



**APPLICATION ACCEPTED:** July 29, 2011  
**PLANNING COMMISSION:** January 26, 2011  
**BOARD OF SUPERVISORS:** Not Yet Scheduled

# County of Fairfax, Virginia

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**January 12, 2012**

## **STAFF REPORT**

**APPLICATION SE 2011-PR-008**

### **PROVIDENCE DISTRICT**

**APPLICANT:** Wells Fargo Bank  
**ZONING:** C-4, SC, HC  
**PARCEL(S):** 29-4 ((1)) 2  
**ACREAGE:** 6.68 acres  
**PLAN MAP:** Office  
**PROPOSAL:** To permit a waiver of certain sign regulations

### **STAFF RECOMMENDATIONS:**

Staff recommends approval of SE 2011-PR-008 subject to the proposed development conditions contained in Appendix 1.

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

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.

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.

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**Kelli Goddard-Sobers**

**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/](http://www.fairfaxcounty.gov/dpz/)



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.

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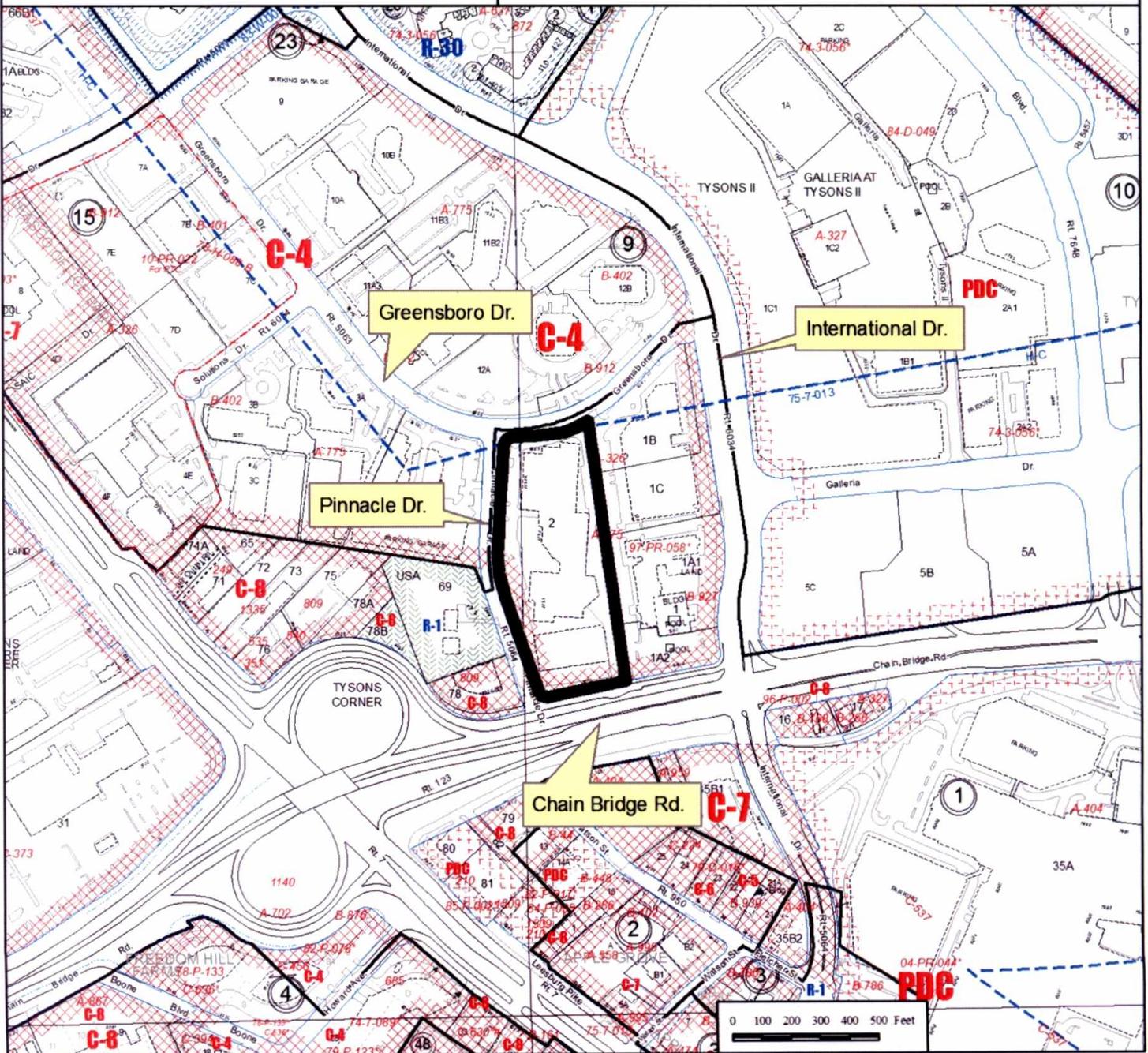
Americans with Disabilities Act (ADA): Reasonable accommodation is available upon 48 hours advance notice. For additional information on ADA call (703) 324-1334 or TTY 711 (Virginia Relay Center).

# Special Exception

## SE 2011-PR-008



Applicant: WELLS FARGO BANK  
 Accepted: 07/29/2011  
 Proposed: WAIVER OF CERTAIN SIGN REGULATIONS  
 Area: 6.68 AC OF LAND; DISTRICT - PROVIDENCE  
 Zoning Dist Sect: 09-0620  
 Art 9 Group and Use: 6-17  
 Located: 1751 & 1753 PINNACLE DRIVE  
 Zoning: C-4  
 Plan Area: 2  
 Overlay Dist: SC, HC  
 Map Ref Num: 029-4- /01/ /0002



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

**DESCRIPTION OF THE APPLICATION**

The applicant, Wells Fargo Bank, is requesting approval of a Special Exception (SE) for a waiver of certain sign regulations to permit an increase in building mounted sign area; to allow two building mounted signs to remain at a higher location than the Zoning Ordinance allows; and to allow an increase in sign area, height and a closer setback for an existing freestanding sign. This Special Exception is applicable to two office buildings containing offices, an eating establishment, and the subject financial institution, Wells Fargo. Wells Fargo has replaced Wachovia Bank as a tenant at this site. A variety of existing and proposed signage is included in the SE sign plan, including building mounted signs (comprised of corporate logos and awning signs) and free standing signs.

<b>Sign Type</b>	<b>Existing</b>	<b>Proposed</b>	<b>Total Number Proposed</b>
Freestanding Signs	8	0	8
Building Mounted Signs	9	2	11

**LOCATION AND CHARACTER**

The 6.68 acre subject property is located within the northwestern quadrant of the intersection of Chain Bridge Road and International Drive. The site is zoned C-4 and is also located within Sign Control (SC) and Highway Corridor (HC) Overlay Districts. The property is developed with two multistory office buildings and two parking garage structures. The two office buildings which are connected via an atrium are located at the center of the site between the two parking garages.



**Exhibit 1: Aerial Photo of Site**

<b>SURROUNDING AREA DESCRIPTION</b>				
<b>Direction</b>	<b>Use</b>	<b>Zoning</b>	<b>Plan</b>	
<b>North</b>	Office	C-4	Office	
<b>South</b>	Parking lot (across Chain Bridge Road)	C-4	Mixed Use	
<b>East</b>	Office Hotel	C-4	Office	
<b>West</b>	Office Tele-communication facility Specialty Center (across Pinnacle Drive)	C-4 R-1 C-8	Office Public Facilities Retail and Other	

**BACKGROUND**

On April 23, 1984, the Board of Supervisors (BOS) approved SE 84-D-003 for an increase in building height from the maximum permitted height in the C-4 District of 120 feet to 214 feet.

On October 30, 1995, the BOS approved SE 95-P-045 for a waiver of certain sign regulations to allow an increase in sign area for the installation of a 72 SF sign at the top of the building.

On March 26, 1996, the Board of Zoning Appeals approved VC 96-P-005 to permit the peripheral parking lot landscaping strip to be 7.9 feet from the street line of a corner lot.

On October 20, 2008, the BOS approved SEA 95-P-045 to permit a telecommunications facility in a HC Overlay District.

**COMPREHENSIVE PLAN PROVISIONS**

**Plan Area:** Area II  
**Planning Sector:** Tysons Corner Urban Center  
**Plan Map:** Office

Plan text can be found in Appendix 4.

**ANALYSIS**

**Title of SE Sign Plan:** Wells Fargo Special Exception Exterior Signage  
**Prepared By:** Site Enhancement Services  
**Original and Revision Dates:** December 2, 2011  
**Description of Sign Plan:**

Existing and Proposed Building Mounted Signage <sup>1</sup>					
Sign	Location	Sign Area	Maximum Allowable Sign Area	Difference in Area	Zoning Ordinance
A	North Tower on penthouse wall facing east (1751 Pinnacle Drive)	132.05 SF 17 ft. above lowest point of wall <b>(proposed)</b>	200 SF for each sign 12 ft. above lowest point of wall	-67.95 SF	Par. 1B, 8, & 9 of Sect. 12-203
F	North Tower on penthouse wall facing southwest	To be removed	200 SF for each sign 12 ft. above lowest point of wall	0 SF	Par. 1B, 8, & 9 of Sect. 12-203
H	North Tower facing east	61 SF (Kettler Sign)	200 SF for each sign	-139 SF	Par. 1B, 8, & 9 of Sect. 12-203
C	South Tower above building entrance facing south (1753 Pinnacle Drive)	28 SF	200 SF for each sign	-172 SF	Par. 8 & 9 of Sect. 12-203
D	South Tower facing southeast	<b>276 SF (proposed)</b>	200 SF for each sign	+ 76 SF	Par. 2 & 8 of Sect. 12-203
E	South Tower facing south	<b>202.5 SF (proposed)</b>	200 SF for each sign	+ 2.5 SF	Par. 2 & 8 of Sect. 12-203
L1	Awning facing south	7 SF	200 SF for each sign	-193 SF	Par. 2 & 8 of Sect. 12-203
L2	Awning facing west	5.25 SF	200 SF for each sign	-194.75 SF	Par. 2 & 8 of Sect. 12-203
L3	Awning facing west	2.63 SF	200 SF for each sign	-197.37 SF	Par. 2 & 8 of Sect. 12-203
L4	Awning facing north	8.88 SF	200 SF for each sign	-191.12 SF	Par. 2 & 8 of Sect. 12-203
L5	Awning facing west	8.88 SF	200 SF for each sign	-191.12 SF	Par. 2 & 8 of Sect. 12-203
	<b>Total</b>	<b>732.19 SF</b>	<b>435 SF (based on building frontage)</b>	<b>+ 297.19 SF</b>	

<sup>1</sup> Building mounted signage that exceeds the zoning ordinance requirements is identified in the chart in the gray shaded areas.

## Existing Freestanding Signs

Sign	Location	Sign Area	Maximum Allowable Sign Area	Difference in Area	Zoning Ordinance
B	Corner of Greensboro Drive and Pinnacle Drive	33.8 SF 16 ft. in height	20 SF, not to exceed 8 ft. in height, No closer than 10 ft. from street	+13.8 SF +8 ft. in height	Par. 13B of Sect. 12-103
G	Corner of Greensboro Drive and Pinnacle Drive	16 SF 7 ft. 6 inches in height	32 SF Not to exceed 8 ft. in height	-16 SF - 6 inches	Par. 3D of Sect. 12-103
I1	At site entrance facing Pinnacle Drive	2.78 SF 3 ft. in height	2 SF	+0.78 SF	Par. 2G of Sect. 12-103
I2	At southern site entrance facing Greensboro Drive	2.78 SF 3 ft. in height	2 SF	+0.78 SF	Par. 2G of Sect. 12-103
I3	At southwestern site entrance facing Pinnacle Drive	2.78 SF, 3 ft. in height	2 SF	+0.78 SF	Par. 2G of Sect. 12-103
J	At southwestern site entrance facing Pinnacle Drive	2.25 SF, 4 ft. in height	2 SF	+0.25 SF	Par. 2G of Sect. 12-103
K1	Next to north tower facing Pinnacle Drive	8 SF, 3 ft. in height	20 SF Not to exceed 8 ft. in height	-12 SF	Par. 13B of Sect. 12-203
K2	Next to south tower facing Pinnacle Drive	8 SF, 3 ft. in height	20 SF Not to exceed 8 ft. in height	-12 SF	Par. 13B of Sect. 12-203

### **Building-Mounted Signs**

The applicant proposes two additional building-mounted signs (signs D and E) totaling 478.5 SF. Based on a frontage length of 155 feet for the north tower and a frontage length of 180 feet for the south tower, the total allowable sign area for the office buildings is 435 SF with no one sign exceeding 200 SF in size. The existing signs (excluding sign F proposed to be removed) total 253.69 SF, which leaves 181.31 SF of allowable sign area available for additional signage. Both newly proposed signs exceed 200 SF in size (Sign D - 276 SF, Sign E - 202.5 SF) and exceed the total permitted building-mounted signage by 297.19 SF.

The applicant has replaced three signs which read 'Wachovia' with signs A, C, and F. Signs A, C, and F were installed at the same height (Sign A - 17 feet, Sign C - 18.5 feet, Sign F - 16.42 feet) as the previous Wachovia signs. However, signs A and F are located higher than 12 feet, which is the limit established by the Zoning Ordinance. The applicant is proposing to remove sign F and is requesting that sign A be allowed to remain at the height it was installed. All of the remaining building-mounted signs are existing signs for other tenants that were legally established with valid sign permits.

