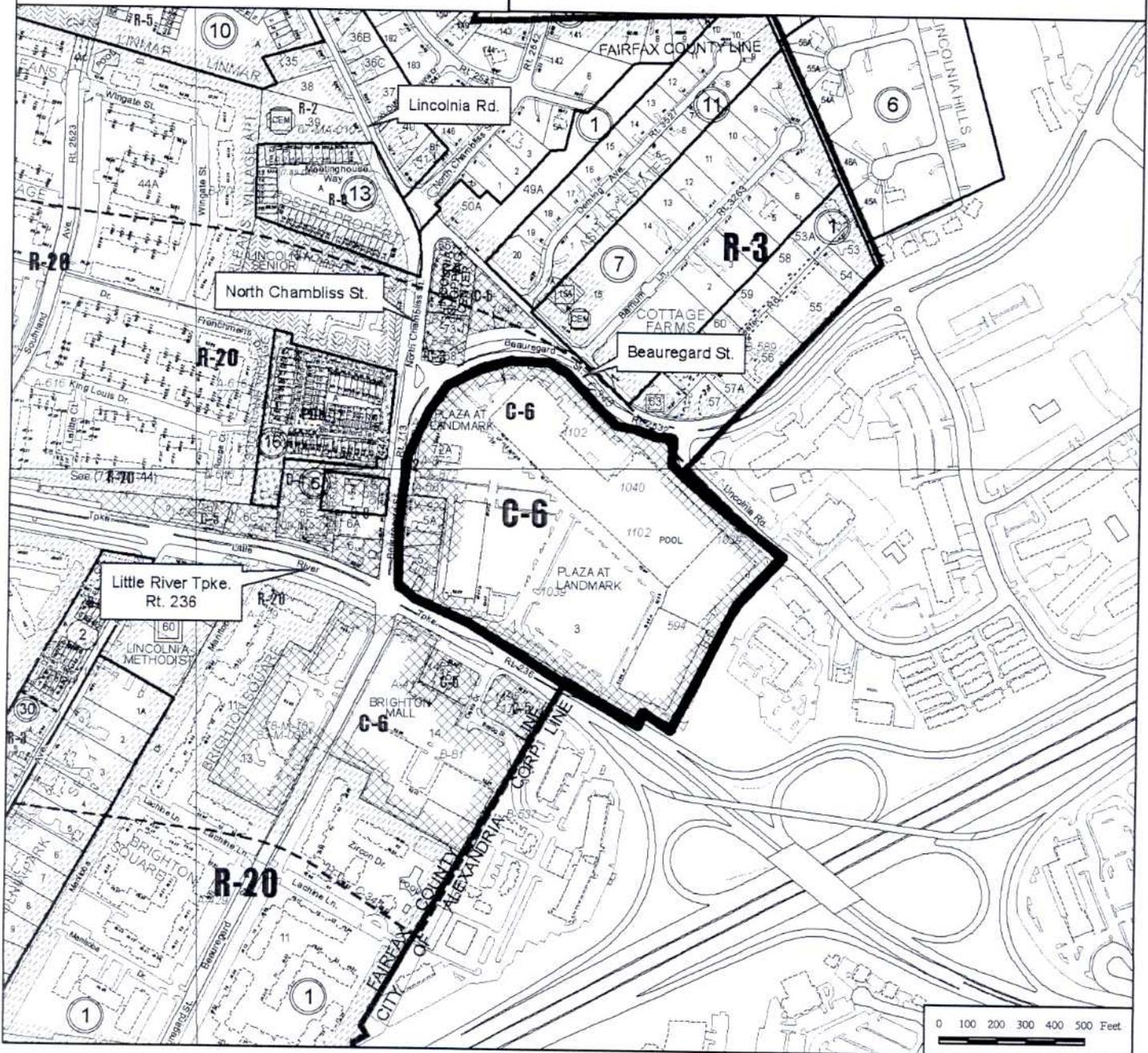
Located: 6200 LITTLE RIVER TURNPIKE

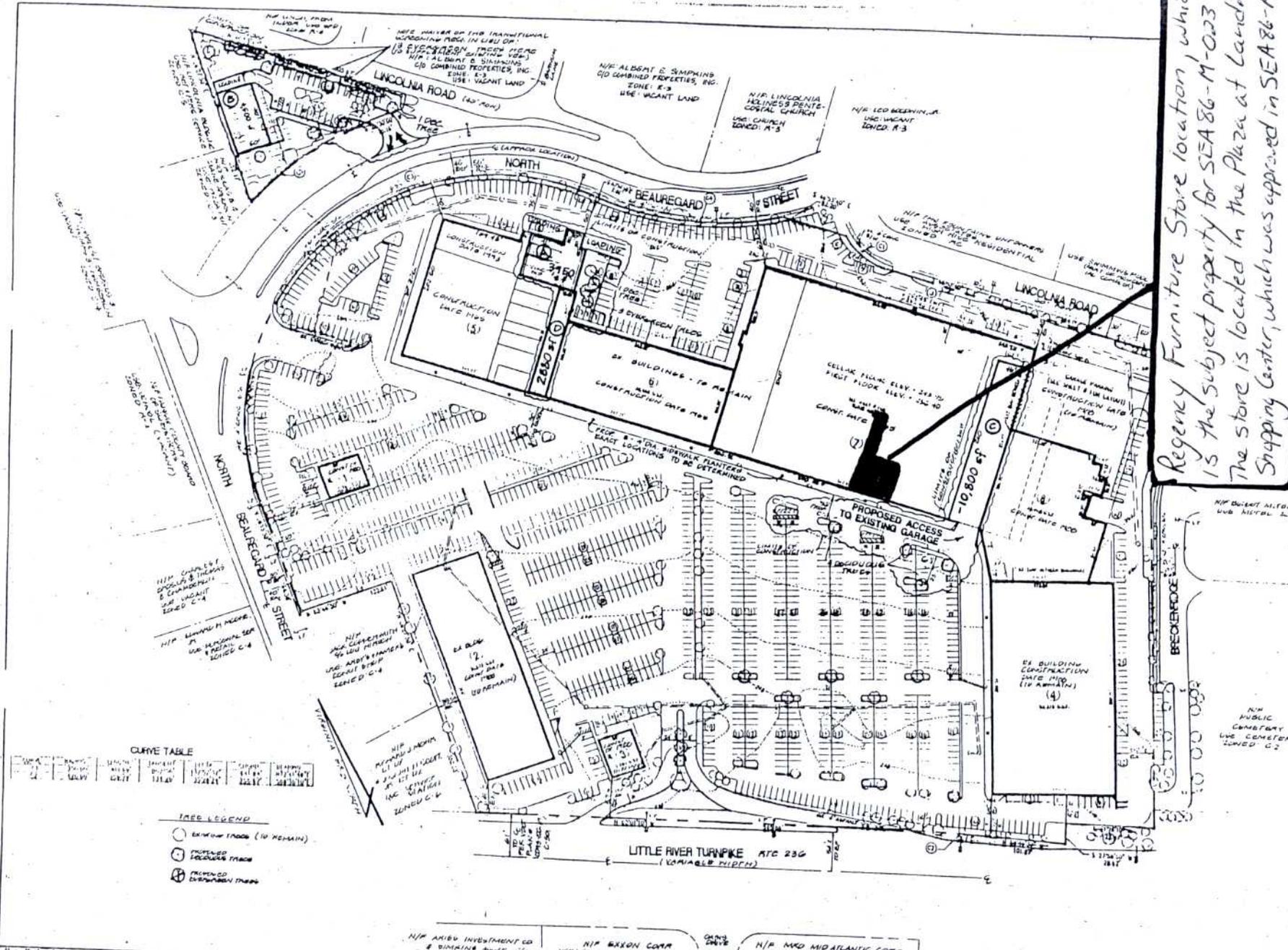
Zoning: C-6

Plan Area: 1,

Overlay Dist: HC

Map Ref Num: 072-4- /01/ /0003





Regency Furniture Store location, which is the subject property for SEA 86-M-023-03. The store is located in the Plaza at Landmark Shopping Center, which was approved in SEA 86-M-023-02.

Copy of SEA Plat approved with SEA 86-M-023-02.

CURVE TABLE

STATION	CHORD BEARING	CHORD LENGTH	ARC LENGTH	ANGLE	CHORD BEARING	CHORD LENGTH	ARC LENGTH	ANGLE
1+00.00	S 89° 58' 00" W	100.00	100.00	90° 00' 00"	S 00° 00' 00" W	100.00	100.00	90° 00' 00"
1+10.00	S 89° 58' 00" W	100.00	100.00	90° 00' 00"	S 00° 00' 00" W	100.00	100.00	90° 00' 00"
1+20.00	S 89° 58' 00" W	100.00	100.00	90° 00' 00"	S 00° 00' 00" W	100.00	100.00	90° 00' 00"

- TREE LEGEND**
- EXISTING TREES (10' MIN.)
 - ⊙ PROPOSED TREES
 - ⊕ PROPOSED DISBURSED TREES

SPECIAL EXCEPTION ADJUDICATION

PLAZA AT LANDMARK
 MARKET DISTRICT
 FAIRFAX COUNTY, VIRGINIA

WALTER L. PHILLIPS
 ARCHITECT
 1000 BROADWAY, SUITE 1000, FALLS CHURCH, VIRGINIA 22046
 (703) 441-1111



OK. ENGINE, LAND SURVEYOR, PLANNER, LANDSCAPE ARCHITECT
 STATE OF VIRGINIA, PROFESSIONAL BOARD

**A GLOSSARY OF TERMS FREQUENTLY
USED IN STAFF REPORTS WILL BE
FOUND AT THE BACK OF THIS REPORT**

DESCRIPTION OF THE APPLICATION

The applicant, Regency Furniture of Alexandria Inc, and Regency Furniture Inc., seeks approval of a Special Exception Amendment to allow a building mounted sign larger than that otherwise allowed at the Plaza at Landmark Shopping Center. On April 11, 1994, the Board of Supervisors approved SE 93-M-054 for Tower Records to construct a building mounted sign totaling 137.5 square feet plus two smaller signs for a total of 149.5 square feet of signage on the building. The applicant has leased this space and proposes to replace the Tower Record signs with one sign of 118 square feet. This sign area would be 73 square feet more than permitted by the Zoning Ordinance and 32 feet less than previously approved by special exception. The Zoning Ordinance limits signage to a maximum of 45 feet for a building based on 30 linear feet of building frontage.

