



# County of Fairfax, Virginia

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

July 27, 2011

Anabela Talaia  
600 5<sup>th</sup> Street, NW  
Washington, DC 20001

Re: Special Exception Application SE 2010-MA-028

Dear Ms. Talaia:

At a regular meeting of the Board of Supervisors held on July 26, 2011, the Board held a public hearing on Special Exception Application SE 2010-MA-028 in the name of Washington Metropolitan Area Transit Authority. The subject property is located at 6851-6853 Industrial Road on approximately 9.45 acres of land, zoned R-2, R-3, I-2, I-6 and HC in the Mason District [Tax Map 80-2 ((1)) 32]. The Board's action permits a regional non-rail transit facility that includes vehicular parking and rail inventory storage on an existing parking area, pursuant to Sections 3-204, 3-304 and 5-604 of the Fairfax County Zoning Ordinance, by requiring conformance with the following development conditions:

1. This Special Exception is granted for and runs with the land indicated in this application and is not transferable to other land.
2. This Special Exception is granted only for the purpose(s), structure(s) and/or use(s) indicated on the special exception plat approved with the application, as qualified by these development conditions.
3. This Special Exception is subject to the provisions of Article 17, Site Plans, as may be determined by the Director, Department of Public Works and Environmental Services (DPWES). Any plan submitted pursuant to this special exception shall be in substantial conformance with the approved Special Exception Plat entitled "WMATA Industrial Road Site Metro Access and TSSM Storage Yard Special Exception Plat," prepared by WMATA Department of Operations Services and Engineering Support Services and sealed on February 22, 2011 (Sheet 1 dated September 2010 as revised through February 2011, Sheets 2 and 3 dated March 2011 as revised through April 2011, and Sheet 4 dated February 2011 as revised through April 2011) and these conditions. Minor modifications to the approved special exception may be permitted pursuant to Par. 4 of Sect. 9-004 of the Zoning Ordinance.

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**Office of the Clerk to the Board of Supervisors**  
12000 Government Center Parkway, Suite 533  
Fairfax, Virginia 22035

Phone: 703-324-3151 ♦ Fax: 703-324-3926 ♦ TTY: 703-324-3903  
Email: [clerktothebos@fairfaxcounty.gov](mailto:clerktothebos@fairfaxcounty.gov)  
<http://www.fairfaxcounty.gov/bosclerk>

4. Landscaping shall be provided as shown on Sheet 4 of the SE Plat. The ash trees identified in Note 10 on Sheet 4 of the SE Plat shall be replaced with different species that may include tulip poplars, sycamore, or white, red or pin oaks subject to the review and approval by Urban Forest Management (UFM).
5. Right-of-way shown on the SE Plat along Industrial Road for the East West Trail shall be dedicated to the Board of Supervisors, in fee simple, upon request by DPWES, FCDOT or VDOT. Frontage improvements shall be constructed per the SE plat, to VDOT standards, unless waived.
6. Right-of-way shown on the SE Plat along Backlick Run for the stream valley trail shall be dedicated to the Board of Supervisors, in fee simple, upon request by DPWES or FCDOT the final location of the trail shall be approved by, and shall be field located with the Fairfax County Park Authority.
7. Signage shall meet the requirements of Article 12 of the Zoning Ordinance.

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 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 of to commence construction if a written request for additional time is filed with the Zoning Administrator prior to the date of expiration of the special exception. The request must specify the amount of additional time requested, the basis for the amount of time requested and an explanation of why additional time is required.

**The Board also:**

- Modified the interior and peripheral parking lot landscaping requirements to that shown on the SE Plat.

Sincerely,



Nancy Vehrs  
Clerk to the Board of Supervisors  
NV/ph

Cc: Chairman Sharon Bulova  
Supervisor Penny Gross, Mason District  
Janet Coldsmith, Director, Real Estate Division, Dept. of Tax Administration  
Barbara C. Berlin, Director, Zoning Evaluation Division, DPZ  
Diane Johnson-Quinn, Deputy Zoning Administrator, Dept. of Planning and Zoning  
Angela K. Rodeheaver, Section Chief, Transportation Planning Division  
Ken Williams, Plans & Document Control, ESRD, DPWES  
Department of Highways-VDOT  
Sandy Stallman, Park Planning Branch Manager, FCPA  
Charlene Fuhrman-Schulz, Development Officer, DHCD/Design Development Division  
District Planning Commissioner  
Karyn Moreland, Chief Capital Projects Sections, Dept. of Transportation