### **Freestanding Signs**

There are eight existing freestanding signs established with valid permits. Sign B replaced Wachovia's freestanding sign located at the corner of Greensboro Drive and Pinnacle Drive. In 1988, First American Bank was issued sign permit # 8812-7781-1875 for Sign B that referenced Sect. 12-203 to allow a 36 SF sign at a height of 16 feet. The previous Wachovia sign which resurfaced the First American Bank sign was 39 SF and 17 feet 3 inches in height. The new Wells Fargo sign is 34 SF and 16 feet in height. Both the previous sign and the existing sign exceed the maximum square footage and height allowed by the Zoning Ordinance. According to Par. 13B of Sect. 12-203, the maximum square footage allowed for a building identification sign is 20 SF and the sign shall be no taller than 8 feet. The new sign exceeds that allowable square footage by 14 SF and height by 8 feet. All other freestanding signs are existing signs consisting of one leasing sign (G); three directional signs (I1, I2, and I3); one informational sign (J); and two building identification signs (K1 and K2).

### **Land Use Analysis and Office of Community Revitalization and Reinvestment (OCRR) Analysis (Appendix 5)**

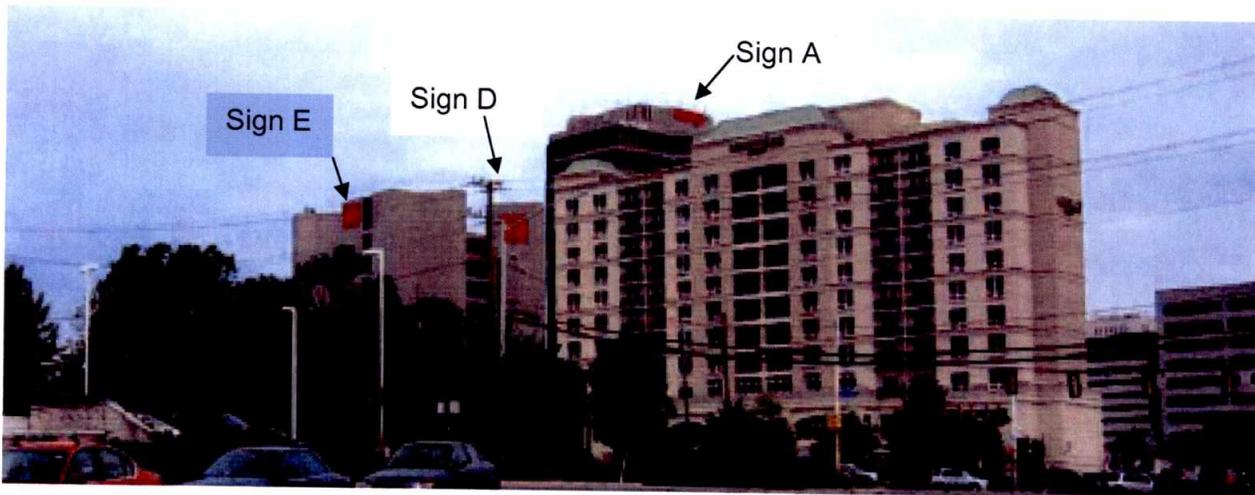
The proposed signage does not present any significant land use issues with respect to the use and intensity guidance in the Comprehensive Plan. However, staff requested the applicant to consider the design concerns outlined below to address the high quality design criteria for Tysons Corner.

**Issue: Size**

In the original sign plan submission, several large signs in multiple locations were proposed on the building's façade. Staff advised the applicant to reduce the size of signs D and E by using only the logo lettering and by removing the red background to reduce their billboard-like appearance, or to eliminate either sign D or E and reduce the size of the remaining sign while retaining the entire logo with the background.

**Resolution:**

The applicant revised the submission by reducing the sizes of signs D and E with the red background intact. Staff continues to find signs D and E to be quite large creating a billboard-like appearance and believes that the signs can be further reduced to minimize the red background or that sign D should be eliminated. The applicant does not wish to eliminate sign D but is willing to remove sign F, which has already been installed on the building's western façade on the penthouse wall. Staff understands that if sign F is removed it would substantially reduce the overall amount of additional square footage of signage. However, staff's preference is for sign D to be eliminated rather than sign F, which only has the logo lettering and does not contribute to the clutter on the southern façade where signs D and E are proposed to be located Exhibit 2 (see below). If the applicant were to reduce the red background on signs D and E to be similar in appearance to Sign A on the eastern façade, or if sign D is no longer proposed then staff could find this issue resolved. Therefore, staff has proposed a development condition that prohibits the installation of Sign D as it contributes to visual clutter on the southern façade of the structure.



**Exhibit 2: View of South Facade of Buildings with Proposed Signs A, D, and E**

**Issue: Lighting**

Staff raised concerns regarding the potential for lighting from sign D negatively impacting the adjacent hotel property located east of the site. Staff requested that the applicant provide lighting information expressed in lumens in the sign plan so that staff can determine illumination levels for all of the proposed signage, particularly sign D.

**Resolution:**

The applicant has stated that due to the angle and height of sign D, it would not negatively impact the adjacent hotel property. The applicant has also provided lighting information for signs A, B, D, and E. Staff has inferred from the information provided, that Sign D would have a total of 179.4 lumens, which is less bright than a standard 40 watt light bulb which has 400 lumens. However, staff still has concerns regarding the proximity of sign D to the adjacent hotel property. Sign D is the only sign that is not a replacement of a previously approved Wachovia sign. As previously mentioned, this sign adds to the visual clutter on the southern façade of the building and staff recommends that this sign be eliminated.

**Transportation** (Appendix 6)

No transportation issues were raised with this application.

**Sanitary Sewer Analysis** (Appendix 7)

The application has no impact on the sanitary sewer system.

**ZONING ORDINANCE PROVISIONS** (Appendix 8)**Special Exception Requirements****General Special Exception Standards (Sect. 9-006)**

General Standard 1 and 2 require that the proposed use be in harmony with the adopted comprehensive plan and the general purpose and intent of the applicable zoning district regulations. The proposed addition of some building-mounted signage and the replacement of an existing freestanding sign does not inhibit the achievement of the Plan objectives. However, staff believes that Sign D contributes to visual clutter and is contrary to plan objectives. Therefore, with the proposed development conditions, staff finds that the proposed application is in harmony with the adopted Comprehensive Plan and the general purpose and intent of the applicable zoning district regulations.

General Standard 3 requires that the proposed use shall be harmonious with and will not adversely affect the use or development of neighboring properties. To ensure that the existing and proposed signage meet this general standard, staff has recommended several development conditions to limit the number, size, and location of signs. With the implementation of these development conditions, staff believes this standard has been satisfied.

The remaining standards regarding traffic, parking, landscaping, transitional screening, open space, and public utilities are not applicable to this application.

### **Waiver of Certain Sign Regulations (Sect. 9-620)**

*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.*

The applicant is seeking an increase in the allowable sign area for two building mounted signs (D and E) and one freestanding sign (B); an increase in sign height for freestanding sign B; and an increased mounting height for sign A. The applicant is not proposing the installation of a freestanding sign or off-site sign not otherwise permitted by the Zoning Ordinance. Therefore this standard has been satisfied.

*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.*

Staff believes that additional signage area to accommodate the required size for the lettering to be legible is justifiable to help patrons and visitors safely navigate to the site, as the office buildings are not directly accessed from Chain Bridge Road and International Drive. The bank's headquarters will be located in the office building, and as a result there will be several visitors from out of town coming to the site. For those reasons staff finds that the applicant's proposed waivers of certain sign regulations is justifiable to ensure customers and visitors

can locate and safely find their way to the office buildings. With the implementation of the proposed development conditions, staff finds this standard has been satisfied.

*3. It is determined that such waiver will be in harmony with the policies of the adopted comprehensive plan.*

As discussed in the Land Use Analysis earlier in the report, staff finds that Sign D is a concern with respect to visual clutter. With the implementation of a development condition to delete Sign D, staff believes the applicant's proposed signage is in harmony with the 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.*

With the implementation of the proposed development conditions, staff believes this standard has been satisfied.

### **Overlay District Requirements**

#### Sign Control (Sect. 7-500)

#### Commercial and Industrial Uses in Sign Control Overlay Districts (Sect. 12-204)

The provisions of the Sign Control Overlay District and the portion of Article 12 applicable to the Sign Control Overlay District provide additional controls for freestanding signs in office parks. The guidelines, as specified in Sect. 12-203 and applied to this application, have been discussed in the Analysis section.

### **Summary of Zoning Ordinance Provisions**

Staff finds that with the proposed development conditions all applicable standards have been satisfied.

## **CONCLUSIONS AND RECOMMENDATIONS**

### **Staff Conclusions**

Staff finds that SE 2011-PR-008 is in harmony with the Comprehensive Plan and in conformance with the applicable Zoning Ordinance provisions.

### **Staff Recommendations**

Staff recommends approval of SE 2011-PR-008 subject to the proposed development conditions contained in Appendix 1.

It should be noted that it is not the intent of staff to recommend that the Board, in adopting any conditions proffered by the owner, 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 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. Comprehensive Plan Provisions
5. Signage Exhibit
6. OCRR Analysis
7. Zoning Administration Division Analysis
8. Transportation Analysis
9. Sanitary Sewer Analysis
10. Applicable Zoning Ordinance Provisions
11. Glossary of Terms

**PROPOSED DEVELOPMENT CONDITIONS****SE 2011-PR-008****January 12, 2011**

If it is the intent of the Board of Supervisors to approve SE 2011-PR-008 located at 1751 and 1753 Pinnacle Drive [Tax Map 29-4 ((1)) 2] for a waiver of certain sign regulations in a Sign Control Overlay District and a Highway Corridor Overlay District, pursuant to Sect. 9-620 of the Fairfax County Zoning Ordinance, then staff recommends that the Board condition the approval by requiring conformance with the following development conditions. These conditions shall be in addition to conditions previously approved pursuant to Special Exception and Special Exception Amendment Applications SE 84-D-003, SE 95-P-045, and SEA 95-P-045.

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. A copy of the Special Exception SHALL BE POSTED in a conspicuous place on the property along with the Non-Residential Use Permit of the use and shall be made available to all Department of the County of Fairfax during hours of operation of the permitted use.
4. This Special Exception is subject to the issuance of a Sign Permit(s). Any permit submitted pursuant to this special exception shall be in substantial conformance with the Sign Plan entitled *Wells Fargo Special Exception Exterior Signage*, prepared by Site Enhancement Services and dated December 2, 2011, except as may be modified by these development conditions. Minor modifications to the approved special exception may be permitted pursuant to Par. 4 of Sect. 9-004 of the Zoning Ordinance.
5. Irrespective of the reference contained in the Sign Plan, Building Mounted Sign D shall not be installed on the southeastern façade of the south tower located at 1751 Pinnacle Drive.
7. The applicant shall submit a letter of authorization or approval from the property owner to the Zoning Administration Division concurrent with each sign permit application.
8. Sign permits shall not be issued until the applicable non-RUP(s) and/or tenant layout permits are obtained.
9. No sign shall move, display any flashing or intermittent lights nor have any features which could be construed as fluorescent or neon in character or color.
10. All signage lighting shall be in accordance with the Performance Standards contained in Part 9 of Article 14 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.

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 as evidenced by the issuance of the Non-RUP and/or sign permit for specific signage approved pursuant to this Special Exception. 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.



## County of Fairfax, Virginia

**MEMORANDUM**

Office of the County Attorney  
Suite 549, 12000 Government Center Parkway  
Fairfax, Virginia 22035-0064  
Phone: (703) 324-2421; Fax: (703) 324-2665  
www.fairfaxcounty.gov

**DATE:** November 2, 2011

**TO:** Kelli Goddard-Sobers, Staff Coordinator  
Zoning Evaluation Division  
Department of Planning and Zoning

**FROM:** Bette R. Crane, Paralegal *[Signature]*  
Office of the County Attorney

**SUBJECT:** Affidavit  
SE 2011-PR-008  
Applicant: Wells Fargo Bank, N.A.  
PC Hearing Date: 1/26/12

**REF.:** 112947

Attached is an affidavit which has been approved by the Office of the County Attorney for the above-referenced case. Please include this affidavit dated 10/31/11, which bears my initials and is numbered 112947, when you prepare the staff report.

Thank you for your cooperation.

Attachment

cc: (w/attach) Laura Gumkowski, Planning Technician (sent via e-mail)  
Zoning Evaluation Division  
Department of Planning and Zoning

**SPECIAL EXCEPTION AFFIDAVIT**

DATE: 10-31-11  
 (enter date affidavit is notarized)

I, J. Brent Forte/Site Enhancement Services, Inc., 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      112947

in Application No.(s): SE 2011-PR-008  
 (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.)