Since the subject property is part of the overall development of the Plaza at Landmark Shopping Center, which was previously approved for an open space waiver by special exception (SE 86-M-023), the applicant agreed to file an amendment to SE 86-M-023 instead of SE 93-M-054 to avoid complications in tracking two application numbers on the same development. The applicant agreed to carry forward all previously approved conditions from SEA 86-M-023-02. No new construction is proposed to the shopping center.

Since no physical changes are proposed to the existing structures and no new construction is proposed with this application, a waiver of the requirement for submission of a special exception amendment plat was granted in favor of the submission of the previously approved special exception plat. Accordingly, the SEA Plat in front of this report is the previously approved SEA Plat for SEA 86-M-023-02.

Copies of the development conditions, affidavit and statement of justification for this application are contained in Appendices 1, 2 and 3 respectively. An architectural elevation depicting the proposed sign is contained in Appendix 1 as an exhibit to the proposed development conditions.

LOCATION AND CHARACTER

Site Description:

The Plaza at Landmark Shopping Center is located to the northwest of the I-395/Little River Turnpike interchange. The Alexandria city limits extend along the eastern portion of the site. The shopping center contains 358,782 gross square feet, located on both sides of Beauregard Street. Regency Furniture occupies 15,000 sq. ft.

and is located on the northeast side of the shopping center. The retail space is located on the second level with the first level containing the store entrance and a large multiple set of stairs/escalators leading to the second level. There is 30 ft. of linear frontage on the first floor, which is used to determine the allowable sign area, and 126ft. of linear frontage on the second floor.

Surrounding Area Description			
Direction	Use	Zoning	Plan
North	Cottage Farms	R-3	Residential
South	Brighton Mall	C-6	Retail
East*	Multi-Family Residential	N/A	N/A
West	McDonalds	C-5	Retail

*Located in the City of Alexandria

BACKGROUND

The Plaza at Landmark Shopping Center, formerly known as Landover Plaza, Virginia Plaza Shopping Center and Landmark Plaza, was originally constructed in the mid-sixties pursuant to Site Plan No. 394, which was approved on 2/13/63.

In 1984, a site plan was approved to allow two large retail buildings to be constructed perpendicular to the original structure and to allow improvements to the then existing structure.

On 7/28/86, the Board of Supervisors approved SE 86-M-023, which was a request to waive the open space requirements and included requests to modify the transitional screening, interior and peripheral parking lot landscaping requirements.

On 7/25/88, the Board of Supervisors approved SEA 86-M-023, which was a request to add a parking structure, to modify the interior and peripheral parking lot landscaping requirements, to waive open space requirements, and to permit a health club in floor space which was previously designated as being vacant.

On 3/10/97, the Board of Supervisors approved SEA 86-M-023-2, which was a request to make modifications to the existing Plaza at Landmark Shopping Center, which included an additional 4,500 sq. ft. building on the north side of Beauregard St.; building additions to the existing shopping center; the reorientation of access to the parking structure; increase parking lot landscaping; and the provision of parking based on the new shopping center parking ratios. A copy of the adopted development conditions is included in Appendix 4. The approval carried forward the previously approved waivers and modifications.

On 4/11/1994, the Board of Supervisors approved SE 93-M-054 by Tower Records for a building mounted sign totaling 137.5 square feet plus two smaller signs for a total of 149.5 square feet. The current application seeks replace this sign with a new sign to allow 118 square feet of sign area for Regency Furniture.

Copies of all previously approved applications are on file with Department of Planning and Zoning and Zoning Evaluation Division. A copy of the development conditions associated with SE 93-M-054 is contained in Appendix 5.

COMPREHENSIVE PLAN PROVISIONS

Plan Area: Lincolnia Planning District in Area I
Planning Sector: Pinecrest Community Planning Sector
Plan Map: Retail and Other Uses

On page 16 of the 2007 Area 1 Plan, as amended through in the Recommendations section for the Pinecrest Community Planning Sector, the Plan states:

4. Limit commercial development on the north side of Route 236 to the area between Braddock Road and the Autumn Glen townhouse development at Merritt Road and to the existing development in the vicinity of Beauregard Street. As redevelopment occurs, provide pedestrian access to and from residential neighborhoods.

ANALYSIS

Special Exception Amendment Plat (SEA Plat) Copy at front of Staff Report

Title of SEA Plat: Plaza at Landmark
Prepared by: Walter L. Philips, Incorporated
Dated: December 23, 1993 as revised through June 30, 1994

Plat Description:

Since no physical changes are proposed to the existing structures and no new construction is proposed with this application, a waiver of the requirement for submission of a special exception amendment plat was granted in favor of the submission of the previously approved special exception plat.

The SEA Plat approved in conjunction with SEA 86-M-023-2 included the new store for Regency Furniture. The subject of this proposed special exception amendment is restricted to building mounted signs for Regency Furniture; the retail use is a permitted use. The applicant merely seeks to replace three previously approved signs with a total sign area of 149.5 square feet for Tower Records with a new sign with a total sign area of 118 square feet for Regency Furniture (the new tenant). The sign plan is a separate document not part of the SEA 86-M-023-02 plat, which is highlighted and attached to the proposed development conditions in Appendix 1 report. A development condition has been written to ensure compliance with an elevation showing a 118 foot building mounted sign on the second floor with internally lit red channel letters. The installation of building mounted signs will require the issuance of sign permits in accordance with the provisions of Article 12.

Land Use/Environmental/Transportation/Stormwater Analysis

Review of this application by Department of Planning and Zoning, Planning Department, Department of Transportation and Department of Public Works raised no issues.

ZONING ORDINANCE PROVISIONS (Appendix 6)

Standards for a Waiver of Certain Sign Regulations (Section 9-620)

Section 9-620 contains four (4) standard for a waiver of certain sign regulations. This application addresses these criteria as follows:

Standard 1 states that a waiver shall not allow the establishment of a sign not otherwise permitted by the Zoning Ordinance. As stated earlier, a retail establishment with 30 feet of linear frontage as measured 10 feet above grade would otherwise be permitted up to 45 square feet of building mounted signage. This application proposes a building mounted sign with a total 118 square feet of sign area. Therefore, the building mounted sign proposed with this application is permitted by the Zoning Ordinance except for the proposed size.

Standard 2 states that there should be unusual circumstances or conditions in terms of location, topography, size or configuration of the lot; access to the lot; unusual size or orientation of the structure on the lot; or other unique circumstance of the land or structure that impacts the applicant's ability to provide for a reasonable identification of the use. SE 93-M-054 was previously approved for a waiver of sign regulations to allow three signs on the subject property with a total of 149.5 square feet of sign area for Tower Records. The applicant, Regency Furniture, has leased this property and seeks to replace the Tower Record signs with one sign totaling 118 square feet, which is 31.5 square

feet smaller in size. Staff feels that the proposed reduction in sign area from the previously approved SE 93-M-054 in conjunction with the store's continued disadvantage of the location of the sales area on the second level is an appropriate justification to have signage that is larger than that permitted by the Zoning Ordinance.

Standard 3 states that a waiver request will be in harmony with the policies of the adopted Comprehensive Plan. No issues were raised in the land use analysis. Staff finds this criterion has been satisfied.

Standard 4 states that a waiver shall not have any deleterious effect on the existing or planned development of adjacent properties. Staff believes that the proposed building mounted sign, which contains 118 square feet of the sign area, would not set a negative precedent regarding the size and number of other signs at the Plaza at Landmark Shopping Center. This application seeks to replace an existing sign with 149.5 square feet of approved sign area.

Other Zoning Ordinance Requirements:

General Special Exception Standards (Sect. 9-006)

This special exception amendment application does not change the previous analysis for the shopping center uses, the waiver of open space, the previously approved waiver of open space, the previously approved waivers and modifications or the other applicable Zoning Ordinance provisions as established with the previously approved SEA Plat (SEA 86-M-023-2) for the property. The applicant merely seeks to replace three building signs approved with SE 93-M-054 with one sign for Regency Furniture with a sign area of 118 square feet. No other changes are proposed to the shopping center. The approved layout and development conditions for the shopping center are carried forward with this application with additional conditions associated with the Regency Furniture sign only. This application will supersede SE 93-M-054. Staff has concluded that the Plaza at Landmark Shopping Center continues to meet the general standards for special exceptions Sect. 12-203 and Sect. 9-006 in the Zoning Ordinance.

Waivers and Modifications

In conjunction with the previously approved special exception amendment (SEA 86-M-023-2), the Board of Supervisors approved three modifications. The applicant has to reaffirm those modifications with their requested proposal.

- 1) Waiver of the minimum open space requirement.
- 2) Modification of the transitional screening and a waiver of the barrier requirements along the northern boundary.

- 3) Modification of the interior and peripheral parking lot landscaping requirements.

Staff does not object to the re-approval of the above noted waivers and modifications.

Overlay District Requirements

Highway Corridor (HC) (Sect. 7-600)

Previously approved SEA 86-M-023-2 conformed to the regulations set forth in Sect. 7-600 and the proposed sign is not regulated by the Highway Corridor Overlay District.

CONCLUSIONS AND RECOMMENDATIONS

Staff Conclusions

Staff believes the proposal to replace three existing signs that exceed the allowable sign area previously approved with one smaller sign is in harmony with the comprehensive plan and the applicable Zoning Ordinance requirements.

Staff Recommendations

Staff recommends approval of SEA 86-M-023-03 subject to the development conditions contained in Appendix 1.

Staff recommends approval of a reaffirmation of the waiver of the minimum open space requirement.

Staff recommends approval of a reaffirmation of the modification of the transitional screening and a waiver of the barrier requirement along the northern boundary.

Staff recommends approval of a reaffirmation of the modification of the interior and peripheral parking lot landscape.

It should be further noted that the content of this report reflects the analysis and recommendations of staff; it does not reflect the position of the Board of Supervisors.

