



County of Fairfax, Virginia

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

June 16, 2011

John Gavarkavich
Walter L. Phillips, Inc.
207 Park Avenue
Falls Church, VA 22046

Re: Interpretation for SEA 85-L-022-3; Tax Map 81-1 ((9)) A;
PBS Satellite Operations Center: Additional Generator

Dear Mr. Gavarkavich:

This is in response to your letter of April 5, 2011, and email of June 8, 2011, requesting an interpretation of the Special Exception Amendment (SEA) Plat and development conditions approved by the Board of Supervisors in conjunction with the approval of SEA 85-L-022-3. As I understand it, the question is whether the addition of an emergency generator would be in substantial conformance with the SEA Plat and development conditions. This determination is based on your letter, email, the attached plan titled "Satellite Operations Center, Site Plan Detail," including three sheets, dated March 28, 2011, prepared by Bloomfield Architects, and a copy of the Plat annotated to depict the location of the proposed generator. Copies of your letter and exhibits are attached.

The subject property is zoned I-5 and is governed by SEA 85-L-022-3, which was approved by the Board of Supervisors on January 26, 2010, subject to development conditions, to permit building additions and site modifications for a radio, television and microwave facility and satellite earth station. As I understand it, you are proposing to add an emergency power generator at the southeast corner of the existing satellite operations building, adjacent to an existing power generator. The location of the proposed generator would be at the rear of the parcel, which also accommodates the microwave facility and satellite earth station and is adjacent to the railroad right-of-way on the south. The distance from the proposed generator to the south property boundary is approximately 140 feet. According to the supplemental email, the proposed generator measures 21' 8" long, 8' 2" wide and 11' 6" high, approximately the same size as the existing adjacent generator, and will be installed on a steel grate platform measuring 25' 6" long by 15' 10" wide. According to your letter and exhibits, the proposed generator would not encroach into limits of clearing and grading and no existing wooded vegetation or landscaping would be removed with the installation of the proposed generator.

John Gavarkavich

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It is my determination that the proposed generator discussed above would be in substantial conformance with SEA 85-L-022-3. This determination has been made in my capacity as the duly authorized agent of the Zoning Administrator and only addresses the issues discussed herein. If you have any questions regarding this interpretation, please contact Carrie Lee at (703) 324-1290.

Sincerely,



Barbara C. Berlin, AICP, Director
Zoning Evaluation Division, DPZ

BCB/CDLN:\Interpretations\SEVPBS_generator.doc

Attachments: A/S

cc: Penelope A. Gross, Supervisor, Mason District
Janet Hall, Planning Commissioner, Mason District
Diane Johnson-Quinn, Deputy Zoning Administrator, Permit Review Branch, ZAD, DPZ
Ken Williams, Chief, Plan Control, Land Development Services, DPWES
Jack Weyant, Director, Environmental and Facilities Inspection Division, DPWES
Kevin Guinaw, Chief, Special Projects/Applications Management Branch, ZED, DPZ
File: SEA 85-L-022-3, SEI 1104 015, Imaging, Reading File

WALTER L. PHILLIPS, INCORPORATED
Founded 1945

MEMORANDUM

RECEIVED
Department of Planning & Zoning
APR 18 2011
Zoning Evaluation Division

To: Kevin Guinaw
From: John Gavarkavich
Date: April 5, 2011
Cc: Stephen Francis

**Re: PBS – Special Exception Amendment 85-L- 022-3, approved January 26, 2010 –
Substantial Conformance Inquiry for Informal or Formal Interpretation**

Kevin,

I understand Chris Demanche is no longer with the County, who was the Staff Coordinator for the PBS SEA. I was trying to get an informal interpretation, or declaration that I need to submit an interpretation, and spare PBS any additional costs.

PBS wants to add an additional, above ground, platform- mounted generator next to the existing generator of similar construction. This generator was not included on the SEA Plat. What we would like to know whether including an additional platform mounted generator. It would be our intention to submit a Site Plan Revision once the Site Plan, currently distributed to Bonding, is formally approved. For your convenience in reviewing the proposed revisions, are three reduced drawings prepared by the architect, and our latest Special Exception Amendment Plat – layout plan. Items worth noting are as follows:

- The steel grate platform elevated on a series of piers will allow water to pass through below in an unconcentrated manor.
- Large Class 3 rip rap will be placed underneath the generator for added erosion protection and weed control.
- Proposed generator will be lower in height than the adjacent roof
- Limits of clearing and grading adjusted to include the installation of a new generator piers, and to lay rip-rap underneath.
- No existing woody vegetation or proposed landscaping is impacted by this plan.