<b>NAME</b> (enter first name, middle initial, and last name)	<b>ADDRESS</b> (enter number, street, city, state, and zip code)	<b>RELATIONSHIP(S)</b> (enter applicable relationships listed in <b>BOLD</b> above)
• Site Enhancement Services, Inc. DBA - North American Signs J. Brent Forte	6001 Nimitz Parkway South Bend, IN 46628 6001 Nimitz Parkway South Bend, IN 46628	Agent for Applicant/Lessee and Title Owner Agent for Applicant/Lessee and Title Owner
Charley Schalliol	6001 Nimitz Parkway South Bend, IN 46628	Agent for Applicant
• Wells Fargo Bank, N.A. Bonnie Freda Richard Belthoff	101 N. Phillips Ave Sioux Falls, SD 57104 101 N. Phillips Ave Sioux Falls, SD 57104 301 S. College St., 30th Floor Charlotte, NC 28202	Applicant/Lessee Agent for Applicant Agent for Applicant/Attorney
Lee Murray	6711 Columbia Gateway Drive Suite 300 Columbia, MD 21046	Attorney/Agent for Title Owner
Matthew Waiter	6711 Columbia Gateway Drive Suite 300 Columbia, MD 21046	Agent for Applicant
• TRC Pinnacle Towers, L.L.C.	6711 Columbia Gateway Drive Suite 300 Columbia, MD 21046	Title Owner/Lessor

(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: 10-31-2011
(enter date affidavit is notarized)

112947

for Application No. (s): SE 2011-PR-008
(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) Wells Fargo Bank, National Association 101 N. Phillips Ave Sioux Falls, SD 57104

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)

- Charter Holdings, Inc.
IBID, Inc.
WFC Holdings Corporation
Wells Fargo & Company

(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: 10-3-2011  
(enter date affidavit is notarized)

112947

for Application No. (s): SE 2011-PR-008  
(enter County-assigned application number (s))

**NAME & ADDRESS OF CORPORATION:** (enter complete name, number, street, city, state, and zip code)  
TRC Pinnacle Towers, L.L.C. 6711 Columbia Gateway Drive Suite 300 Columbia, MD 21046

**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)  
Corporate Office Properties, L.P.,

**NAME & ADDRESS OF CORPORATION:** (enter complete name, number, street, city, state, and zip code)  
Site Enhancement Services, Inc. DBA of North American Signs 3601 West Lathrop South Bend, IN 46628

**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 M Yarger

(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: 10-3-2011  
(enter date affidavit is notarized)

112947

for Application No. (s): SE 2011-PR-008  
(enter County-assigned application number (s))

**NAME & ADDRESS OF CORPORATION:** (enter complete name, number, street, city, state, and zip code)  
Corporate Office Properties Trust (REIT) 6711 Columbia Gateway Drive Suite 300 Columbia, MD 21046

**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)

**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)

(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: 10-31-2011  
(enter date affidavit is notarized)

112947

for Application No. (s): SE 2011-PR-008  
(enter County-assigned application number (s))

**NAME & ADDRESS OF CORPORATION:** (enter complete name, number, street, city, state, and zip code)  
IBID, Inc. Wells Fargo Center, Sixth and Marquette Minneapolis, MN 55479

**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)  
WFC Holdings Corporation

**NAME & ADDRESS OF CORPORATION:** (enter complete name, number, street, city, state, and zip code)  
WFC Holdings Corporation 420 Montgomery St. San Francisco, CA 94104

**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)  
Wells Fargo & Company

(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: 10-31-2011  
(enter date affidavit is notarized)

112947

for Application No. (s): SE 2011-PR-008  
(enter County-assigned application number (s))

**NAME & ADDRESS OF CORPORATION:** (enter complete name, number, street, city, state, and zip code)  
Charter Holdings, Inc. 3800 Howard Hughes Parkway, 9th floor, Las Vegas, NV 89109

**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)  
WFC Holdings Corporation

**NAME & ADDRESS OF CORPORATION:** (enter complete name, number, street, city, state, and zip code)  
Wells Fargo & Company 420 Montgomery St. San Fransisco, CA 94104

**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)

(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: 10-31-2011
(enter date affidavit is notarized)

112947

for Application No. (s): SE 2011-PR-008
(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)
Corporate Office Properties, L.P., 6711 Columbia Gateway Drive, Suite 300 Columbia, Maryland 21046

(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)

- Corporate Office Properties Trust, General Partner
Limited Partners: Jay H. Shidler, Shidler Equities, L.P., Clay W. Hamlin, II, LBCW Limited Partnership, Robert L. Denton, James K. Davis, Denise J. Liszewski, Samuel Tang, Lawrence J. Taff, Kimberly F. Aquino, M.O.R. 44 Gateway Associates Limited Partnership, John Parsinen, M.O.R. Commons Limited Partnership
Joseph Tawil, The Lovejoy Trust, The Century Trust, A. Charles Wilson, Trustee of the A. Charles Wilson and Betty S. Wilson Trust u/d/A June 18, 1980--Survivor's Trust, Irwin Hoffman, The Rouse Family Exemption Trust, Lawrence G. Rief, David D. Jenkins, RA & DM, Inc., Richard Alter, Donald Manekin, William Winstead, Richard Manekin, Robert Manekin, Charles Manekin
Francine Manekin, Sandye Sirota, Lynn Stern, Louis LaPenna, Jamie Deutsch, Kelly Alter, Housing Affiliates, Inc., Reingle Corp., Lynn Hamlin, TRC Associates Limited Partnership
\* No Limited partner owns 10% or more of TRC Pinnacle Towers, L.L.C.

(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: 10-31-2011  
(enter date affidavit is notarized)

112947

for Application No. (s): SE 2011-PR-008  
(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:

[x] 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): SE 2011-PR-008  
(county-assigned application number(s), to be entered by County Staff)

**SPECIAL EXCEPTION AFFIDAVIT**

DATE: 10-31-2011  
(enter date affidavit is notarized)

112947

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) J. Brent Forte  
[ ] Applicant [X] Applicant's Authorized Agent

J. Brent Forte/Site Enhancement Services, Inc.  
(type or print first name, middle initial, last name, and & title of signee)

Subscribed and sworn to before me this 31 day of OCTOBER 20 11, in the State/Comm. of INDIANA, County/City of St. JOSEPH.

[Signature]  
Notary Public

My commission expires: MAY 31, 2019

**Attachment B****ZONING ORDINANCE GENERAL STANDARDS FOR A SPECIAL EXCEPTION**

All special exception uses must satisfy the following general standards pursuant to Section 9-006 of the Zoning Ordinance in order for the Board of Supervisors to approve the application.

**1. The proposed use at the specified location shall be in harmony with the adopted comprehensive plan.**

The proposed use is currently within area II of the Comprehensive Plan – Tyson’s Corner Urban Center/Tyson’s Central 7. As described in the plan, this area contains a mixture of high intensity office, retail, and residential uses in a pedestrian-oriented, urban environment. Tyson’s Corner has transformed into a major commercial center with a majority of the office spaces located within this center. Also, due to the improvements of highway, air transportation and the Metrorail’s Silver Line, this center has become home to many headquarters of major national companies (Comprehensive Plan Fairfax County)

The current use is Wachovia Center, which is soon to be Wells Fargo Center, after the ownership changeover. As described above and in further detail within the Comprehensive Plan for the Tyson’s Corner Urban Center, Wells Fargo will only reinforce the past, present and future plans for the Tyson’s Corner Center. The use will not be altered in that there will not be a significant change but Wells Fargo and its rich history will now be a part of the always improving Tyson’s Corner area. This special exception is necessary due to the need for additional square footage to safely and effectively notify the motorists traveling within this corridor of this property’s location. Wells Fargo would like the opportunity to reinforce the rich traditions and history that started in this area with just a general store at two intersecting thoroughfares.

**2. The proposed use shall be in harmony with the general purpose and intent of the applicable zoning district regulations.**

The purpose and intent states,

“The purpose of this is to regulate all exterior signs and interior signs placed for exterior observance so as to protect property values, to protect the character of the various communities in the County, to facilitate the creation of a convenient, attractive and harmonious community, to protect against danger in travel and transportation, to improve and protect the public health, safety, convenience and general welfare, and to further the stated purpose and intent of this Ordinance. It is further intended that all signs within a given development be coordinated with the architecture of the principal use in such a manner that the overall appearance is harmonious in color, form and proportion, and that the signs shall be structurally sound so as to ensure the safety of the general public.”

The proposed use is in harmony with the general purpose and intent of the applicable zoning districts. Due to the request being for additional square footage for wall signs, these statements will be directed towards Article 12 "Signs".

The proposed use of this property will not change. This request will allow Wells Fargo the ability to utilize signage that will provide the legibility and visibility required in order to allow motorists and pedestrians to safely navigate to this site while reinforcing the presence of Wells Fargo in this marketplace. Recognition and overall traffic safety will be accomplished by the proposed signage through having adequate letter height and visibility on all fronting roadways and the Dulles Metrorail stations and railcars (Leesburg Pike, Chain Bridge Road, International Drive, Pinnacle Drive, Tyson's Central 123 and Tyson's Central 7). Motorists and patrons of this Wells Fargo building will in-turn have the advance notification required to safely and effectively navigate to this location without distraction or confusion.

Wells Fargo strongly feels that this request will reinforce the purpose and intent of the sign ordinance. The location of this office and retail space necessitates signage that is adequate due to the complexity of the roadways, The Dulles Metro and surrounding structures. Lastly, the signage will compliment the scale and architecture of these two towers. This property is unique in that it is comprised of two separate buildings but have primary occupancy from one major tenant. Wells Fargo is making a true investment into this property, and community, based on the percentage of occupancy that they will utilize at this facility. The elements that are requested in this exception will only solidify that investment visually to the community and to the general public.

**3. The proposed use shall be such that it will be harmonious with and will not adversely affect the use or development of neighboring properties in accordance with the applicable zoning district regulations and the adopted comprehensive plan. The location, size and height of buildings, structures, walls and fences, and the nature and extent of screening, buffering and landscaping shall be such that the use will not hinder or discourage the appropriate development and use of adjacent or nearby land and/or buildings or impair the value thereof.**

The proposed use is harmonious with the surrounding properties and the intent of the ordinance. This is a commercial corridor where people are expecting to see signs in order to guide them safely to their desired destination. The overall branding package for this location will not adversely affect any other property in the surrounding area. It will not block any other business's sign or location and it will not be intrusive in any way. Wells Fargo is requesting signage that will provide motorists the advanced notification they need to safely maneuver in this business corridor by implementing effective way-finding tools for motorists and pedestrians. The granting of this special exception will be in-line with the surrounding

properties and will work to enhance the overall commercial value of this immediate area. Wells Fargo is a well respected national business that has a name that is synonymous with longevity and stability. By allowing Wells Fargo the exception requested, the value of this area and the area adjacent will be enhanced.

**4. The proposed use shall be such that pedestrian and vehicular traffic associated with such use will not be hazardous or conflict with the existing and anticipated traffic in the neighborhood.**

Our firm researched the required sign area and letter heights that would be needed to ensure that the branding elements requested would be legible to traffic. The Signage Source Book, On-Premise Signs as Storefront Marketing Devices and Systems, and the Legibility Visibility Charts from the United States Sign Council Foundation, and a detailed site/photo survey completed by Site Enhancement Services, allowed for careful thought and consideration to be put into the letter heights and sign areas requested. The proposed lettering for the wall signs is in-line with the minimal required letter height to ensure the message legibility, while conforming to the surrounding letter heights of other business signs in the immediate area. This location requires the letter height requested in order to ensure that the message will be seen in a timely manner by those motorists and pedestrians traveling within this corridor. Westbound traffic on Chain Bridge Road will be required to see the sign from over 800 feet away in order to have the time necessary to conduct safe lane changes and exit onto local roadways to navigate to the site.

Another concern is the obstructed visibility that occurs due to the surrounding buildings. The proposed request will allow these signs to ensure that traffic will have the opportunity to identify the site and be able to take the appropriate exit to safely navigate to this property from several different vantage points. The majority of businesses in this corridor are able to position their signs much closer to the targeted roadway(s) due to the configuration of their property. Due to the position of our property and buildings in relation to the abutting roadways, and the angles of the architecture of the building themselves, the number of branding elements and the size of those elements needs to be increased over what is typically allowed for in the code. In addition, the overall setback of the building from the property-line limits any branding element that is placed on the building. Without the elements as proposed, motorists will be forced to scan this corridor for the Wells Fargo façade signage in order to locate this property. The action of scanning the commercial corridor will supersede the primary task of vehicular control which will create unsafe traffic conditions in the area. Therefore, the only true way of providing the necessary visibility of this property in this corridor and to ensure safe vehicular travel for motorists will be to allow Wells Fargo the ability to utilize the proposed branding elements that are outlined in this exception.

**5. In addition to the standards which may be set forth in this Article for a particular category or use, the Board shall require landscaping and screening in accordance with the provisions of Article 13 of the Zoning Ordinance.**

Due to the request involving building signage this section is not applicable.

**6. Open space shall be provided in an amount equivalent to that specified for the zoning district in which the proposed use is located.**

Due to the request involving building signage this section is not applicable.

**7. Adequate utility, drainage, parking, loading and other necessary facilities to serve the proposed use shall be provided. Parking and loading requirements shall be in accordance with the provisions of Article 11 of the Zoning Ordinance.**

To the best of the applicant's and owner's knowledge all requirements have been previously met for this site.

**SPECIAL EXCEPTION STATEMENT OF JUSTIFICATION**

A written statement from the applicant describing the proposed use, and other pertinent data, including specifically:

A. Type of operation(s).

B. Hours of operation.

C. Estimated number of patrons/clients/patients/pupils/etc.

D. Proposed number of employees/attendants/teachers/etc.

E. Estimate of traffic impact of the proposed use, including the maximum expected trip generation and the distribution of such trips by mode and time of day.

F. Vicinity or general area to be served by the use.

G. Description of building facade and architecture of proposed new building or additions.

(Requesting a waiver due to the special exception only involving building signage.)

H. A listing, if known, of all hazardous or toxic substances as set forth in Title 40, Code of Federal Regulations Parts 116.4, 302.4 and 355; all hazardous waste as set forth in Virginia Department of Environmental Quality Hazardous Waste Management Regulations; and/or petroleum products as defined in Title 40, Code of Federal Regulations Part 280; to be generated, utilized, stored, treated, and/or disposed of on site and the size and contents of any existing or proposed storage tanks or containers.

I. A statement of how the proposed use conforms to the provisions of all applicable ordinances, regulations, adopted standards and any applicable conditions, or, if any waiver, exception or variance is sought by the applicant from such ordinances, regulations, standards and conditions, such shall be specifically noted with the justification for any such modification.

