



County of Fairfax, Virginia

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

October 19, 2011

Shane M. Murphy
Cooley LLP
One Freedom Square
Reston Town Center
11951 Freedom Drive
Reston, VA 20190-5656

Re: Special Exception Amendment Application SEA 95-M-039-02
(Concurrent with Proffered Condition Amendment Application PCA 2009-MA-011)

Dear Mr. Murphy:

At a regular meeting of the Board of Supervisors held on October 18, 2011, the Board approved Special Exception Amendment Application SEA 95-M-039-02 in the name of Bill Page Plaza, LLC. The subject property is located at 3008, 3080 and 3040 Annandale Road and 6715 Arlington Boulevard on approximately 8.36 acres of land zoned C-6 and HC in the Mason District [Tax Map 50-4 ((1)) 6 and 7; 50-4 ((17)) H and H1]. The Board's action amends Special Exception Application SE 95-M-039 previously approved for vehicle sales, rental and ancillary service establishment, drive through pharmacy, drive in financial institution and increase in building height to permit site modifications and associated modifications to site design and development conditions pursuant to Sections 4-604, 7-607 and 9-607 of the Fairfax County Zoning Ordinance, by requiring conformance with the following development conditions which supersede all previous development conditions; conditions carried forward unchanged from previous approvals are marked with an asterisk (*):

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. Other by-right or special permit uses allowed by the Zoning Ordinance may be permitted on the property without a Special Exception Amendment, so long as such uses can be parked in accordance with Article 11 and are in substantial conformance with the SE Plat.*

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
<http://www.fairfaxcounty.gov/bosclerk>

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 "Bill Page Honda & Westlawn Shopping Center," consisting of 21 sheets, prepared by Walter L. Phillips, and dated May 11, 2011 as revised through October 4, 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.

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.

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.

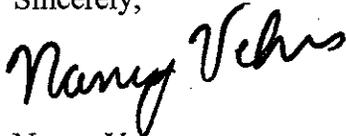
Pursuant to Section 9-015 of the Zoning Ordinance, this special exception shall automatically expire, without notice, thirty (30) months after the date of approval unless, at a minimum, the use has been established or construction has commenced and been diligently prosecuted. If the project is phased, development of the initial phase shall be considered to establish the use for the entire development as shown herein. The Board of Supervisors may grant additional time to establish the use or to commence construction if a written request for additional time is filed with the Zoning Administrator prior to the date of expiration of the special exception. The request must specify the amount of additional time requested, the basis for the amount of time requested and an explanation of why additional time is required.

The Board also:

- Modified the transitional screening requirement and waived the barrier requirement, in favor of the treatment depicted on the Generalized Development Plan (GDP) Special Exception Amendment (SEA) plat.
- Reaffirmed the waiver of the service drive requirement along Route 50, in favor of that shown on the GDP/SEA plat.
- Reaffirmed the waiver of the on-road bike lane along Route 50.

- Reaffirmed the waiver of the minor paved trail along Tripps Run.
- Reaffirmed the waiver of the peripheral parking lot landscaping adjacent to Parcel 50-1 ((17)) G.
- Reaffirmed the modification of the peripheral parking lot landscaping along Route 50.

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
District Planning Commissioner
Karyn Moreland, Chief Capital Projects Sections, Dept. of Transportation