Thank you in advance for your cursory review of this plan. Should you have any questions or require additional information please feel free to contact me.

207 Park Avenue
Falls Church, Virginia 22046
Telephone: (703) 532-6163
Facsimile: (703) 533-1301

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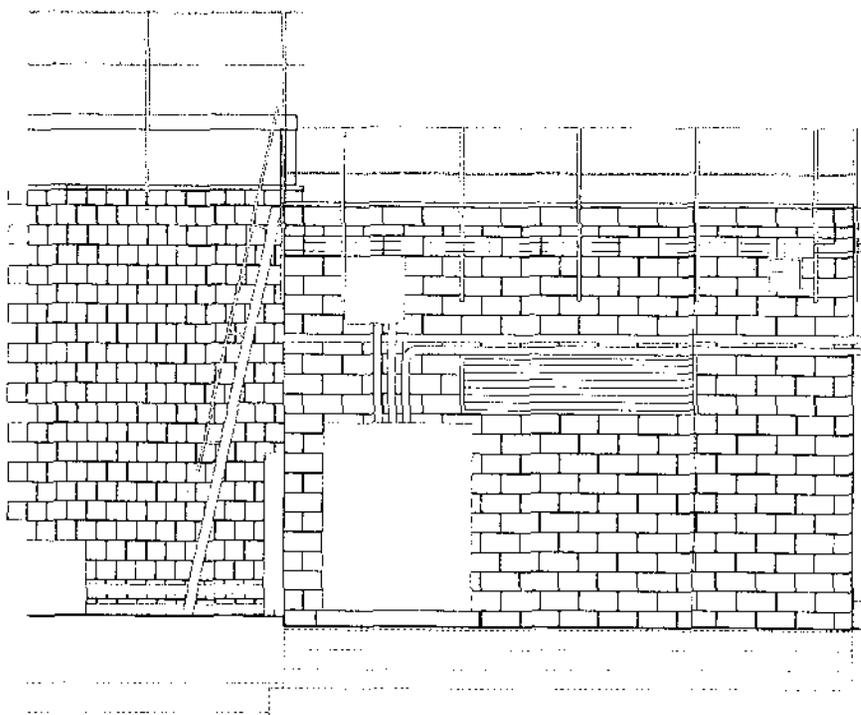
YEARS OF PROFESSIONAL SERVICE

CIVIL ENGINEERS
LAND SURVEYORS
PLANNERS
LANDSCAPE ARCHITECTS

Lee, Carrie D.

From: John Gavarkavich <johng@wlpinc.com>
Sent: Wednesday, June 08, 2011 2:32 PM
To: Lee, Carrie D.
Subject: PBS Generator

Carrie, the new generator is 21'-8" long, 8'-2" wide, and 11'-6" high. The steel grated platform it sits on will be 25'-6" long by 15'-10" wide . This info was supplied by the project architect. Call me if you have any other questions. THANKS.
John Gavarkavich. WLP Inc.
Sent via BlackBerry by AT&T

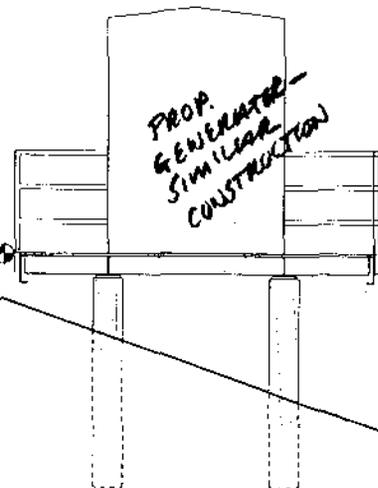


GEN. ROOM
T.O. BLOCK
13'-4" AFF

GEN. ROOM
ROOF
+12'-0 1/2" AFF

GEN. ROOM
T.O. STEEL
11'-10" AFF

FIN. FLOR.
0'-0"