## Statement of Justification

Pinnacle Tower complex is home to a Wells Fargo Retail space that is significantly larger than the standard Wells Fargo retail store. Additionally, the complex features many customer facing partner groups including Wealth Management, Regional Business Banking, Commercial Real Estate Lending, U.S. Corporate Banking, Government, Educational and Non- Profit lending, Institutional Commercial Health Financial Services Investments, Home Mortgage, Business Banking and Regional Human Resources, Corporate Properties Group, the Regional Management team and regional conference rooms. All of these groups either directly interface with customers or meet regularly with outside clients, vendors, consultants, business owners and associated professionals.

The total aggregate footprint of 168, 207 sq. ft (in both towers) accommodates approx. 350 team members with the capacity for an additional 100 people. This Wells Fargo location is a vital financial component that fulfills a variety of different client needs. The Retail Store alone services 2,327 households. Additionally, approximately 500 additional households are served by our various partner groups such as Mortgage and Private Client Services and approximately 400 local businesses and Institutional customers seek services at this location.

Of course, the growth of all of these businesses is an essential part of the Wells Fargo business plan. Over the next five years, projections call for an additional 1,600 households to become Wells Fargo customers of the retail bank, with a commensurate growth in the partner business lines.

The Wells Fargo presence at Pinnacle Tower is multi-dimensional, drawing not only large numbers of employees and established customers, but also customer prospects, HR recruits, employees from across the Region ( attending large meetings), consultants, vendors, as well as business and institutional clients that may visit the location intermittently.

The typical customer facing hours for these groups are 8AM to 6pm, and Saturday until 1PM. However, there is typically employee activity from 6AM-8PM weekdays and until 3PM on Saturdays.

## I. Statement of Request

### Allowed Signage per the Sign Ordinance

(Article 12 Part 2 Sign Regulations Section 12-203 Commercial Uses - General (8) & (9))

Per the meeting with Bruce Miller and Chuck Cohenour, City Planners, this site, is zoned C-4. This zoning allows this parcel to utilize both building frontages to determine allowable square footage. This is calculated by taking the total linear building frontage of the two frontages and dividing by two, which I calculated to be approximately 549 feet, to equal 274.5 feet for the average. Per the formula, 1 ½ square feet per foot of building frontage, this would allow approximately 324 sf. However, after confirming this measurement again, staff has noted there is a not to exceed 200 sf per sign regulation. Due to the complexity of this building, staff recommended following what is currently allowed/installed, which is 259 sf (of Wachovia Signage). The other tenant's sign, Kettler, will also count against our total allowable sf, which is likely the reason for Wachovia only having 259 sf out of the approximately allowed 334 sf. (EDIT 10-05-2011) After staff meeting, the calculations are now to be applied to each building separately rather than taking the average of the two frontages. This is shown in the Exterior Signage Proposal dated October 6<sup>th</sup> 2011 at the bottom of page 12, which is the sign matrix.

#### To summarize:

- Code Allows 230 sf for 1753 Pinnacle Drive and 205 sf for 1751 Pinnacle Drive
- Currently utilize 259 sf for Wachovia due to other tenant
- Staff has noted that they recommend Wells Fargo to propose signage similar in area to the Wachovia, which currently utilizes 259 sf.
- The sign ordinance states also stipulates there is a not to exceed 200 sf per sign.

#### Existing (Wachovia Signage)

Three wall signs

South Tower – Channel Letters (qty -1) at 87.5 square feet

North Tower – Cabinet Sign (qty -1) at 84 square feet

North Tower – Channel Letters (qty -1) at 87.5 square feet

Total – 259 square feet of wall signage

One Freestanding Sign

33 square feet at 12 feet in overall height

**Proposed Signage that was permitted and will be installed (Wells Fargo Signage)**

Two wall signs

North Tower – Channel Letters (qty -1) at 132.05 square feet

South Tower – Address Channel Letter Sign (qty -1) at 28 square feet

Total – 160.05 square feet of wall signage

One Freestanding Sign

34 square feet freestanding sign at 16 feet in overall height

**Proposed Signage in the Special Exception Application (Wells Fargo Signage)**

Wells Fargo is respectfully requesting a Special Exception to allow for three additional facade signs. Sign D, E, and F, shown in the “Special Exception Package”, also detailed below. Due to Wells Fargo trademarked logo and the method of measurement, the sign ordinance takes into account the red background when measuring sign area. This affects the letter height considerably due to the sign proportions and logo standards set forth in the federally registered trademarked logo.

1753 Pinnacle Drive

Sign D – 16' x 17'3" measuring approximately 276 square feet

- Actual square footage by measuring around the letters using a rectangle is 76.24 square feet.

Sign E - 13'6" x 15' measuring approximately 202.5 square feet

- Actual square footage by measuring around the letters using a rectangle is 53.29 square feet.

1751 Pinnacle Drive

Sign F (**permitted but requires a special exception due to location height of wall sign**)

– 36" stacked channel letters measuring approximately 117 square feet that is approximately seven feet higher than code allows for this wall sign's location on the façade.

- Actual square footage by measuring around the letters using a rectangle is 99 square feet.

Total for the three wall signs is 663 square feet including the red backer panel.

Actual total square footage of the letters is 229 square feet

### **Special Exception Sign Purpose and Visibility**

Sign "D" is requested to identify the building for traffic and pedestrians traveling northbound along International Drive where sign D often becomes obstructed and westbound along Chain Bridge Road.

Sign "E" is requested to identify the building's main entrance while also allowing motorists traveling eastbound on Chain Bridge Road to utilize this sign as a way-finding tool after sign "F" becomes obstructed. This sign will also provide notification to pedestrians and motorists in areas along International Drive due to sign E being obstructed by surrounding buildings.

Sign "F" is requested to identify the building for traffic traveling eastbound along Chain Bridge Road, the exit ramp from Chain Bridge Road and in both directions along Leesburg Pike. This will also be the sole identifier to pedestrians traveling from Tyson's Central 7 station. This sign provides visibility to the abutting roadways west of this property where sign D is often obstructed by surrounding buildings and vegetation.

### **Sign visibility within the surrounding buildings**

All the existing and proposed wall signage will not adversely affect the surrounding buildings. Staff has mentioned concerns with the surrounding hotels and how or if the signage would be visible to these businesses. The Courtyard Marriot is directly abutting this building however, all the signage is at an angle and will not be truly visible except for sign D. The Marriot is approximately nine stories high and does not have windows on its west side of the building. The Crowne Plaza hotel will have windows facing the Wells Fargo building however this hotel is also approximately nine stories high and the signage will be at approximately 12-14 stories in height. Again, the sign will be at an angle and at a much higher position. This corridor is heavily commercialized and the Wells Fargo signage will be no brighter or affect any of the surrounding

businesses. The hotels will include travelers that are often there for only one night and their location defines or only reinforces the very nature of this corridor, which is commercial/office. Yes, the signs will be visible if a hotel guest was to look out and up above them if a guest was located on one of the top floors. However, if any lights are visible at night just as any other hotel located in a commercial setting, whether they are from the street, businesses, or cars, the guests would shut the blinds on the window. These signs and their illumination will not shine into a guest's window as they are similar to any other commercial type within this corridor. Red is often mistaken as it is actually the lowest on the visible light spectrum thus being less obtrusive due to its longer wavelengths.

## COMPREHENSIVE PLAN PROVISIONS

On pages 134 to 136 in the 2011 Area II Plan Edition, as amended through June 22, 2010, in the Tysons Central 7 District Recommendations, the Comprehensive Plan states:

### NORTH TYSONS CENTRAL 7 SUBDISTRICT

The North Subdistrict is comprised of about 102 acres, and is generally bounded by Route 7 on the west, International Drive on the north and east, and Route 123 on the south. This area contains the highest natural elevation in the County, which make its skyline visible from great distances. Office use is the predominant land use in the subdistrict. Two hotels are situated at opposite ends of the area, one on the east side and one on the west. In addition, a small number of freestanding retail uses are concentrated in the area adjacent to the Route 7/Route 123 interchange, which is also the location of a water tower and a U.S. Army Communications Tower. Since the tower has a strategic location near the highest point in Fairfax County, the communications tower function is expected to remain, although it is desirable that the tower itself be removed and its functions incorporated onto the top of a new building or buildings.

#### Base Plan

This area is planned for office with support retail and service uses at intensities up to 1.65 FAR. The exception is the area adjacent to the Route 7/Route 123 interchange, which is planned for and developed with retail uses and two existing public facilities (a communication tower and water tower).

#### Redevelopment Option

The area will continue to have one of the highest concentrations of office space in Tysons, which has made this cluster of business activity a desired address for businesses seeking signature headquarters buildings. However, the subdistrict is envisioned to become a vibrant 24-hour mixed use area with an increased intensity and diversity of land use including more office and hotel use and the addition of residential and retail uses.

A Common Green type urban park of at least one acre in size should be provided in the area between Route 7 and Greensboro Drive as generally shown on the Land Use Concept Map. It should be large enough for open-air activities. Public art and water features are encouraged to make the space appealing and attractive. The Land Use

Concept Map also shows that other open space amenities should be provided throughout the area.

To achieve this vision, development proposals should address the Areawide Recommendations and provide for the following.

- The vision for this subdistrict is to remain one of Tysons' greatest concentrations of office space, with the provision of more office buildings with highest intensities near the Metro station. However, to become a vibrant 24-hour area, the area's diversity of land use including hotel, residential and retail uses should be provided at intensities and land use mixes consistent with the Areawide Land Use Recommendations.

- Logical and substantial parcel consolidation should be provided that results in well-designed projects that function efficiently on their own, include a grid of streets and public open space system, and integrate with and facilitate the redevelopment of other parcels in conformance with the Plan. In most cases, consolidation should be sufficient in size to permit redevelopment in several phases that are linked to the provision of public facilities and infrastructure and demonstrate attainment of critical Plan objectives such as TDM mode splits, green buildings, and affordable/workforce housing. If consolidation cannot be achieved, as an alternative, coordinated proffered development plans may be provided as indicated in the Areawide Land Use Recommendations.

- o For the area developed with freestanding retail uses that is east of the station (adjacent to the Route 7/Route 123 interchange) and west of the existing water tower, full consolidation should be provided in order to address circulation and access needs associated with a significant increase in intensity for this area. If full consolidation cannot be achieved, coordinated proffered development plans encompassing most of this area may be an appropriate alternative if critical vehicular circulation improvements which connect Pinnacle Drive to both Solutions Drive and Route 7 can be provided and if it can be demonstrated that any unconsolidated property can be developed in accordance with the Plan. Under both circumstances, this area will also need to coordinate access and circulation with the abutting portion of this subdistrict.

- o For the area fronting Route 7 abutting the station to the west and north, the goal for assembling parcels for consolidation or coordinated proffered development plans is at least 20 acres and should include adequately phased circulation and access improvements, as well as providing the area's envisioned mix of uses. In addition, this area will need to provide a Common Green type urban park of about one acre in size to provide active and passive recreation and leisure opportunities for residents and

workers as shown on the land use concept map. A consolidation of less than 20 acres should be considered if the performance objectives for consolidation in the Land Use section of the Areawide Recommendations are met.

o For the area north of Greensboro Drive, consolidation should include two or three properties as needed to provide open space and street grid improvements as shown on the land use concept map.

o For the area north and west of Westpark Drive, consolidation should occur with property in the abutting Tysons West District.

- Redevelopment should occur in a manner that fosters vehicular and pedestrian access and circulation. Development proposals should show how the proposed development will be integrated within the subdistrict as well as the abutting districts through the provision of the grid of streets.

- The major circulation improvement for this subdistrict is a new street connecting Westpark Drive to Pinnacle Drive and potentially extending to International Drive, where the new street would align with Tysons Boulevard. Redevelopment along the planned new street alignment should provide the right-of-way and construct the street, in phases if necessary. In addition, other streets (creating urban blocks) as well as other pedestrian and bike circulation improvements should be provided to improve connectivity. The ability to realize planned intensities will depend on the degree to which access and circulation improvements are implemented consistent with the Areawide Urban Design and Transportation Recommendations.

- Publicly accessible open space and urban design amenities should be provided consistent with the Areawide Urban Design Recommendations and the urban park and open space standards in the Environmental Stewardship recommendations.

- When redevelopment includes a residential component, it should include recreational facilities and other amenities for the residents, as well as affordable/workforce housing as indicated under the Land Use guidelines.

- Public facility, transportation and infrastructure analyses should be performed in conjunction with any development application. The results of these analyses should

identify necessary improvements, the phasing of these improvements with new development, and appropriate measures to mitigate other impacts. Also, commitments should be provided for needed improvements and for the mitigation of impacts identified in the public facility, transportation and infrastructure analyses, as well as improvements and mitigation measures identified in the Areawide Recommendations.

- This subdistrict contains the highest natural elevation in the County, and its skyline is visible from great distances. This subdistrict has some of the tallest buildings in Tysons, and new buildings are expected to contribute to its distinctive skyline. Maximum building heights range from 175 feet to 400 feet, depending upon location, as conceptually shown on the building height map and discussed in the Areawide Urban Design Recommendations. The tallest buildings should be closest to the Metro station with a maximum height of 400 feet.

- A potential circulator alignment extends across this subdistrict, as described in the Areawide Transportation Recommendations. In addition to the above guidance for this area, redevelopment proposals along the circulator route should provide right-of-way or otherwise accommodate the circulator and should make appropriate contributions toward its construction cost. See the discussion of Intensity in the Areawide Land Use Recommendations.