APPENDICES

1. Proposed Development Conditions
2. Affidavit
3. Statement of Justification
4. Previously Approved Conditions (SEA 86-M-023-2)
5. Clerk Letter to the Board of Supervisors for SE 93-M-054
6. Zoning Ordinance Provisions
7. Glossary of Terms

PROPOSED DEVELOPMENT CONDITIONS

SEA 86-M-023-03

November 4, 2006

If it is the intent of the Board of Supervisors to amend SE 86-M-023-02, which is located at 6200 Little River Turnpike (Tax Map 72-4 ((1)) 3 pt.), and previously approved for a modification of open space requirements, a modification of transitional screening and barrier requirements, a waiver of parking lot landscaping, and modifications to the existing shopping center (that allowed building additions to the existing shopping center and the reorientation of access to the parking structure) to permit an increase in sign area for one of the tenants in the shopping center. Pursuant to Sect. 9-620 of the Fairfax County Zoning Ordinance, the staff recommends that the Board condition the approval by requiring conformance with the following development conditions, which supersede all previous conditions (those conditions carried forward from previous approval are marked with an asterisk*)

SHOPPING CENTER:

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 Amendment is subject to the provisions of Article 17, Site Plans as determined by the Department of Public Works and Environmental Services (DPWES). Any plan submitted pursuant to this Special Exception Amendment shall be in substantial conformance with the approved Special Exception Plat, entitled, "Plaza at Landmark", prepared by Walter L. Philips, dated December 23, 1993 with revisions through June 30, 1994 and these conditions.
4. *A brick enclosure for the dumpster along the northern boundary and all trash dumpsters shall be screened by brick walls and covered, as viewed from adjacent residentially zoned properties. There shall be no outside storage which shall include and not be limited to boxes and pallets.
5. *The minimum size of the landscaping materials at the time of planting shall be as follows:

Deciduous Trees- 2.5 inch caliper

Evergreen Trees- six to eight feet tall

Evergreen Shrub- two feet tall

6. *Prior to site plan approval, a landscape plan shall be submitted to the Urban Forester for review and approval. At a minimum, this plan shall include landscaping as depicted on the Special Exception Amendment Plat and shall include the following:
 - a) If it is determined to be practical by the Urban Forester to further supplement the existing/proposed landscaping along the northern boundary of the main property (southeast of Beauregard Street), in order to provide more effective year round screening of the subject property for the adjacent residential properties to the north, then such additional supplemental landscaping shall be provided, as approved by the Urban Forester. Appropriate easements and/or licenses from the Virginia Department of Transportation (VDOT) to permit landscaping within the public right-of-way as depicted on the Special Exception Amendment Plat and as may be necessitated by the supplemental landscaping shall be sought.
 - b) The area located on the north side of Beauregard Street shall be used as landscaped open space. At a minimum, the amount of landscaping provided in the area located on the north side of Beauregard Street shall be equivalent to the density and planting types required in Transitional Screening Type 2 as determined by the Urban Forester. If it is determined that additional parking is required due to parking spaces being lost as a result of right-of-way dedication, then all or a portion of the area located on the north side of Beauregard Street may be used for parking. If parking is to be provided in the area located on the north side Beauregard Street, then the existing access onto Lincolnia Road shall be maintained, with no direct access to Beauregard Street. Furthermore, in order to provide more effective year- round screening of the parking for the adjacent residential properties to the north, then such additional supplemental landscaping shall be provided from that depicted on the Special Exception Amendment Plat, as determined to be practical and feasible by the Urban Forester.
7. *A parking tabulation based on the use shall be submitted to the Department of Public Works (DPWES) and Environmental Services with each request for a Non-Residential Use Permit (NON-RUP) in accordance with data presented on the Special Exception Amendment Plat. The tabulation shall be approved by DPWES prior to the issuance of any NON-RUP for the site. Each parking tabulation shall reflect current uses in all occupied space and shall include the parking requirements for the portion of the shopping center for which the NON-RUP is sought.
8. *Parking spaces located wholly or partially within the right-of-way of the Beauregard Street/Lincolnia Road intersections shall not be counted towards meeting any parking requirements.

9. *No employee parking shall be permitted between the southern facades of buildings 5, 6, and 7 and Little River Turnpike.
10. *If the required parking cannot be removed on the south side of Beauregard Street after the reconfiguration of the parking spaces in order to meet the minimum parking space setback from public right-of-way, or if a variance of the minimum parking space setback from public right-of-way is not approved by the Board of Zoning Appeals then approval of this Special Exception Amendment shall be null and void.
11. *Upon demand by the County and/or VDOT, additional right-of-way and all ancillary easements along the east side of Beauregard Street and the site's frontage of Little River Turnpike shall be dedicated in fee simple to Board of Supervisors in accordance with County Bond Project 6497 at such time as the County and/or VOT has identified a funding source for the Little River Turnpike/North Beauregard Street grade separated interchange. All site plans shall reflect the future road dedication. Any parking spaces lost for this dedication shall not be credited against the overall parking requirements for the site.
12. *Prior to the issuance of any building permit for the additions approved pursuant to this Special Exception Amendment, the Little River Turnpike entrance shall be (re)constructed to be in accordance with County Bond Project 6497 as determined by DEM and/or VDOT.

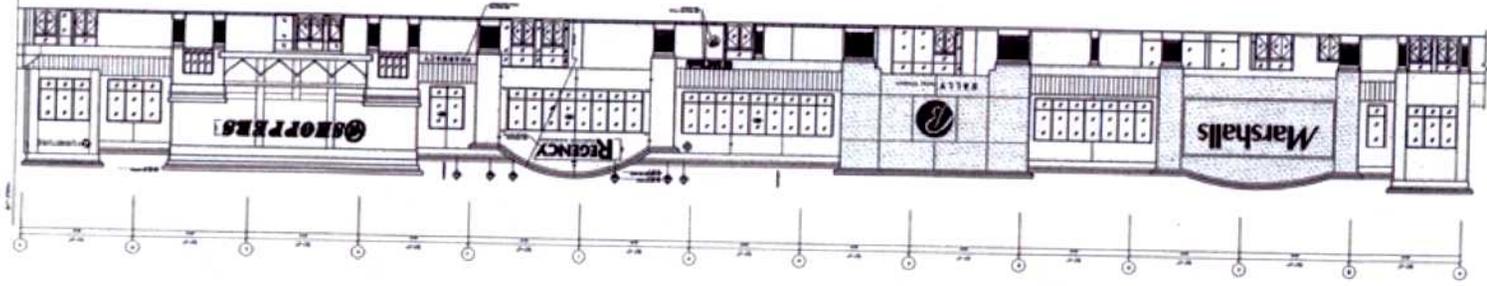
SIGNAGE

13. *A signage plan directing patrons to the parking structure shall be coordinated with and approved by the Fairfax County Department of Transportation and DPWES prior to Final Site Plan approval for the parking structure. The signage shall be in place prior to the issuance of the NON-RUP for the parking structure, as determined by DPWES.
14. No other sign permits in surrounding locations or on site are contingent upon this special exception and shall comply with the Provisions of Article 12, Signs.
15. The proposed building mounted sign identifying "Regency Furniture Showrooms" shall be limited to the location, size and dimensions provided in Exhibits A and B of these conditions. A sign permit shall be obtained prior to the installation of this sign.

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 Sign 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, eighteen (18) 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.

EXHIBIT A



PLAZA AT LANDMARK - EXTERIOR ALTERATIONS 08/20/09

Σ x h : w t B

SIGN LAYOUT AND DESIGN

FRONT ELEVATION

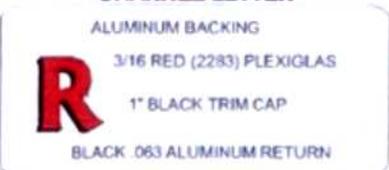


SIGN DETAILS

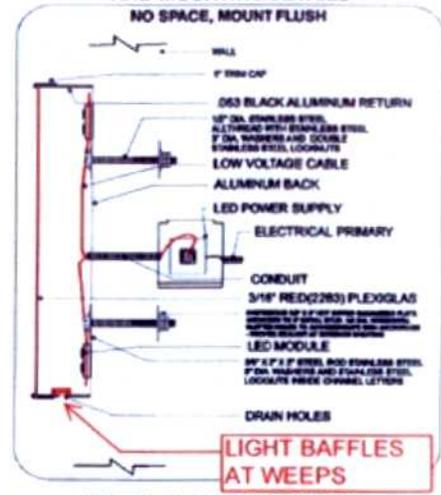
(1) Sets Internally Illuminated Channel Letters
 Mounted directly to exterior walls with no clearance
 Signage size: 5'-6" X 21' - 5"
 REGENCY letter sizes: R = 5'-6" X 4'- 10", E's=3'-4" X 2'-3", G= 3'-5" X 2'-11", N=3'-4" X 3'-8", C=3'-5" X 2'-10", Y=3'-4" X 3'-7"
 FURNITURE SHOWROOMS letter sizes: F = 11" X 7", (2) U's=11" X 10", (3) R's=11" X 9", N=11" X 11", I= 11" X 5"
 T= 11" X 10", E= 11" X 7", (2) S's= 11" X 7", H= 11" X 10", (3) O's= 11" X 9", W=11" X 16", M= 11" X 13"
 Trim and Returns: Black
 Illumination: RED LEDS

TOTAL SIGN AREA 118' SQ. FEET

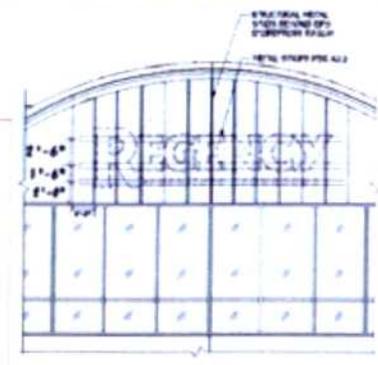
CHANNEL LETTER



CHANNEL LETTER CONSTRUCTION AND MOUNTING DETAILS



METAL STRIPS POSITION



SHOP DRAWING REVIEW
 MAKE CORRECTIONS NOTED
 DATE 9/2/09 BY DRB
 Review is for general compliance with contract documents
 No Responsibility is assumed for miss of dimensions or detail
 RGA ARCHITECTURE + ENGINEERING PC
 202-234-8800
 Formerly K&S Contract Associates, PC

