



# County of Fairfax, Virginia

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

September 12, 2011

Mr. David R. Gill  
McGuireWoods LLP  
1750 Tysons Boulevard, Suite 1800  
McLean, VA 22102-4215

Re: Interpretation for SE 2010-LE-025, Costco, Tax Map 101-2 ((6)) A: Building Footprint, Parking, Open Space

Dear Mr. Gill:

This is in response to your letter dated July 28, 2011 (attached), requesting an interpretation of the Special Exception (SE) Plat and development conditions approved by the Board of Supervisors in conjunction with the approval of SE 2010-LE-025. As I understand it, the question is whether the proposed modification to the building footprint, and the resulting changes in parking and open space, would be in substantial conformance with the approved SE Plat. This determination is based on your letter and submitted exhibit which consists of a mark-up of Sheet 3 of the SE Plat to highlight the proposed changes.

SE 2010-LE-025 was approved by the Board of Supervisors, subject to development conditions, on April 26, 2011, to permit the development of a new 143,416 square foot (SF) large retail sales establishment at a floor area ratio of 0.28 in the C-8 Zoning District.

You indicate that Costco would like to relocate the store breakroom, which is typically located in an internal mezzanine-level, to the ground-level as part of the corporation's implementation of an updated anti-discrimination policy. The breakroom would include approximately 1,460 SF located at the southwestern corner of the building. As a result, an extension of the building footprint is proposed. Approximately 1,300 SF of open space and six parking spaces would be displaced by the extension. Four of the parking spaces would be removed and two parking spaces would be converted to open space; approximately 500 SF. As a result, approximately 800 SF of open space would be lost to facilitate the building extension. However, the overall required amount of open space (15%) for the development would still be provided. The open space would be reduced from 73,784 SF to 72,985 SF. You have indicated that the building's gross floor area would be reduced by 160 square feet because the breakroom's size would decrease from the former mezzanine location. You have also indicated that although there would be six fewer parking spaces provided, the overall parking provided (569 spaces) would exceed the parking required by 19 parking spaces.

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Mr. David R. Gill  
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It is my determination that the proposed modification of the building footprint, parking, and open space are in substantial conformance with the approved SE Plat and development conditions.

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 feel free to contact Kelli-Mae Goddard-Sobers at (703) 324-1290.

Sincerely,



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

O:\BCB\kgodda\Interpretations\Costco final interpretation.docx Attachments: A/S

cc: Jeffrey C. McKay, Supervisor, Lee District  
James Migliaccio, Planning Commissioner, Lee District  
Diane Johnson-Quinn, Deputy Zoning Administrator, ZAD, DPZ  
Ken Williams, 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: SE 2010-LE-025, PI 1108 082, Imaging, Reading File

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July 28, 2011

VIA FEDEX

Barbara Berlin  
Department of Planning and Zoning  
12055 Government Center Parkway  
Fairfax, Virginia, 22030

**RE: Substantial Conformance Request for Richmond Highway Costco (SE 2010-LE-025)**

Dear Barbara:

As you know, we represent the applicant, Costco Wholesale Corporation ("Costco") on the above-referenced special exception. Costco is implementing an updated anti-discrimination policy corporate wide. One element of that update is a focus on eliminating their internal mezzanine-level breakrooms for employees. In order to eliminate any potential issues with handicapped employees being able to access the breakroom, Costco is moving all employee breakrooms on the main level.

For the Richmond Highway Costco, this means a slight redesign to allow the breakroom to be relocated to the ground-floor. Previously the application had presumed an internal mezzanine-level breakroom, however in order to comply with this new policy, Costco is requesting confirmation that the enclosed plans are in substantial conformance with the approved SE Plat.

The enclosed redline plan shows the specific proposed changes from the approved SE Plat. In essence, the gross floor area ("GFA") is actually reduced 160 sq. ft. because the breakroom shrinks. Further, the impervious area is also reduced. The footprint is expanded slightly on western side (the side away from Richmond Highway) to accommodate the groundfloor breakroom. The increased greenspace comes at a loss of about 6 parking spaces, however the property would still have 19 more spaces than the ordinance required minimum.

Lastly, the relationship to the adjacent properties is in no way impacted. The building would be no closer to any of the existing residential properties, nothing on the Richmond Highway side would be impacted, and there would be no loss of landscaping, buffering or

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Zoning Evaluation Division

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setbacks. For these reasons, we respectfully request confirmation that the enclosed plans are in substantial conformance with the approved SE Plat.

Sincerely yours,

A handwritten signature in black ink, appearing to read "D. R. Gill", written over a horizontal line.

David R. Gill

Enclosure

CC: Scott Robinson and Marcus Wadsworth, Lee District Office

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