# Wells Fargo

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## Special Exception Exterior Signage

1753 Pinnacle Drive  
McLean, VA

December 2, 2011

Together we'll go far





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16 ..... Sign D - Southeast Elevation

17 ..... Sign E - South Elevation

18 ..... Sign F - Southwest Elevation

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23 ..... Approach Photos - Westbound Traffic

24 ..... Approach Photos - Northbound (Leesburg Pike) Traffic

25-26 ..... Approach Photos - Eastbound Traffic

27-29 ..... Nighttime Illumination

30-34 ..... Sign Specifications

Color Chart



Existing Signage



Permitted Signage



Proposed Signage

Sources

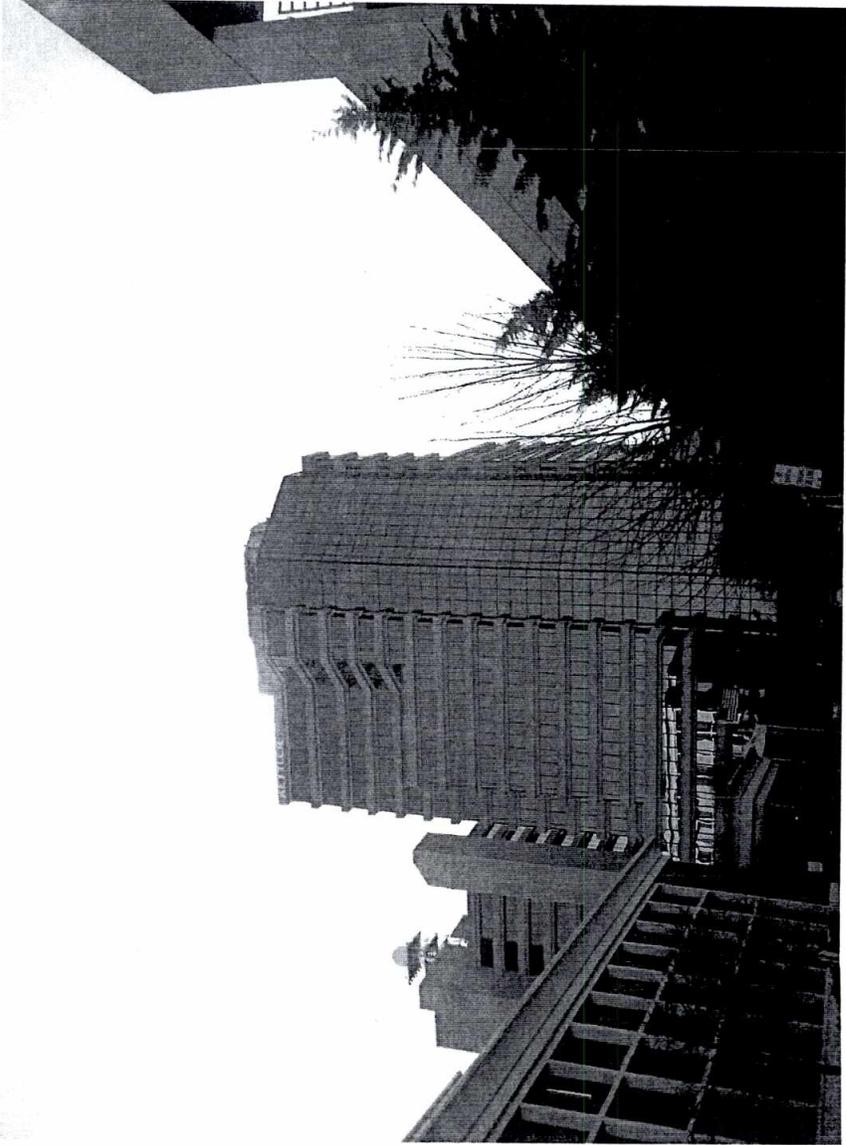
The Signage Sourcebook. 1st ed. Sherwood, OR: The Signage Foundation, 2003. 512. Print.

Taylor, Charles. *On-Premise Signs as Storefront Marketing Devices and Systems*. 1st ed. Washington: U.S. Small Business Administration, 2005. 164. Print.

Referencing. *Manual on Uniform Traffic Control Devices*

Washington, DC: Federal Highway Administration, GPO

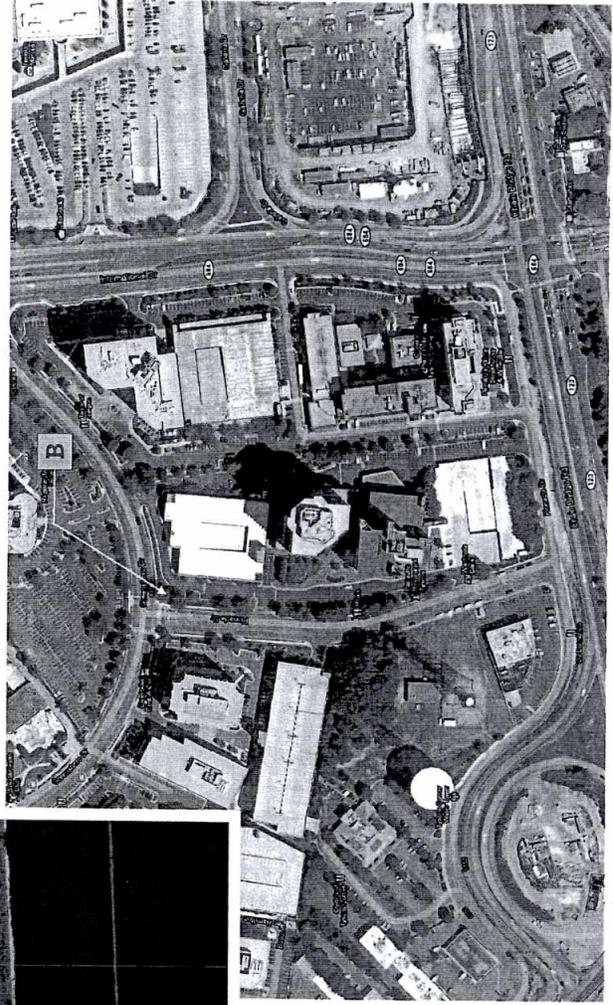
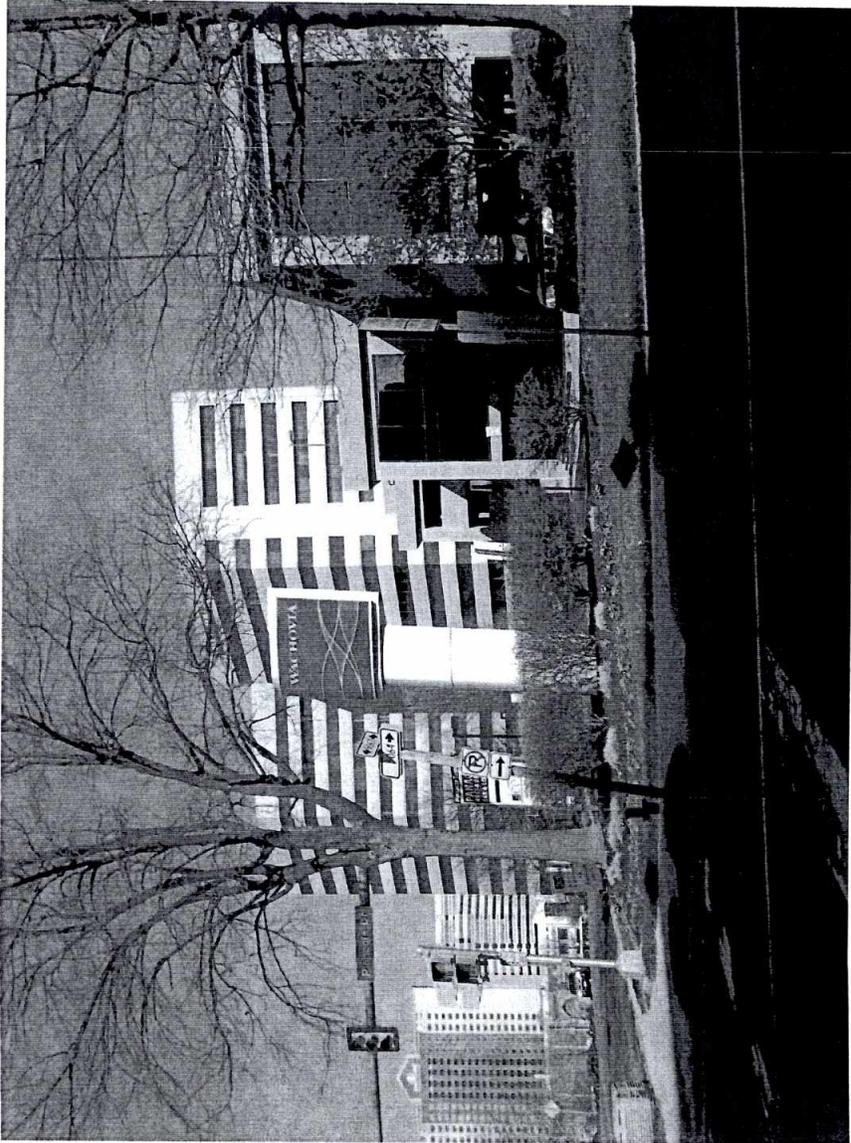
Existing Sign - A



**A** 32" Letterset

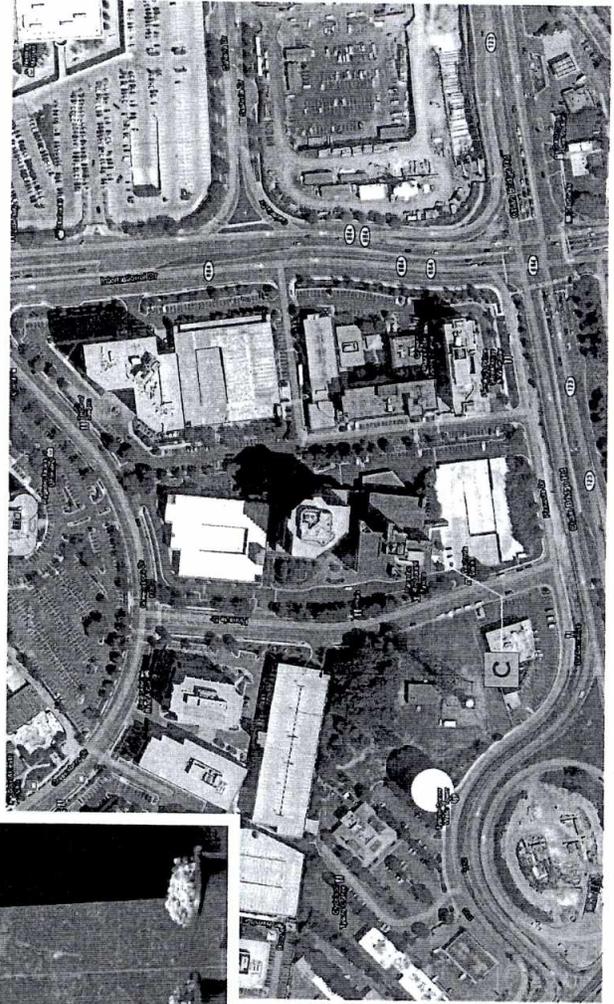
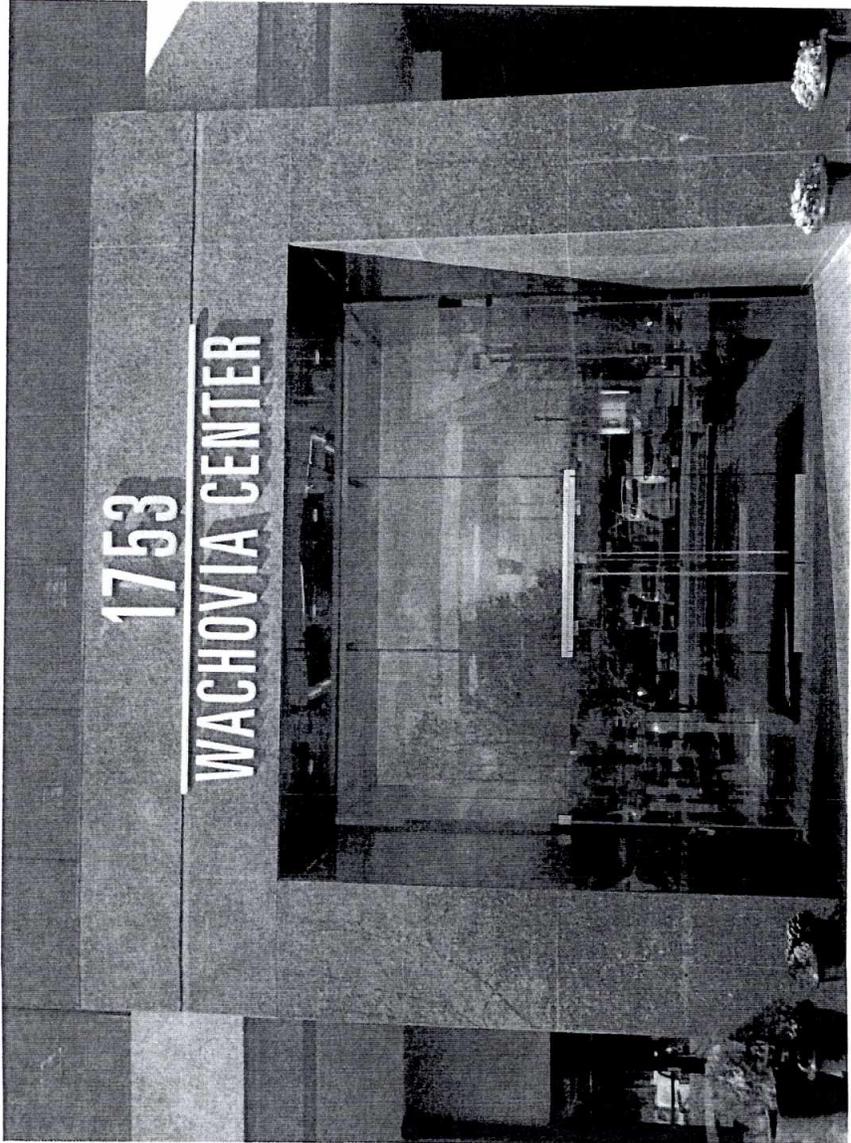
32 1/2" h x approx. 30' w  
87.5 Square Feet