ALL WORK IS U.L. APPROVED

FAMILY SIGNS
 incorporated.
 Bringing Quality To The Industry.
 202 Freedom Court, Fredericksburg, VA 22408
 540-891-8490

Client Regency Furniture Alexandria
 Location _____
 Date SEP. 2, 2009

Revised By _____
 Revised Date _____
 Property Managers Approval _____

Scale _____
 File Name _____
 Client Approval _____

EXHIBIT B

EXHIBIT B

SPECIAL EXCEPTION AFFIDAVIT

DATE: August 27, 2010
 (enter date affidavit is notarized)

I, Sarah E. Hall, do hereby state that I am an
 (enter name of applicant or authorized agent)

(check one) applicant
 applicant's authorized agent listed in Par. 1(a) below

1094/6a

in Application No.(s): SEA 86-M-023-3
 (enter County-assigned application number(s), e.g. SE 88-V-001)

and that, to the best of my knowledge and belief, the following information is true:

1(a). The following constitutes a listing of the names and addresses of all **APPLICANTS, TITLE OWNERS, CONTRACT PURCHASERS, and LESSEES** of the land described in the application,* and, if any of the foregoing is a **TRUSTEE,**** each **BENEFICIARY** of such trust, and all **ATTORNEYS** and **REAL ESTATE BROKERS**, and all **AGENTS** who have acted on behalf of any of the foregoing with respect to the application:

(NOTE: All relationships to the application listed above in **BOLD** print are to be disclosed. Multiple relationships may be listed together, e.g., **Attorney/Agent, Contract Purchaser/Lessee, Applicant/Title Owner**, etc. For a multiparcel application, list the Tax Map Number(s) of the parcel(s) for each owner(s) in the Relationship column.)

NAME (enter first name, middle initial, and last name)	ADDRESS (enter number, street, city, state, and zip code)	RELATIONSHIP(S) (enter applicable relationships listed in BOLD above)
Landmark HHH, LLC	11320 Random Hills Rd, Suite 325, Fairfax, VA 22030	Title Owner/Lessor of TM 072-4((1)) Parcel 3
Regency Furniture of Alexandria, Inc. Mark W. Stuart	4006 Ancient Oak Court, Annandale, VA 22003-2067	Co-Applicant/Lessee Agent for Co-Applicant/Lessee
Regency Furniture, Inc. Mark W. Stuart	7900 Cedarville Road, Brandywine, MD 20613-3018	Co-Applicant/Lessee Agent for Co-Applicant/Lessee
Blankingship & Keith, PC Sarah E. Hall Jeremy B. Root	4020 University Drive, Suite 300, Fairfax, VA 22030	Attorneys/Agents Attorney/Agent Attorney/Agent
Lawson, Tarter & Charvet, P.C. W. Barnes Lawson, Jr.	6045 Wilson Boulevard, Suite 100, Arlington, VA 22205-1546	Attorneys for Lessor Attorney/Agent

(check if applicable) There are more relationships to be listed and Par. 1(a) is continued on a "Special Exception Attachment to Par. 1(a)" form.

* In the case of a condominium, the title owner, contract purchaser, or lessee of 10% or more of the units in the condominium.

** List as follows: Name of trustee, Trustee for (name of trust, if applicable), for the benefit of: (state name of each beneficiary).

SPECIAL EXCEPTION AFFIDAVIT

DATE: August 27, 2010
(enter date affidavit is notarized)

1094/6a

for Application No. (s): SEA 86-M-023-3
(enter County-assigned application number(s))

1(b). The following constitutes a listing*** of the SHAREHOLDERS of all corporations disclosed in this affidavit who own 10% or more of any class of stock issued by said corporation, and where such corporation has 10 or less shareholders, a listing of all of the shareholders:

(NOTE: Include SOLE PROPRIETORSHIPS, LIMITED LIABILITY COMPANIES, and REAL ESTATE INVESTMENT TRUSTS herein.)

CORPORATION INFORMATION

NAME & ADDRESS OF CORPORATION: (enter complete name and number, street, city, state, and zip code) Landmark HHH, LLC
11320 Random Hills Rd, Suite 325
Fairfax, Virginia 22030

DESCRIPTION OF CORPORATION: (check one statement)

- [x] There are 10 or less shareholders, and all of the shareholders are listed below.
[] There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
[] There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF SHAREHOLDERS: (enter first name, middle initial and last name)

Landmark HHH, Inc.
Marshall S. Ruben
Dana R. Rogers

(check if applicable) [x] There is more corporation information and Par. 1(b) is continued on a "Special Exception Affidavit Attachment 1(b)" form.

*** All listings which include partnerships, corporations, or trusts, to include the names of beneficiaries, must be broken down successively until: (a) only individual persons are listed or (b) the listing for a corporation having more than 10 shareholders has no shareholder owning 10% or more of any class of stock. In the case of an APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land that is a partnership, corporation, or trust, such successive breakdown must include a listing and further breakdown of all of its partners, of its shareholders as required above, and of beneficiaries of any trusts. Such successive breakdown must also include breakdowns of any partnership, corporation, or trust owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land. Limited liability companies and real estate investment trusts and their equivalents are treated as corporations, with members being deemed the equivalent of shareholders; managing members shall also be listed. Use footnote numbers to designate partnerships or corporations, which have further listings on an attachment page, and reference the same footnote numbers on the attachment page.

Special Exception Attachment to Par. 1(b)

DATE: August 27, 2010
(enter date affidavit is notarized)

109416a

for Application No. (s): SEA 86-M-023-3
(enter County-assigned application number (s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)

Regency Furniture of Alexandria, Inc.
4006 Ancient Oak Court
Annandale, Virginia 22003-2067

DESCRIPTION OF CORPORATION: (check one statement)

- There are 10 or less shareholders, and all of the shareholders are listed below.
- There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)

Abdelrahman (nmi) Ayyad

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)

Regency Furniture, Inc.
7900 Cedarville Road
Brandywine, Maryland 20613-3018

DESCRIPTION OF CORPORATION: (check one statement)

- There are 10 or less shareholders, and all of the shareholders are listed below.
- There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)

Abdelrahman (nmi) Ayyad

(check if applicable) There is more corporation information and Par. 1(b) is continued further on a "Special Exception Attachment to Par. 1(b)" form.

Special Exception Attachment to Par. 1(b)

DATE: August 27, 2010
(enter date affidavit is notarized)

109416a

for Application No. (s): SEA 86-M-023-3
(enter County-assigned application number (s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
Blankingship & Keith, P.C.
4020 University Drive, Suite 300
Fairfax, Virginia 22030

DESCRIPTION OF CORPORATION: (check one statement)
 There are 10 or less shareholders, and all of the shareholders are listed below.
 There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
 There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)
John A. C. Keith David Rust Clarke John F. Cafferky
William H. Casterline, Jr. David J. Gogal William B. Porter
Sarah E. Hall Elizabeth Chichester Morrogh Gifford R. Hampshire
Paul B. Terpak Robert J. Stoney William L. Carey
Peter S. Everett Wm. Quinton Robinson Mary McGowan

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
Lawson, Tarter & Charvet, P.C.
6045 Wilson Boulevard, Suite 100
Arlington, VA 22205-1546

DESCRIPTION OF CORPORATION: (check one statement)
 There are 10 or less shareholders, and all of the shareholders are listed below.
 There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
 There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)
Ina C. Charvet
P. David Tarter
W. Barnes Lawson, Jr.

(check if applicable) There is more corporation information and Par. 1(b) is continued further on a "Special Exception Attachment to Par. 1(b)" form.

Special Exception Attachment to Par. 1(b)

DATE: August 27, 2010
(enter date affidavit is notarized)

109416a

for Application No. (s): SEA 86-M-023-3
(enter County-assigned application number (s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
Landmark HHH, Inc.
4001 Williamsburg Court
Fairfax, VA 22032

DESCRIPTION OF CORPORATION: (check one statement)

- There are 10 or less shareholders, and all of the shareholders are listed below.
- There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)
Myrna R. Haft

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)

DESCRIPTION OF CORPORATION: (check one statement)

- There are 10 or less shareholders, and all of the shareholders are listed below.
- There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)
Irvin H. Kline

(check if applicable) There is more corporation information and Par. 1(b) is continued further on a "Special Exception Attachment to Par. 1(b)" form.

SPECIAL EXCEPTION AFFIDAVIT

DATE: August 27, 2010
(enter date affidavit is notarized)

109416a

for Application No. (s): SEA 86-M-023-3
(enter County-assigned application number(s))

1(c). The following constitutes a listing*** of all of the PARTNERS, both GENERAL and LIMITED, in any partnership disclosed in this affidavit:

PARTNERSHIP INFORMATION

PARTNERSHIP NAME & ADDRESS: (enter complete name, and number, street, city, state, and zip code)

(check if applicable) [] The above-listed partnership has no limited partners

NAMES AND TITLE OF THE PARTNERS (enter first name, middle initial, last name, and title, e.g. General Partner, Limited Partner, or General and Limited Partner)

(check if applicable) [] There is more partnership information and Par. 1(c) is continued on a "Special Exception Affidavit Attachment to Par. 1(c)" form.

*** All listings which include partnerships, corporations, or trusts, to include the names of beneficiaries, must be broken down successively until: (a) only individual persons are listed or (b) the listing for a corporation having more than 10 shareholders has no shareholder owning 10% or more of any class of stock. In the case of an APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land that is a partnership, corporation, or trust, such successive breakdown must include a listing and further breakdown of all of its partners, of its shareholders as required above, and of beneficiaries of any trusts. Such successive breakdown must also include breakdowns of any partnership, corporation, or trust owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land. Limited liability companies and real estate investment trusts and their equivalents are treated as corporations, with members being deemed the equivalent of shareholders; managing members shall also be listed. Use footnote numbers to designate partnerships or corporations, which have further listings on an attachment page, and reference the same footnote numbers on the attachment page.