*PROP.
GENERATOR -
SIMILAR
CONSTRUCTION*

2 SECTION THROUGH NEW GENERATOR
1/4" = 1'-0"

bloomfield architects

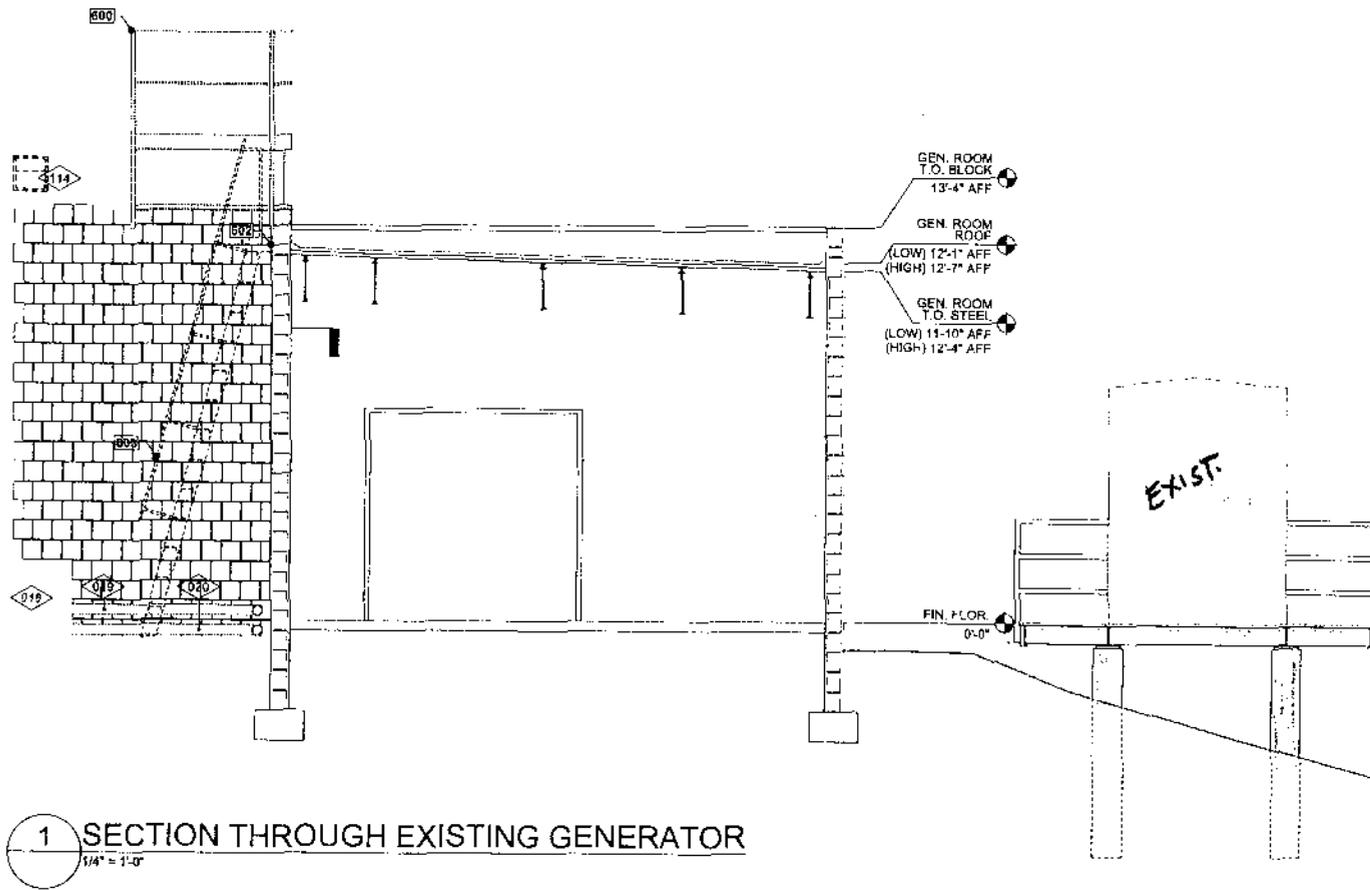
1660 Lister Street
Philadelphia, PA 19104
T: 215.752.7319
F: 215.752.3212
www.bloomfieldarchitects.com

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SATELLITE OPERATIONS CENTER

0453 Stephenson Way
Alexandria, VA 22312
PH: (703) 738-8474
FX: (571) 438-4282

SECTION THROUGH NEW GENERATOR	
SHEET TITLE	
D & A PROJECT NUMBER: 032	
REVISION:	SHEET No. K of AX
DATE: 03.28.11	
SCALE: 1" = 20'	
DRAWN BY: DLK	SPSK-100.3



1 SECTION THROUGH EXISTING GENERATOR
 1/4" = 1'-0"

bloomfield ARCHITECTS
 1650 Leiper Street
 Philadelphia, PA 19102
 T: 215.252.7314
 F: 215.252.2512
 www.bloomfieldarchitects.com

SATELLITE
FBS OPERATIONS CENTER
 8453 Stephenson Way
 Alexandria, VA 22312
 PH: (703) 738-5474
 FX: (571) 438-4292

SECTION THROUGH EXISTING GENERATOR	
SHEET TITLE	
S & A PROJECT NUMBER: 832	
REVISION:	SHEET NO. K of XX
DATE: 03.28.11	
SCALE: 1" = 20'	
DRAWN BY: DLK	SPSK-100.2