Existing Sign - B



**B** REPS-40 Pylon

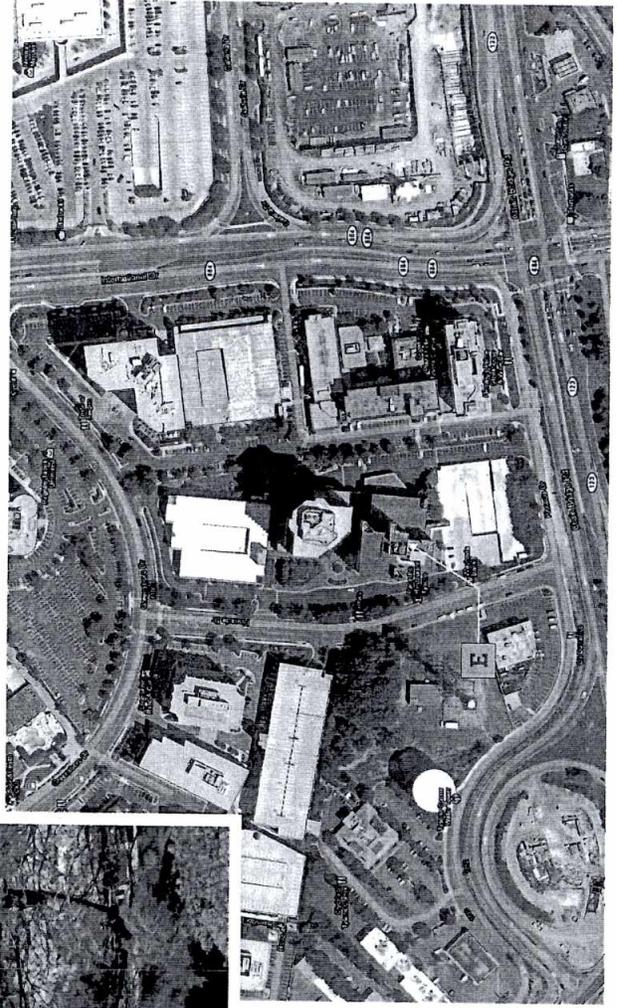
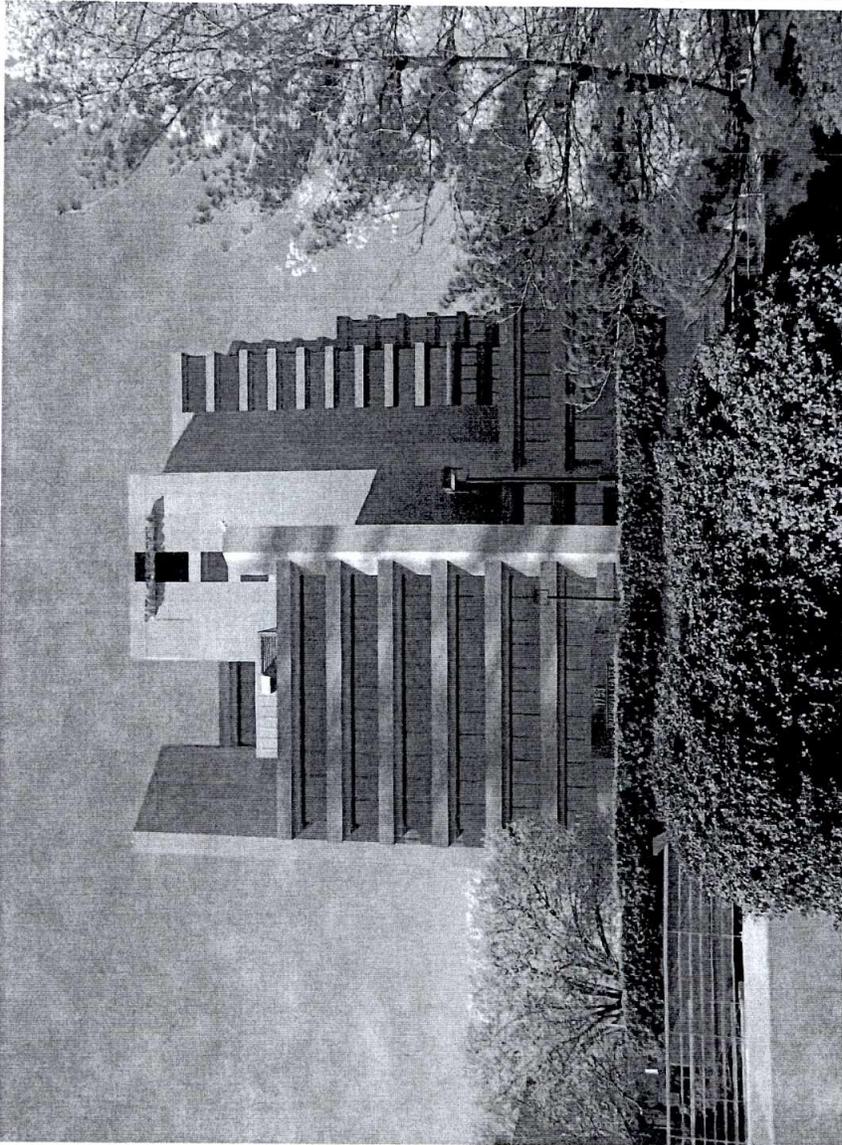
6'-3" x 6'-3" at 17'-3" OAH  
39.1 Square Feet



**C** 24" Letterset

2'-0" x 14'-0"  
28.0 Square Feet

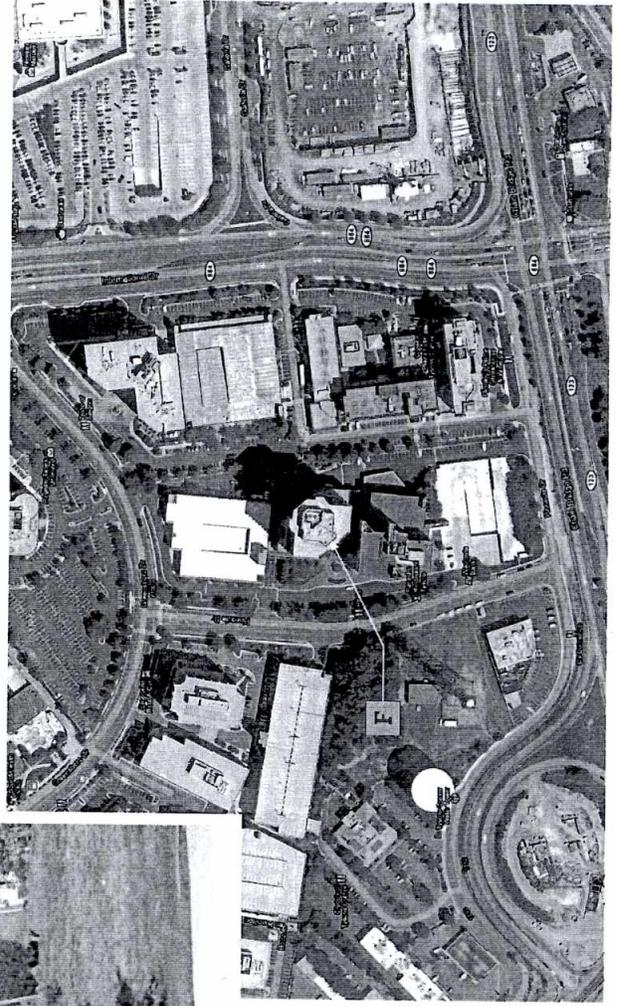
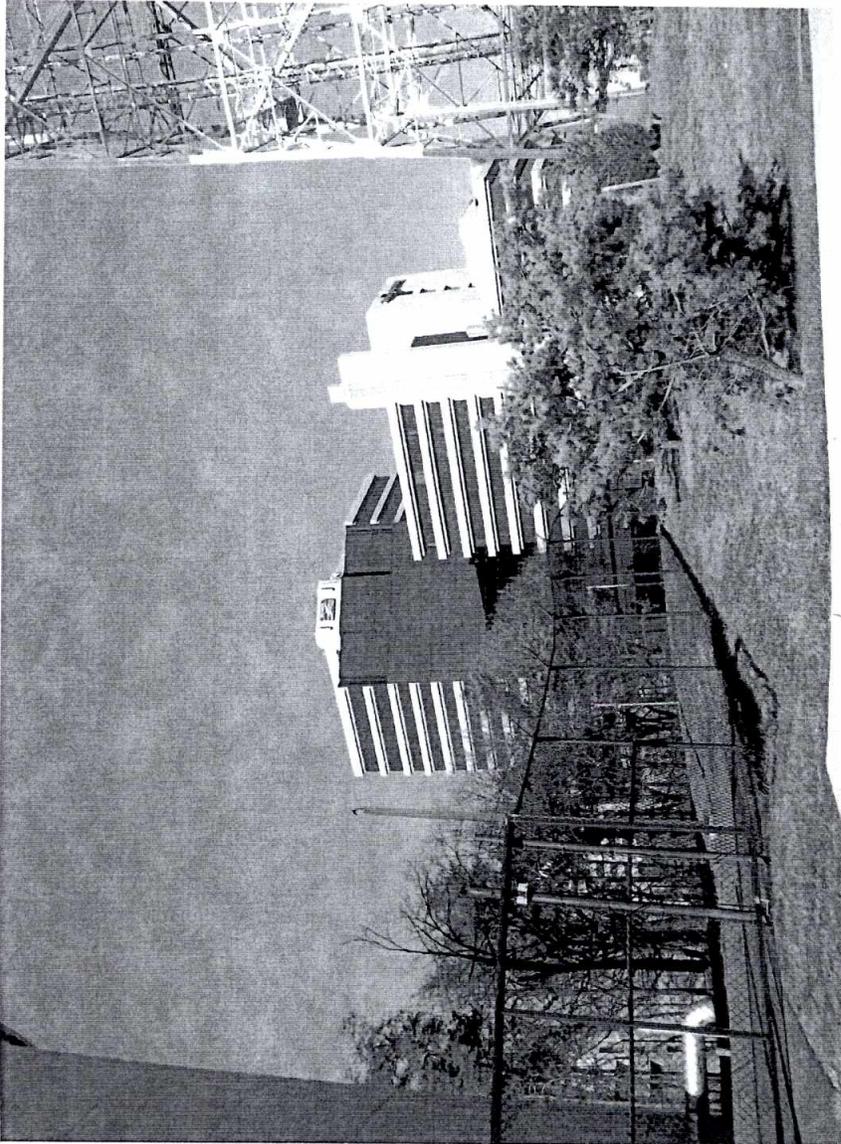
Existing Sign - E



**E** 32" Letterset

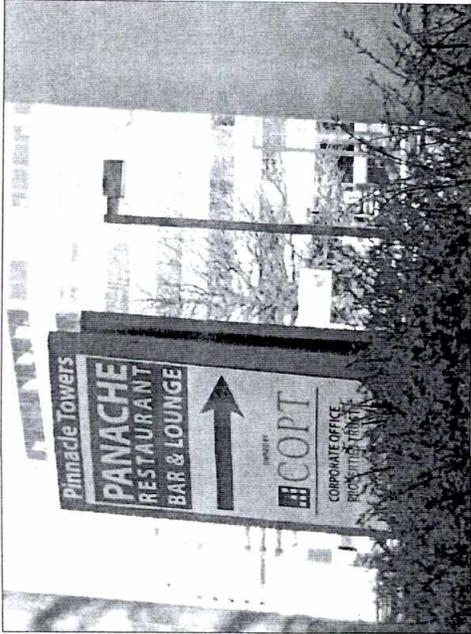
32 1/2" h x approx. 30' w  
87.5 Square Feet

Existing Sign - F

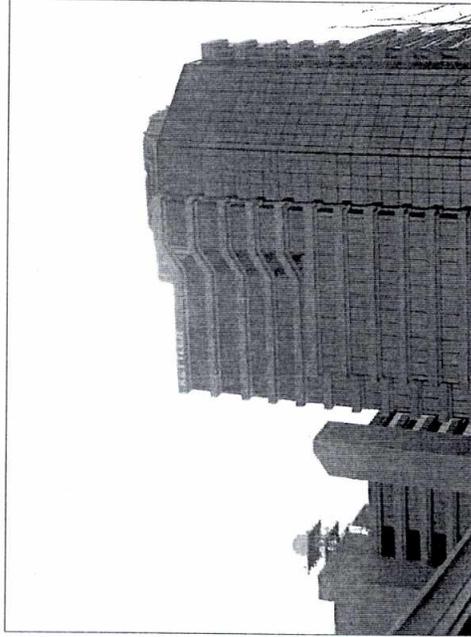


**F** Custom Cabinet  
7'-0" x 12'-0"  
84.0 Square Feet

Existing Misc. Signage



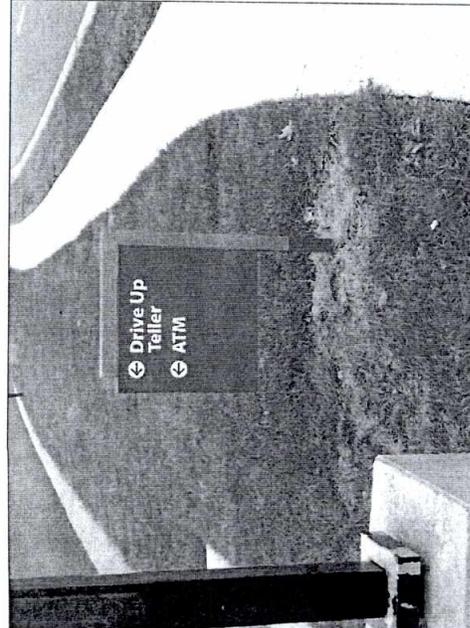
**G** Lease Sign - 6'-5" x 2'-6"; 16 SF  
Panache Signage to be Removed