SPECIAL EXCEPTION AFFIDAVIT

DATE: August 27, 2010
(enter date affidavit is notarized)

109416a

for Application No. (s): SEA 86-M-023-3
(enter County-assigned application number(s))

1(d). One of the following boxes **must** be checked:

In addition to the names listed in Paragraphs 1(a), 1(b), and 1(c) above, the following is a listing of any and all other individuals who own in the aggregate (directly and as a shareholder, partner, and beneficiary of a trust) 10% or more of the **APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE*** of the land:

Other than the names listed in Paragraphs 1(a), 1(b), and 1(c) above, no individual owns in the aggregate (directly and as a shareholder, partner, and beneficiary of a trust) 10% or more of the **APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE*** of the land.

2. That no member of the Fairfax County Board of Supervisors, Planning Commission, or any member of his or her immediate household owns or has any financial interest in the subject land either individually, by ownership of stock in a corporation owning such land, or through an interest in a partnership owning such land.

EXCEPT AS FOLLOWS: (NOTE: If answer is none, enter "NONE" on the line below.)

NONE

(check if applicable) There are more interests to be listed and Par. 2 is continued on a "Special Exception Attachment to Par. 2" form.

Application No.(s): SEA 86-M-023-3
(county-assigned application number(s), to be entered by County Staff)

SPECIAL EXCEPTION AFFIDAVIT

DATE: August 27, 2010
(enter date affidavit is notarized)

109416a

3. That within the twelve-month period prior to the public hearing of this application, no member of the Fairfax County Board of Supervisors, Planning Commission, or any member of his or her immediate household, either directly or by way of partnership in which any of them is a partner, employee, agent, or attorney, or through a partner of any of them, or through a corporation in which any of them is an officer, director, employee, agent, or attorney or holds 10% or more of the outstanding bonds or shares of stock of a particular class, has, or has had any business or financial relationship, other than any ordinary depositor or customer relationship with or by a retail establishment, public utility, or bank, including any gift or donation having a value of more than \$100, singularly or in the aggregate, with any of those listed in Par. 1 above.

EXCEPT AS FOLLOWS: (NOTE: If answer is none, enter "NONE" on line below.)
None.

NOTE: Business or financial relationships of the type described in this paragraph that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings. See Par. 4 below.)

(check if applicable) [] There are more disclosures to be listed and Par. 3 is continued on a "Special Exception Attachment to Par. 3" form.

4. That the information contained in this affidavit is complete, that all partnerships, corporations, and trusts owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land have been listed and broken down, and that prior to each and every public hearing on this matter, I will reexamine this affidavit and provide any changed or supplemental information, including business or financial relationships of the type described in Paragraph 3 above, that arise on or after the date of this application.

WITNESS the following signature:

(check one) Sarah E Hall [] Applicant [x] Applicant's Authorized Agent

Sarah E. Hall, Attorney/Agent
(type or print first name, middle initial, last name, and & title of signee)

Subscribed and sworn to before me this 27th day of August 2010, in the State/Comm. of Virginia, County/City of Fairfax.

Susanna Price
Notary Public

My commission expires: 4/30/2014



RECEIVED
Board of Planning & Zoning
JUN 25 2010
Zoning Evaluation Division

Statement of Justification
Special Exception Application of
Regency Furniture of Alexandria, Inc. and Regency Furniture, Inc.
Property Location: 6200 Little River Turnpike, Alexandria, Virginia 22312
Tax Map No. 72-4((1))0003

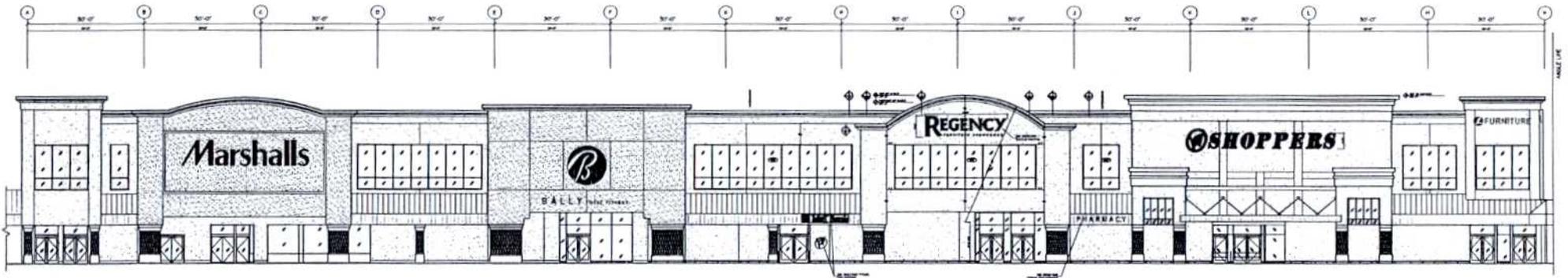
This is an application under Sections 9-620 and 12-305 of the Zoning Ordinance for an increase in sign area for a building mounted sign.

The Applicants lease approximately 57,000 square feet on the second floor of the Plaza at Landmark to operate a retail furniture sales and showroom. The space is accessed via an escalator from the first floor, on which the Applicants lease only a small area. Under Section 12-203 of the Zoning Ordinance, a building mounted sign in a C district is limited one and one-half (1 ½) square feet of sign area for each linear foot of building frontage occupied by a permittee. The Applicants have been advised that building frontage for sign permit purposes is measured on the level on which the entrance is located. Applicants' frontage on the first floor, where the entrance is located, is only thirty (30) feet. Consequently, under Section 12-105 of the Zoning Ordinance, this would permit the Applicants only a forty-five (45) square foot sign. If the Applicants' leased space were located on the first floor, it would have 180 feet of frontage, which would entitle the Applicants to a two hundred (200) square foot sign, the maximum allowable sign area permitted under Section 12-203.

The Applicants seek a special exception to increase the signage area to 118 square feet. The sign is illustrated on Exhibit 1, attached hereto. It will be comprised of internally lit red channel letters. As shown on Exhibit 2, attached hereto, the size of the sign will be consistent with the other signage in this portion of the Plaza at Landmark. The proposed sign otherwise complies with all other requirements of the Zoning Ordinance related to signage.

This is not the first time the Board of Supervisors has been asked to consider a special exception for signage at this location. In 1993 the Board approved an application by Tower Records (SE 93-M-054) for a building mounted sign totaling 137.5 square feet plus two smaller signs for a total of 149.5 square feet. Tower Records occupied a portion of the second floor space now occupied by the Applicants' store.

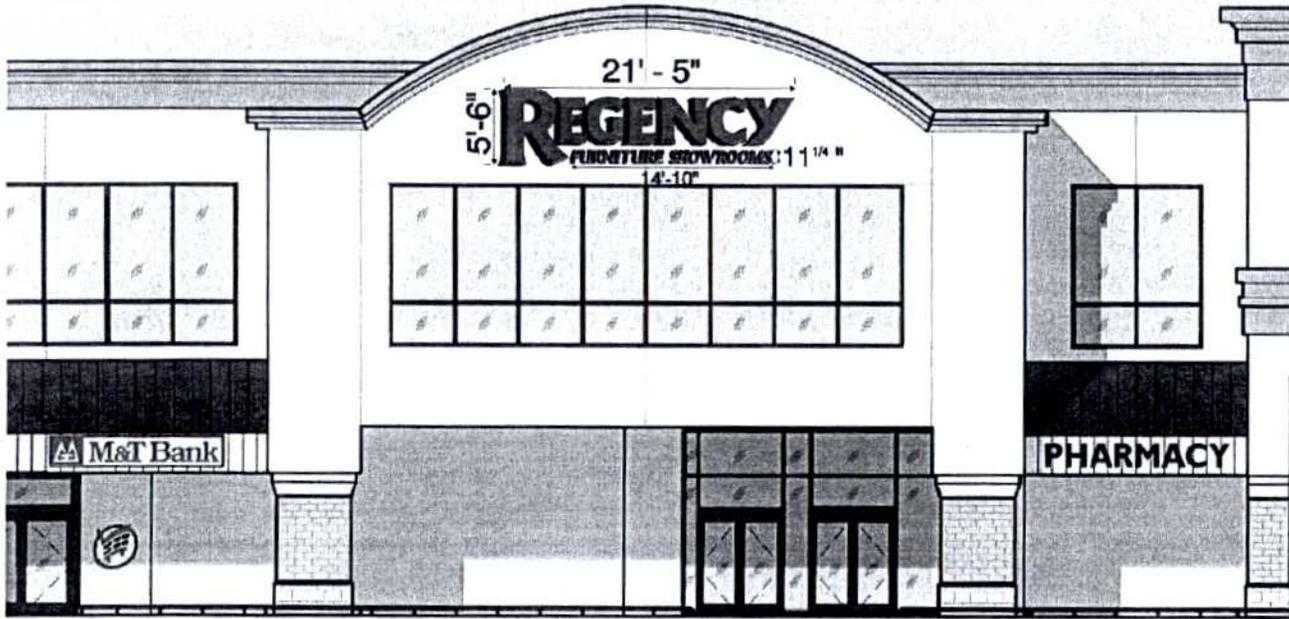
The Applicants do not generate, utilize, or otherwise store hazardous or toxic substances at their store in the Plaza at Landmark within the meaning of federal and state law.