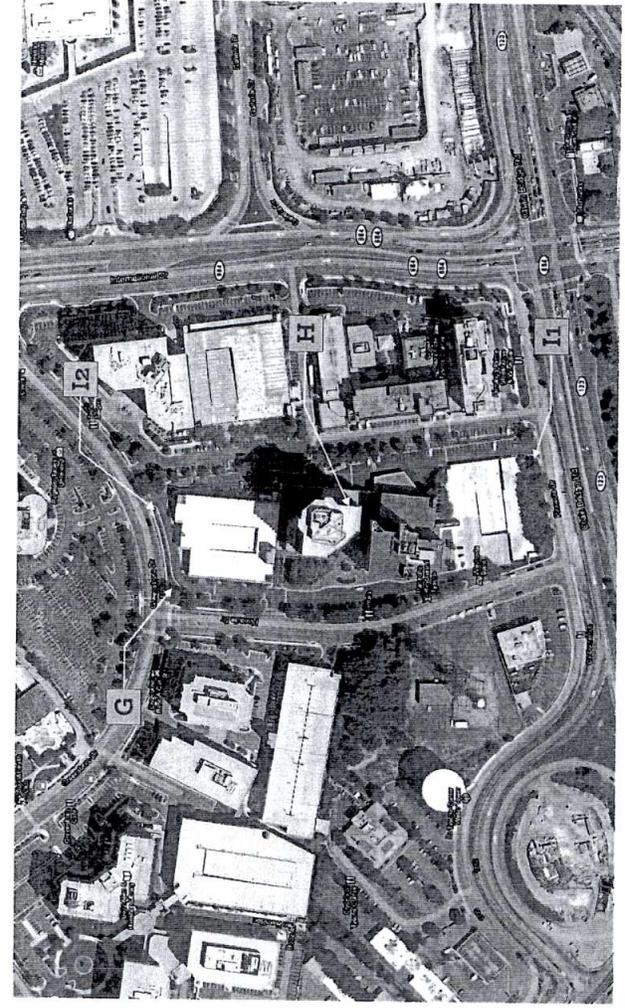
**H** "Kettler" Channel Letters - 30" x 24'-4 3/4"; 61 SF



**I1** Non-Branded Directional - 1'-8" x 1'-8" at 3' OAH; 2.78 SF



**I2** Non-Branded Directional - 1'-8" x 1'-8" at 3' OAH; 2.78 SF



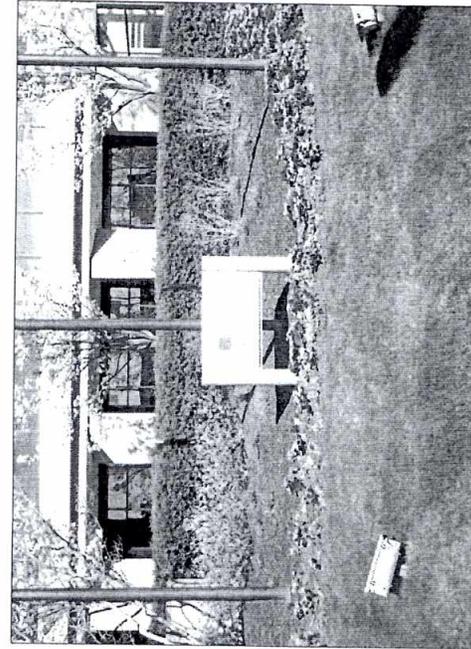
Existing Misc. Signage



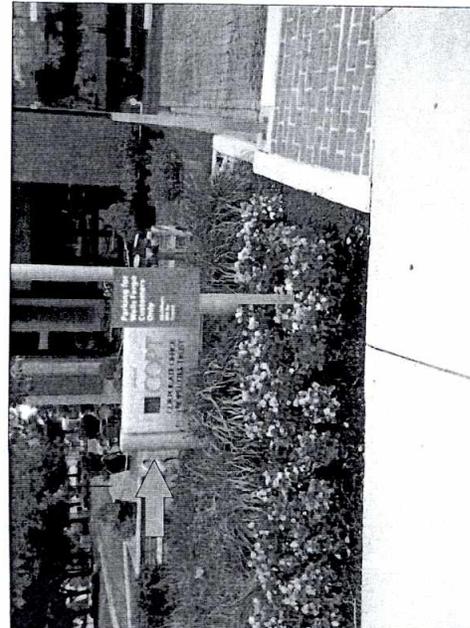
**I3** Non-Branded Directional - 1'-8" x 1'-8" at 3' OAH: 2.78 SF



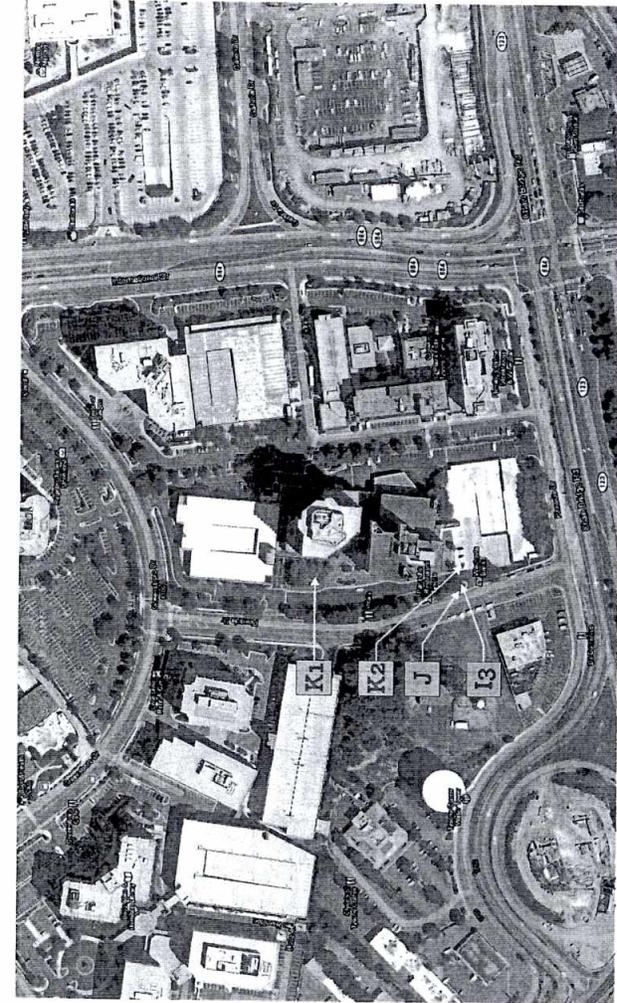
**J** Informational Sign - 1'-6" x 1'-6" at 4' OAH: 2.25 SF



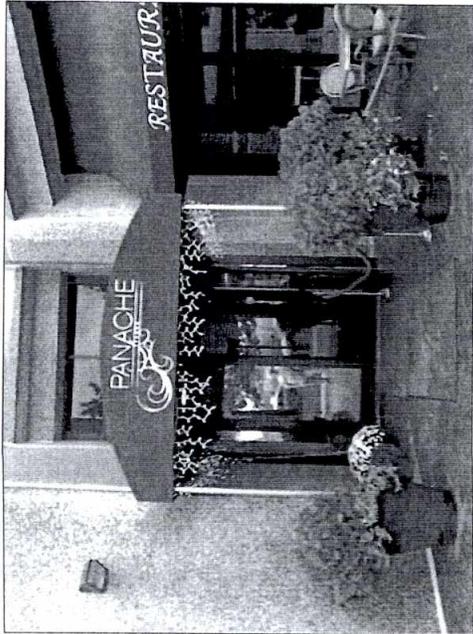
**K1** Landlord Monument - 2'-0" x 4'-0" at 3'-0" OAH: 8 SF



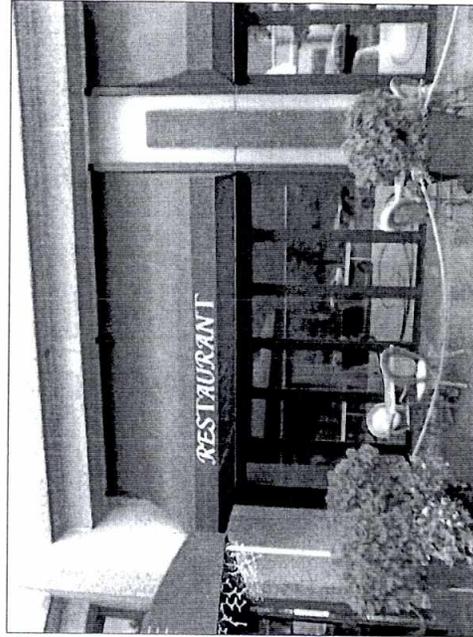
**K2** Landlord Monument - 2'-0" x 4'-0" at 3'-0" OAH: 8 SF



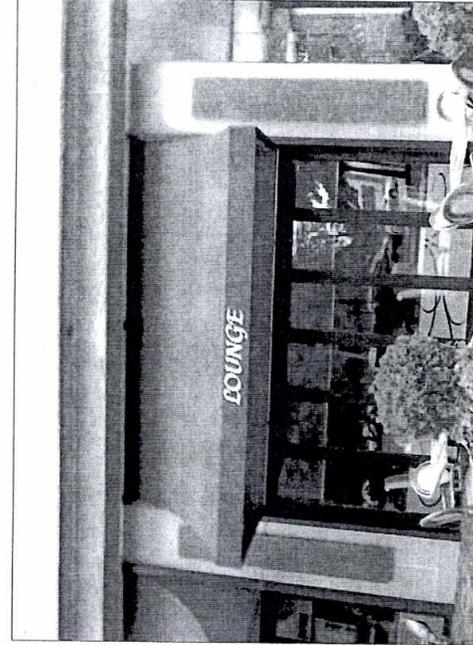
Existing Misc. Signage



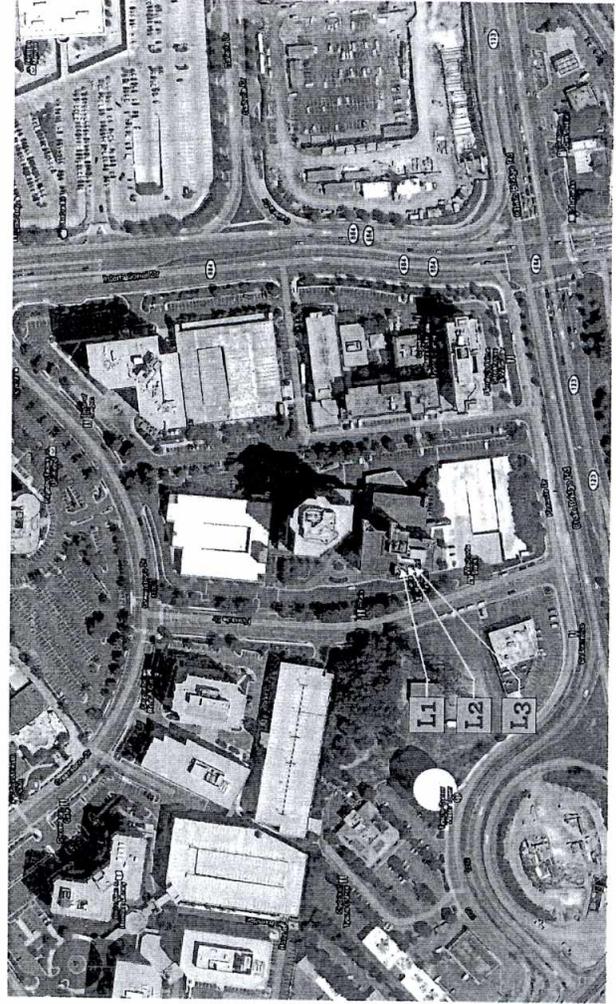
L1 Branded Awning - 21" x 48" Logo: 7 SF



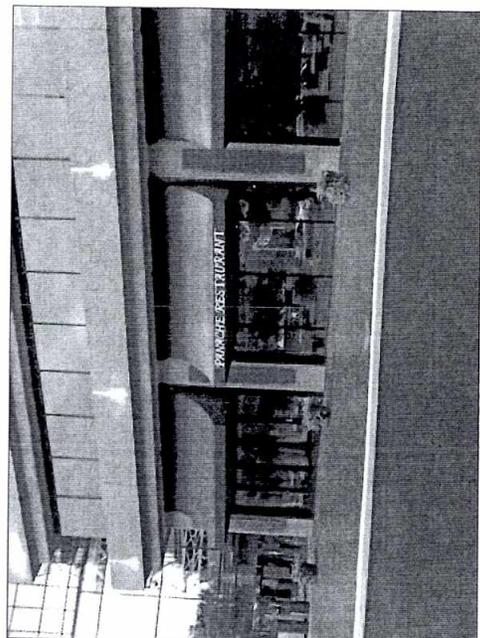
L2 Branded Awning - 9" x 84" Letters: 5.25 SF