PLAZA AT LANDMARK- EXTERIOR ALTERATIONS 08/20/09

SIGN LAYOUT AND DESIGN

FRONT ELEVATION



TOTAL SIGN AREA 118' SQ. FEET

SIGN DETAILS

(1) Sets internally illuminated Channel Letters
Mounted directly to exterior walls with no clearance

Signage size: 5'-6" X 21' - 5"

REGENCY letter sizes: R = 5'-6" X 4'-10", E's=3'-4" X 2'-3^{1/2}", G= 3'-5" X 2'-11", N=3'-4" X 3'-8^{1/2}", C=3'-5" X 2'-10", Y=3'-4" X 3'-7"

FURNITURE SHOWROOMS letter sizes: F = 11" X 7^{3/4}", (2)U's=11" X 10^{1/2}", (3)R's=11" X 9^{1/2}", N=11" X 11^{1/2}", I= 11" X 5"

T= 11" X 10", E= 11" X 7^{3/4}", (2) S's= 11" X 7", H= 11" X 10", (3) O's= 11" X 9^{3/4}", W=11" X 16^{3/4}", M= 11" X 13^{1/2}"

Trim and Returns: Black

Illumination: RED LEDS

CHANNEL LETTER

ALUMINUM BACKING

3/16 RED (2283) PLEXIGLAS

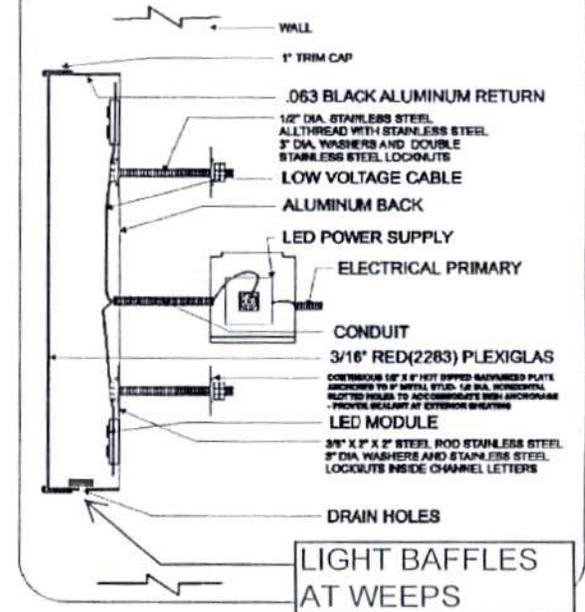
R

1" BLACK TRIM CAP

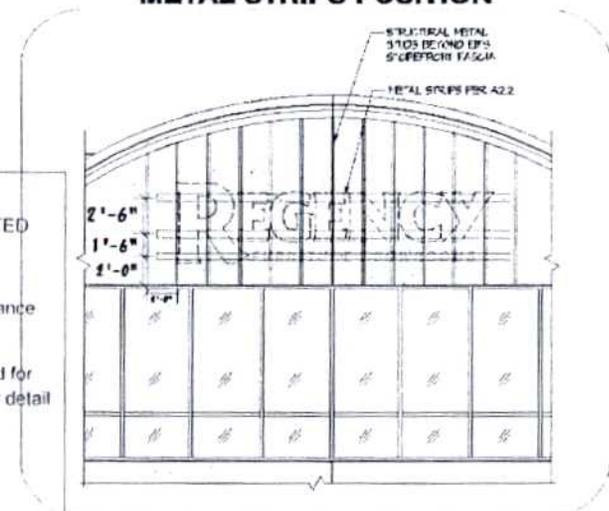
BLACK .063 ALUMINUM RETURN

CHANNEL LETTER CONSTRUCTION AND MOUNTING DETAILS

NO SPACE, MOUNT FLUSH



METAL STRIPS POSITION



SHOP DRAWING REVIEW

MAKE CORRECTIONS NOTED

DATE: 9/2/09 BY: DRB

Review is for general compliance with contact documents.

No Responsibility is assumed for accuracy of dimensions or detail

KCA ARCHITECTURE + ENGINEERING PC

202-234-8800

Formerly Kveit Corcoran Associates, PC

ALL WORK IS U.L. APPROVED

Client Regency Furniture Alexandria

Location _____

Date SEP. 2, 2009

Revised By _____

Revised Date _____

Property Managers Approval _____

Scale _____

File Name _____

Client Approval _____

EXHIBIT B



FAIRFAX COUNTY

APPENDIX 4

OFFICE OF THE CLERK
BOARD OF SUPERVISORS
12000 Government Center Parkway, Suite 533
Fairfax, Virginia 22035-0072

V I R G I N I A

Telephone: 703-324-3151

August 10, 1994

William C. Thomas, Jr., Esquire
Fagelson, Schonberger, Payne and Deichmeister
1733 King Street - Suite 300
Alexandria, Virginia 22314

RE: Special Exception Amendment
Number SEA 86-M-023-2

Dear Mr. Thomas:

At a regular meeting of the Board of Supervisors held on July 25, 1994, the Board approved Special Exception Amendment Number SEA 86-M-023-2 in the name of Combined Properties Limited Partnership, located at Tax Map 72-4 ((1)) 3 to permit site renovations and building additions to the existing shopping center pursuant to Section 9-612 of the Fairfax County Zoning Ordinance, by requiring conformance with the following development conditions which supersede all previous conditions for the property:

1. This Special Exception Amendment is granted for and runs with the land indicated in this application and is not transferable to other land.
2. This Special Exception Amendment 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 Amendment is subject to the provisions of Article 17, Site Plans as determined by the Department of Environmental Management. Any plan submitted pursuant to this Special Exception Amendment shall be in conformance with the approved Special Exception Plat, entitled, "Plaza at Landmark", prepared by Walter L. Phillips, dated December 23, 1993 with revisions through June 30, 1994 and these conditions.
4. A brick enclosure for the dumpster along the northern boundary and all trash dumpsters shall be screened by brick walls and covered, as viewed from adjacent residentially zoned properties. There shall be no outside storage which shall include and not be limited to boxes and pallets.

2.

5. The minimum size of the landscaping materials at the time of planting shall be as follows:

Deciduous Trees - 2.5 inch caliper
Evergreen Trees - six to eight feet tall
Evergreen Shrub - two feet tall

6. Prior to site plan approval, a landscape plan shall be submitted to the Urban Forester for review and approval. At a minimum, this plan shall include landscaping as depicted on the Special Exception Amendment Plat and shall include the following:

- a) If it is determined to be practical by the Urban Forester to further supplement the existing/proposed landscaping along the northern boundary of the main property (southeast of Beauregard Street), in order to provide more effective year round screening of the subject property for the adjacent residential properties to the north, then such additional supplemental landscaping shall be provided, as approved by the Urban Forester. Appropriate easements and/or licenses from the Virginia Department of Transportation (VDOT) to permit landscaping within the public right-of-way as depicted on the Special Exception Amendment Plat and as may be necessitated by the supplemental landscaping shall be sought.
- b) The area located on the north side of Beauregard Street shall be used as landscaped open space. At a minimum, the amount of landscaping provided in the area located on the north side of Beauregard Street shall be equivalent to the density and planting types required in Transitional Screening Type 2 as determined by the Urban Forester. If it is determined that additional parking is required due to parking spaces being lost as a result of right-of-way dedication, then all or a portion of the area located on the north side of Beauregard Street may be used for parking. If parking is to be provided in the area located on the north side of Beauregard Street, then the existing access onto Lincolnia Road shall be maintained, with no direct access to Beauregard Street. Furthermore, in order to provide more effective year-round screening of the parking for the adjacent residential properties to the north, then such additional supplemental landscaping shall be provided from that depicted on the Special Exception Amendment Plat, as determined to be practical and feasible by the Urban Forester.

3.

7. A parking tabulation based on use shall be submitted to the Department of Environmental Management (DEM) with each request for a nonresidential use permit (NON-RUP) in accordance with data presented on the Special Exception Amendment Plat. The tabulation shall be approved by DEM prior to the issuance of any NON-RUP for the site. Each parking tabulation shall reflect current uses in all occupied space and shall include the parking requirements for that portion of the shopping center for which the NON-RUP is sought.
8. Parking spaces located wholly or partially within the right-of-way of the Beauregard Street/Lincolnia Road intersections shall not be counted towards meeting any parking requirements.
9. No employee parking shall be permitted between the southern facades of Buildings 5, 6 and 7 and Little River Turnpike.
10. If the required parking cannot be provided on the south side of Beauregard after the reconfiguration of the parking spaces in order to meet the minimum parking space setback from public right-of-way, or if a variance of the minimum parking space setback from public right-of-way is not approved by the Board of Zoning Appeals then approval of this Special Exception Amendment shall be null and void.
11. Upon demand by the County and/or VDOT, additional right-of-way and all ancillary easements along the east side of Beauregard Street and the site's frontage of Little River Turnpike shall be dedicated in fee simple to the Board of Supervisors in accordance with County Bond Project 6497 at such time as the County and/or VDOT has identified a funding source for the Little River Turnpike/North Beauregard Street grade separated interchange. All site plans shall reflect the future road dedication. Any parking spaces lost for this dedication shall not be credited against the overall parking requirements for the site.
- 12: Prior to the issuance of any building permit for the additions approved pursuant to this Special Exception Amendment, the Little River Turnpike entrance shall be (re)constructed to be in accordance with County Bond Project 6497 as determined by DEM and/or VDOT.

13. Prior to site plan approval and as determined by DEM and/or VDOT, a pro-rata contribution shall be made for the future signalization of the Lincolnia Road/Beauregard Street/Gloucester Street intersection by others.
14. A signage plan directing patrons to the parking structure shall be coordinated with and approved by the Office of Transportation and DEM prior to Final Site Plan approval for the parking structure. The signage shall be in place prior to the issuance of the NON-RUP for the parking structure, as determined 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.

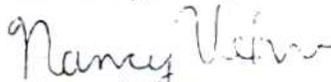
Pursuant to Section 9-015 of the Zoning Ordinance, this Special Exception shall automatically expire, without notice, thirty (30) months after the date of approval unless the use has been established or construction has commenced and been diligently prosecuted. The Board of Supervisors may grant additional 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:

- Waived the minimum open space requirement;
- Modified the transitional screening and waived the barrier requirement along the northern boundary; and
- Modified the peripheral parking lot landscaping.

If you have questions regarding the expiration of this Special Exception Amendment 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 Veirs

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 Svcs., 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 Acq. & Planning Dvs., Park Authority



FAIRFAX COUNTY

OFFICE OF THE CLERK
BOARD OF SUPERVISORS
12000 Government Center Parkway, Suite 533
Fairfax, Virginia 22035-0072

Tel: 703-324-3151 Fax: 703-324-3926

V I R G I N I A

April 20, 1994

William C. Thomas, Jr., Esquire
Fagelson, Schonberger, Payne & Deichmeister, P.C.
1733 King Street - Suite 300
Alexandria, Virginia 22314

RE: Special Exception
Number SE 93-M-054

Dear Mr. Thomas:

At a regular meeting of the Board of Supervisors held on April 11, 1994, the Board approved Special Exception Number SE 93-M-054, in the name of MTS Incorporated T/A Tower Records, located at Tax Map 72-4 ((1)) Pt. 3 (limited to the building mounted signs on the parcel) for a waiver of certain sign regulations pursuant to Section 9-620 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 building mounted signs depicted on the Special Exception Plat approved with the application, as qualified by these development conditions.
3. The sign area shall be calculated in accordance with Section 12-105 of the Zoning Ordinance. The signs shall be located as shown on the Special Exception Plat entitled "New Store for Tower Records" and prepared by **Buttrick White & Burtis** which is dated February 17, 1994 with revisions through March 16, 1994.

2.

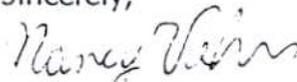
4. Changes to the face of the signs, in accordance with Article 12, may be approved without requiring a Special Exception Amendment, provided consistent letter treatment is maintained. Increases in the size and/or height of the signs shall require approval of a Special Exception Amendment.
5. All lettering on the sign faces shall be of one color and one typeface.

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 Sign Permit, and other associated permits as may be required, 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 (the building mounted signs) has been established. The Board of Supervisors may grant additional time to establish the use 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.

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

9-620 Waiver of Certain Sign Regulations

The purpose of this special exception is to provide some relief where appropriate for those signs in the C and I districts which, because of certain unusual circumstances as specified below, do not provide identification as intended by the sign regulations. In the C and I districts, the Board may approve, either in conjunction with the approval of a rezoning or as a Category 6 special exception, a modification or waiver of the sign regulations in accordance with the following:

1. Such waiver may be for an increase in sign area, increase in sign height or different location of a sign, not otherwise provided by Sect. 12-304. Such waiver shall not allow the erection of a freestanding sign or off-site sign, not otherwise permitted by this Ordinance, or the establishment of any sign prohibited by the provisions of Sect. 12-104.
2. Such waiver may be approved only when it is demonstrated by the applicant that there are unusual circumstances or conditions in terms of location, topography, size or configuration of the lot; access to the lot; unusual size or orientation of the structure on the lot; or other unique circumstance of the land or structure that impacts the applicant's ability to provide for a reasonable identification of the use.
3. It is determined that such waiver will be in harmony with the policies of the adopted comprehensive plan.
4. A waiver of the sign provisions may be approved only in those locations where, based upon a review of the relationship of the sign to the land, buildings and conforming signs in the neighborhood, it is determined that the sign will not have any deleterious effect on the existing or planned development of adjacent properties and that it is consistent with the purpose and intent of Article 12.

GLOSSARY

This Glossary is provided to assist the public in understanding the staff evaluation and analysis of development proposals. It should not be construed as representing legal definitions. Refer to the Fairfax County Zoning Ordinance, Comprehensive Plan or Public Facilities Manual for additional information.

ABANDONMENT: Refers to road or street abandonment, an action taken by the Board of Supervisors, usually through the public hearing process, to abolish the public's right-of-passage over a road or road right-of way. Upon abandonment, the right-of-way automatically reverts to the underlying fee owners. If the fee to the owner is unknown, Virginia law presumes that fee to the roadbed rests with the adjacent property owners if there is no evidence to the contrary.

ACCESSORY DWELLING UNIT (OR APARTMENT): A secondary dwelling unit established in conjunction with and clearly subordinate to a single family detached dwelling unit. An accessory dwelling unit may be allowed if a special permit is granted by the Board of Zoning Appeals (BZA). Refer to Sect. 8-918 of the Zoning Ordinance.

AFFORDABLE DWELLING UNIT (ADU) DEVELOPMENT: Residential development to assist in the provision of affordable housing for persons of low and moderate income in accordance with the affordable dwelling unit program and in accordance with Zoning Ordinance regulations. Residential development which provides affordable dwelling units may result in a density bonus (see below) permitting the construction of additional housing units. See Part 8 of Article 2 of the Zoning Ordinance.

AGRICULTURAL AND FORESTAL DISTRICTS: A land use classification created under Chapter 114 or 115 of the Fairfax County Code for the purpose of qualifying landowners who wish to retain their property for agricultural or forestal use for use/value taxation pursuant to Chapter 58 of the Fairfax County Code.

BARRIER: A wall, fence, earthen berm, or plant materials which may be used to provide a physical separation between land uses. Refer to Article 13 of the Zoning Ordinance for specific barrier requirements.

BEST MANAGEMENT PRACTICES (BMPs): Stormwater management techniques or land use practices that are determined to be the most effective, practicable means of preventing and/or reducing the amount of pollution generated by nonpoint sources in order to improve water quality.

BUFFER: Graduated mix of land uses, building heights or intensities designed to mitigate potential conflicts between different types or intensities of land uses; may also provide for a transition between uses. A landscaped buffer may be an area of open, undeveloped land and may include a combination of fences, walls, berms, open space and/or landscape plantings. A buffer is not necessarily coincident with transitional screening.

CHESAPEAKE BAY PRESERVATION ORDINANCE: Regulations which the State has mandated must be adopted to protect the Chesapeake Bay and its tributaries. These regulations must be incorporated into the comprehensive plans, zoning ordinances and subdivision ordinances of the affected localities. Refer to Chesapeake Bay Preservation Act, Va. Code Section 10.1-2100 et seq and VR 173-02-01, Chesapeake Bay Preservation Area Designation and Management Regulations.

CLUSTER DEVELOPMENT: Residential development in which the lots are clustered on a portion of a site so that significant environmental/historical/cultural resources may be preserved or recreational amenities provided. While smaller lot sizes are permitted in a cluster subdivision to preserve open space, the overall density cannot exceed that permitted by the applicable zoning district. See Sect. 2-421 and Sect. 9-615 of the Zoning Ordinance.

COUNTY 2232 REVIEW PROCESS: A public hearing process pursuant to Sect. 15.2-2232 (Formerly Sect. 15.1-456) of the Virginia Code which is used to determine if a proposed public facility not shown on the adopted Comprehensive Plan is in substantial accord with the plan. Specifically, this process is used to determine if the general or approximate location, character and extent of a proposed facility is in substantial accord with the Plan.

dBa: The momentary magnitude of sound weighted to approximate the sensitivity of the human ear to certain frequencies; the dBA value describes a sound at a given instant, a maximum sound level or a steady state value. See also Ldn.

DENSITY: Number of dwelling units (du) divided by the gross acreage (ac) of a site being developed in residential use; or, the number of dwelling units per acre (du/ac) except in the PRC District when density refers to the number of persons per acre.

DENSITY BONUS: An increase in the density otherwise allowed in a given zoning district which may be granted under specific provisions of the Zoning Ordinance when a developer provides excess open space, recreation facilities, or affordable dwelling units (ADUs), etc.

DEVELOPMENT CONDITIONS: Terms or conditions imposed on a development by the Board of Supervisors (BOS) or the Board of Zoning Appeals (BZA) in connection with approval of a special exception, special permit or variance application or rezoning application in a "P" district. Conditions may be imposed to mitigate adverse impacts associated with a development as well as secure compliance with the Zoning Ordinance and/or conformance with the Comprehensive Plan. For example, development conditions may regulate hours of operation, number of employees, height of buildings, and intensity of development.

DEVELOPMENT PLAN: A graphic representation which depicts the nature and character of the development proposed for a specific land area; information such as topography, location and size of proposed structures, location of streets trails, utilities, and storm drainage are generally included on a development plan. A development plan is a submission requirement for rezoning to the PRC District. A **GENERALIZED DEVELOPMENT PLAN (GDP)** is a submission requirement for a rezoning application for all conventional zoning districts other than a P District. A development plan submitted in connection with a special exception (SE) or special permit (SP) is generally referred to as an SE or SP plat. A **CONCEPTUAL DEVELOPMENT PLAN (CDP)** is a submission requirement when filing a rezoning application for a P District other than the PRC District; a CDP characterizes in a general way the planned development of the site. A **FINAL DEVELOPMENT PLAN (FDP)** is a submission requirement following the approval of a conceptual development plan and rezoning application for a P District other than the PRC District; an FDP further details the planned development of the site. See Article 16 of the Zoning Ordinance.

EASEMENT: A right to or interest in property owned by another for a specific and limited purpose. Examples: access easement, utility easement, construction easement, etc. Easements may be for public or private purposes.

ENVIRONMENTAL QUALITY CORRIDORS (EQCs): An open space system designed to link and preserve natural resource areas, provide passive recreation and protect wildlife habitat. The system includes stream valleys, steep slopes and wetlands. For a complete definition of EQCs, refer to the Environmental section of the Policy Plan for Fairfax County contained in Vol. 1 of the Comprehensive Plan.

ERODIBLE SOILS: Soils that wash away easily, especially under conditions where stormwater runoff is inadequately controlled. Silt and sediment are washed into nearby streams, thereby degrading water quality.

FLOODPLAIN: Those land areas in and adjacent to streams and watercourses subject to periodic flooding; usually associated with environmental quality corridors. The 100 year floodplain drains 70 acres or more of land and has a one percent chance of flood occurrence in any given year.

FLOOR AREA RATIO (FAR): An expression of the amount of development intensity (typically, non-residential uses) on a specific parcel of land. FAR is determined by dividing the total square footage of gross floor area of buildings on a site by the total square footage of the site itself.

FUNCTIONAL CLASSIFICATION: A system for classifying roads in terms of the character of service that individual facilities are providing or are intended to provide, ranging from travel mobility to land access. Roadway system functional classification elements include Freeways or Expressways which are limited access highways, Other Principal (or Major) Arterials, Minor Arterials, Collector Streets, and Local Streets. Principal arterials are designed to accommodate travel; access to adjacent properties is discouraged. Minor arterials are designed to serve both through traffic and local trips. Collector roads and streets link local streets and properties with the arterial network. Local streets provide access to adjacent properties.

GEOTECHNICAL REVIEW: An engineering study of the geology and soils of a site which is submitted to determine the suitability of a site for development and recommends construction techniques designed to overcome development on problem soils, e.g., marine clay soils.

HYDROCARBON RUNOFF: Petroleum products, such as motor oil, gasoline or transmission fluid deposited by motor vehicles which are carried into the local storm sewer system with the stormwater runoff, and ultimately, into receiving streams; a major source of non-point source pollution. An oil-grit separator is a common hydrocarbon runoff reduction method.

IMPERVIOUS SURFACE: Any land area covered by buildings or paved with a hard surface such that water cannot seep through the surface into the ground.

INFILL: Development on vacant or underutilized sites within an area which is already mostly developed in an established development pattern or neighborhood.

INTENSITY: The magnitude of development usually measured in such terms as density, floor area ratio, building height, percentage of impervious surface, traffic generation, etc. Intensity is also based on a comparison of the development proposal against environmental constraints or other conditions which determine the carrying capacity of a specific land area to accommodate development without adverse impacts.

Ldn: Day night average sound level. It is the twenty-four hour average sound level expressed in A-weighted decibels; the measurement assigns a "penalty" to night time noise to account for night time sensitivity. Ldn represents the total noise environment which varies over time and correlates with the effects of noise on the public health, safety and welfare.

LEVEL OF SERVICE (LOS): An estimate of the effectiveness of a roadway to carry traffic, usually under anticipated peak traffic conditions. Level of Service efficiency is generally characterized by the letters A through F, with LOS-A describing free flow traffic conditions and LOS-F describing jammed or grid-lock conditions.

MARINE CLAY SOILS: Soils that occur in widespread areas of the County generally east of Interstate 95. Because of the abundance of shrink-swell clays in these soils, they tend to be highly unstable. Many areas of slope failure are evident on natural slopes. Construction on these soils may initiate or accelerate slope movement or slope failure. The shrink-swell soils can cause movement in structures, even in areas of flat topography, from dry to wet seasons resulting in cracked foundations, etc. Also known as slippage soils.

OPEN SPACE: That portion of a site which generally is not covered by buildings, streets, or parking areas. Open space is intended to provide light and air; open space may function as a buffer between land uses or for scenic, environmental, or recreational purposes.

OPEN SPACE EASEMENT: An easement usually granted to the Board of Supervisors which preserves a tract of land in open space for some public benefit in perpetuity or for a specified period of time. Open space easements may be accepted by the Board of Supervisors, upon request of the land owner, after evaluation under criteria established by the Board. See Open Space Land Act, Code of Virginia, Sections 10.1-1700, et seq.

P DISTRICT: A "P" district refers to land that is planned and/or developed as a Planned Development Housing (PDH) District, a Planned Development Commercial (PDC) District or a Planned Residential Community (PRC) District. The PDH, PDC and PRC Zoning Districts are established to encourage innovative and creative design for land development; to provide ample and efficient use of open space; to promote a balance in the mix of land uses, housing types, and intensity of development; and to allow maximum flexibility in order to achieve excellence in physical, social and economic planning and development of a site. Refer to Articles 6 and 16 of the Zoning Ordinance.

PROFFER: A written condition, which, when offered voluntarily by a property owner and accepted by the Board of Supervisors in a rezoning action, becomes a legally binding condition which is in addition to the zoning district regulations applicable to a specific property. Proffers are submitted and signed by an owner prior to the Board of Supervisors public hearing on a rezoning application and run with the land. Once accepted by the Board, proffers may be modified only by a proffered condition amendment (PCA) application or other zoning action of the Board and the hearing process required for a rezoning application applies. See Sect. 15.2-2303 (formerly 15.1-491) of the Code of Virginia.

PUBLIC FACILITIES MANUAL (PFM): A technical text approved by the Board of Supervisors containing guidelines and standards which govern the design and construction of site improvements incorporating applicable Federal, State and County Codes, specific standards of the Virginia Department of Transportation and the County's Department of Public Works and Environmental Services.

RESOURCE MANAGEMENT AREA (RMA): That component of the Chesapeake Bay Preservation Area comprised of lands that, if improperly used or developed, have a potential for causing significant water quality degradation or for diminishing the functional value of the Resource Protection Area. See Fairfax County Code, Ch. 118, Chesapeake Bay Preservation Ordinance.

RESOURCE PROTECTION AREA (RPA): That component of the Chesapeake Bay Preservation Area comprised of lands at or near the shoreline or water's edge that have an intrinsic water quality value due to the ecological and biological processes they perform or are sensitive to impacts which may result in significant degradation of the quality of state waters. In their natural condition, these lands provide for the removal, reduction or assimilation of sediments from runoff entering the Bay and its tributaries, and minimize the adverse effects of human activities on state waters and aquatic resources. New development is generally discouraged in an RPA. See Fairfax County Code, Ch. 118, Chesapeake Bay Preservation Ordinance.

SITE PLAN: A detailed engineering plan, to scale, depicting the development of a parcel of land and containing all information required by Article 17 of the Zoning Ordinance. Generally, submission of a site plan to DPWES for review and approval is required for all residential, commercial and industrial development except for development of single family detached dwellings. The site plan is required to assure that development complies with the Zoning Ordinance.

SPECIAL EXCEPTION (SE) / SPECIAL PERMIT (SP): Uses, which by their nature, can have an undue impact upon or can be incompatible with other land uses and therefore need a site specific review. After review, such uses may be allowed to locate within given designated zoning districts if appropriate and only under special controls, limitations, and regulations. A special exception is subject to public hearings by the Planning Commission and Board of Supervisors with approval by the Board of Supervisors; a special permit requires a public hearing and approval by the Board of Zoning Appeals. Unlike proffers which are voluntary, the Board of Supervisors or BZA may impose reasonable conditions to assure, for example, compatibility and safety. See Article 8, Special Permits and Article 9, Special Exceptions, of the Zoning Ordinance.

STORMWATER MANAGEMENT: Engineering practices that are incorporated into the design of a development in order to mitigate or abate adverse water quantity and water quality impacts resulting from development. Stormwater management systems are designed to slow down or retain runoff to re-create, as nearly as possible, the pre-development flow conditions.

SUBDIVISION PLAT: The engineering plan for a subdivision of land submitted to DPWES for review and approved pursuant to Chapter 101 of the County Code.

TRANSPORTATION DEMAND MANAGEMENT (TDM): Actions taken to reduce single occupant vehicle automobile trips or actions taken to manage or reduce overall transportation demand in a particular area.

TRANSPORTATION SYSTEM MANAGEMENT (TSM) PROGRAMS: This term is used to describe a full spectrum of actions that may be applied to improve the overall efficiency of the transportation network. TSM programs usually consist of low-cost alternatives to major capital expenditures, and may include parking management measures, ridesharing programs, flexible or staggered work hours, transit promotion or operational improvements to the existing roadway system. TSM includes Transportation Demand Management (TDM) measures as well as H.O.V. use and other strategies associated with the operation of the street and transit systems.

URBAN DESIGN: An aspect of urban or suburban planning that focuses on creating a desirable environment in which to live, work and play. A well-designed urban or suburban environment demonstrates the four generally accepted principles of design: clearly identifiable function for the area; easily understood order; distinctive identity; and visual appeal.

VACATION: Refers to vacation of street or road as an action taken by the Board of Supervisors in order to abolish the public's right-of-passage over a road or road right-of-way dedicated by a plat of subdivision. Upon vacation, title to the road right-of-way transfers by operation of law to the owner(s) of the adjacent properties within the subdivision from whence the road/road right-of-way originated.

VARIANCE: An application to the Board of Zoning Appeals which seeks relief from a specific zoning regulation such as lot width, building height, or minimum yard requirements, among others. A variance may only be granted by the Board of Zoning Appeals through the public hearing process and upon a finding by the BZA that the variance application meets the required Standards for a Variance set forth in Sect. 18-404 of the Zoning Ordinance.

WETLANDS: Land characterized by wetness for a portion of the growing season. Wetlands are generally delineated on the basis of physical characteristics such as soil properties indicative of wetness, the presence of vegetation with an affinity for water, and the presence or evidence of surface wetness or soil saturation. Wetland environments provide water quality improvement benefits and are ecologically valuable. Development activity in wetlands is subject to permitting processes administered by the U.S. Army Corps of Engineers

TIDAL WETLANDS: Vegetated and nonvegetated wetlands as defined in Chapter 116 Wetlands Ordinance of the Fairfax County Code; includes tidal shores and tidally influenced embayments, creeks, and tributaries to the Occoquan and Potomac Rivers. Development activity in tidal wetlands may require approval from the Fairfax County Wetlands Board.

Abbreviations Commonly Used in Staff Reports

A&F	Agricultural & Forestal District	PDH	Planned Development Housing
ADU	Affordable Dwelling Unit	PFM	Public Facilities Manual
ARB	Architectural Review Board	PRC	Planned Residential Community
BMP	Best Management Practices	RC	Residential-Conservation
BOS	Board of Supervisors	RE	Residential Estate
BZA	Board of Zoning Appeals	RMA	Resource Management Area
COG	Council of Governments	RPA	Resource Protection Area
CBC	Community Business Center	RUP	Residential Use Permit
CDP	Conceptual Development Plan	RZ	Rezoning
CRD	Commercial Revitalization District	SE	Special Exception
DOT	Department of Transportation	SEA	Special Exception Amendment
DP	Development Plan	SP	Special Permit
DPWES	Department of Public Works and Environmental Services	TDM	Transportation Demand Management
DPZ	Department of Planning and Zoning	TMA	Transportation Management Association
DU/AC	Dwelling Units Per Acre	TSA	Transit Station Area
EQC	Environmental Quality Corridor	TSM	Transportation System Management
FAR	Floor Area Ratio	UP & DD	Utilities Planning and Design Division, DPWES
FDP	Final Development Plan	VC	Variance
GDP	Generalized Development Plan	VDOT	Virginia Dept. of Transportation
GFA	Gross Floor Area	VPD	Vehicles Per Day
HC	Highway Corridor Overlay District	VPH	Vehicles per Hour
HCD	Housing and Community Development	WMATA	Washington Metropolitan Area Transit Authority
LOS	Level of Service	WS	Water Supply Protection Overlay District
Non-RUP	Non-Residential Use Permit	ZAD	Zoning Administration Division, DPZ
OSDS	Office of Site Development Services, DPWES	ZED	Zoning Evaluation Division, DPZ
PCA	Proffered Condition Amendment	ZPRB	Zoning Permit Review Branch
PD	Planning Division		
PDC	Planned Development Commercial		