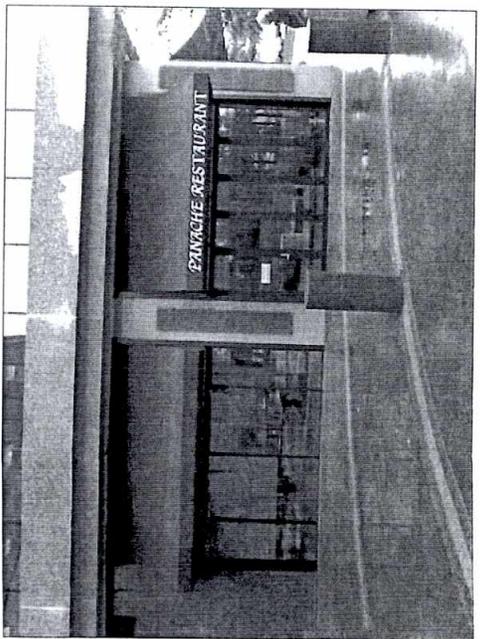
L3 Branded Awning - 9" x 42" Letters: 2.63 SF



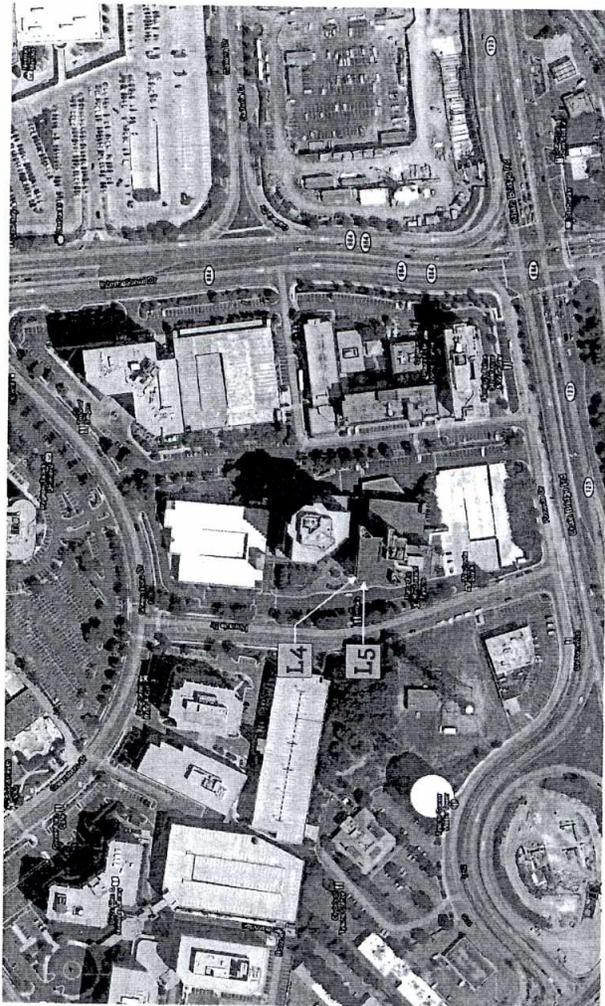
Existing Misc. Signage



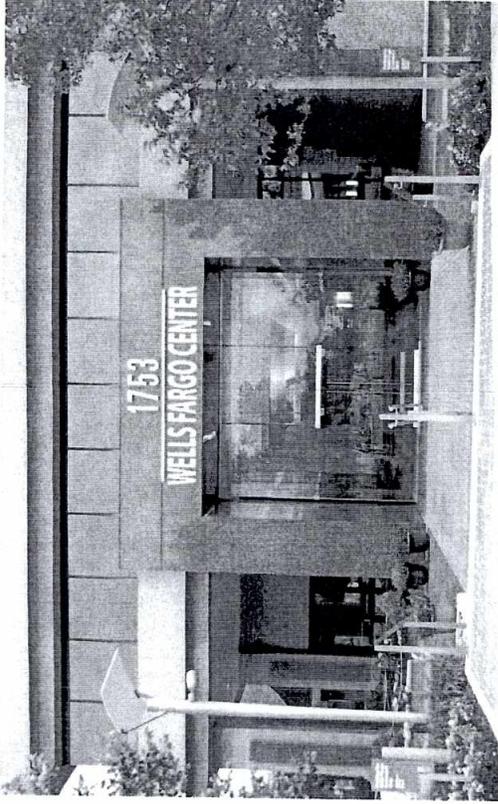
L5 Branded Awning - 9' x 11'-10" Letters: 8.88 SF



L4 Branded Awning - 9' x 11'-10" Letters: 8.88 SF

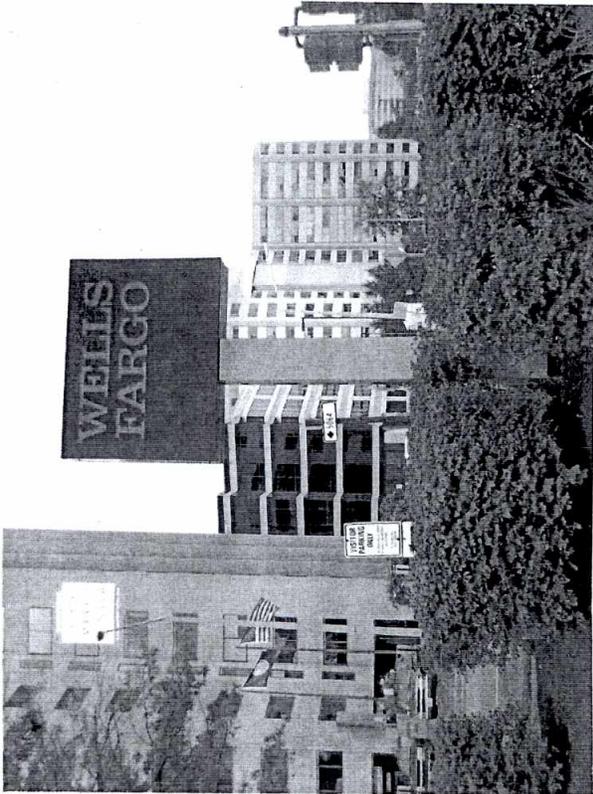


Permitted Signs



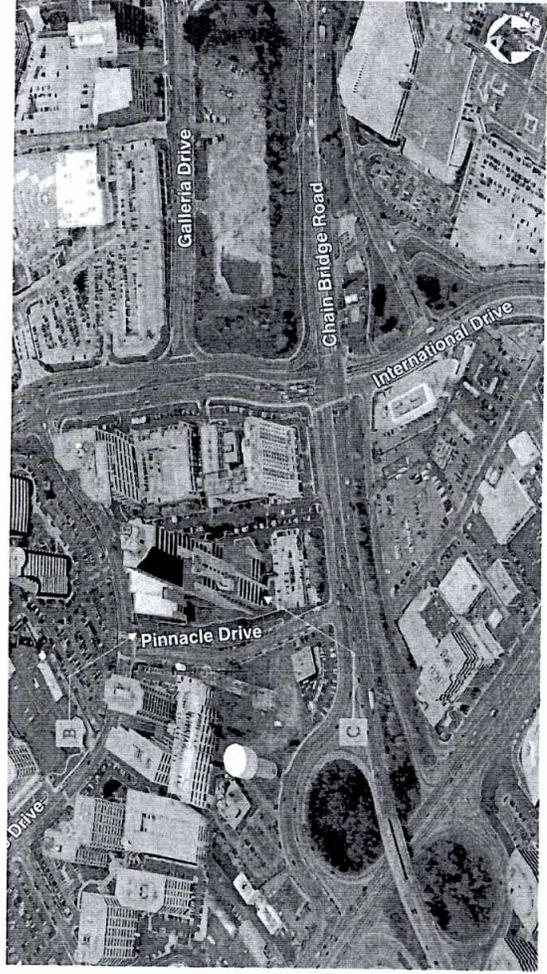
South Elevation - Custom 24" Plate Letters  
Square Footage: 28.0

C



Greensboro Drive - P-34 Pylon  
34 Square Feet at 16' OAH

B



**Matrix**

Type of Sign	Zoning Ordinance	Symbol for Sign	Sign Use	Description of Sign	Existing / Proposed	Letter / Logo Size
Building Mounted Hi-Rise Sign	Section 12-203 (1B), (8) & (9) <b>200 SF Maximum Maximum 12' Above Grade</b>	<b>A</b>	For traffic southbound on International Drive and Tysons Galleria.	30" Yellow channel letters with black returns mounted to red panel, internally illuminated with LED. Panel not illuminated.	4'-5 3/8" x 29'-8 1/4" 132.05 SF 17' Above Finished Floor	30" Letters - 71.33 SF
Freestanding Sign	Section 12-202 (13B) <b>20 SF at 8' Overall Height 10' from Street</b>	<b>B</b>	For traffic approaching on Greensboro Drive.	Red acrylic faced pylon with red and yellow vinyl graphics, internally illuminated with fluorescent lamps. Cabinet mounted on light bronze pole.	5'-1 1/4" x 6'-7 1/2" 33.8 SF 16' Overall Height	11" Letters - 11.9 SF 21" Logo - 11.6 SF
Building Mounted Sign	Section 12-203 (8) & (9) <b>200 SF Maximum</b>	<b>C</b>	For pedestrian visibility only at entrance to building.	24" Silver plate letters, non-illuminated.	24" x 14'-0" 28.0 SF	
Building Mounted Hi-Rise Sign	Section 12-203 (1B), (8) & (9) <b>200 SF Maximum</b>	<b>D</b>	For traffic westbound on Chain Bridge Road.	Flex face cabinet with red and yellow vinyl internally illuminated with fluorescent lamps as needed. Sides painted red.	16'-0" x 17'-3" Cabinet 276.0 SF	31" Letters - 76.24 SF
Building Mounted Hi-Rise Sign	Section 12-203 (1B), (8) & (9) <b>200 SF Maximum</b>	<b>E</b>	For traffic northbound on International Drive and Leesburg Pike.	Flex face cabinet with red and yellow vinyl internally illuminated with fluorescent lamps as needed. Sides painted red.	13'-6" x 15'-0" Cabinet 202.5 SF	26" Letters - 63.29 SF
Building Mounted Hi-Rise Sign	Section 12-203 (1B), (8) & (9) <b>200 SF Maximum Maximum 12' Above Grade</b>	<b>F</b>	For traffic eastbound on Chain Bridge Road and southbound on Leesburg Pike.	36" Channel letters mounted to raceways, internally illuminated with LED.	To Be Removed	
Freestanding Lease Sign	Section 12-103 (3D) <b>32 SF at 8' Overall Height</b>	<b>G</b>	Landlord information for leasing purposes. Located next to pylon.	Temporary construction of painted plywood with aluminum panels screwed onto face. Existing Panache signage to be removed from face.	6'-5" x 2'-6" 16 SF 7'-6" Overall Height	
Building Mounted Hi-Rise Sign	Section 12-203 (1B), (8) & (9) <b>200 SF Maximum Maximum 12' Above Grade</b>	<b>H</b>	Existing hi-rise sign. No record of permit on file with city.	30" White channel letters internally illuminated and mounted flush to building. Black returns.	30" x 24'-4 3/4" 61.0 SF	

1753 Pinnacle Drive - 180 Feet of Frontage  
 Allowed Square Footage: 230  
 Proposed Signs: 506.5  
 Proposed Letters: 157.53

1751 Pinnacle Drive - 155 Feet of Frontage  
 Allowed Square Footage: 205  
 Proposed Signs: 193.05  
 Proposed Letters: 132.33

Freestanding Sign

**Matrix**

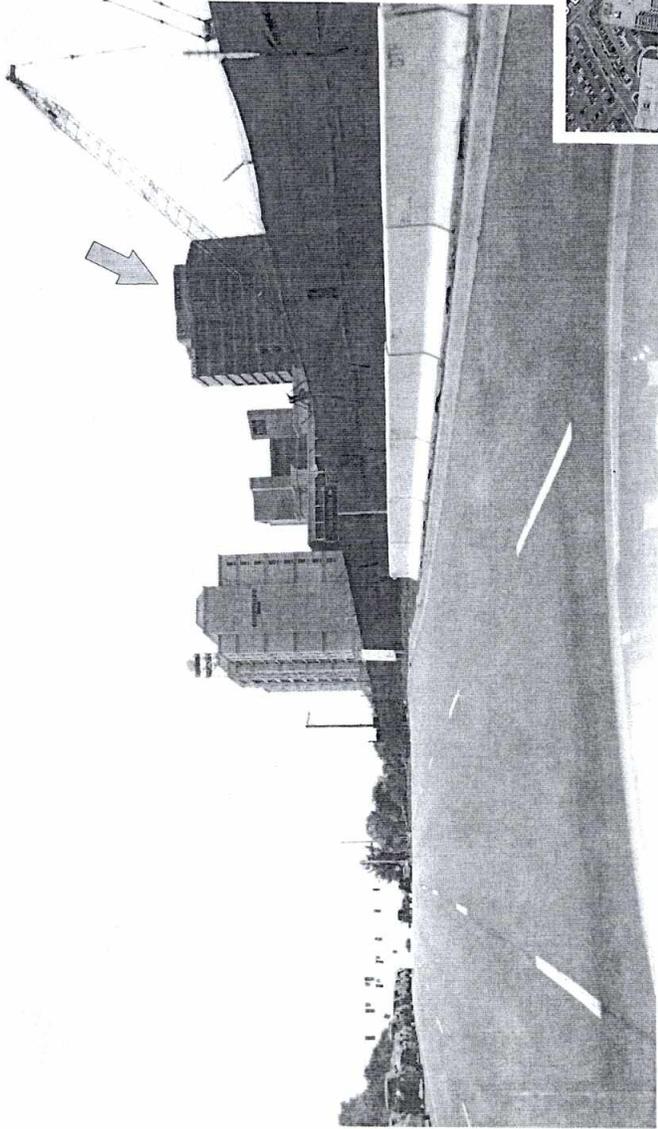
Type of Sign	Zoning Ordinance	Symbol for Sign	Sign Use	Description of Sign	Existing / Proposed	Letter / Logo Size
Freestanding Directional Sign	Section 12-103 (2G) 2 SF Maximum 5' from Any Lot Line	<b>I1</b>	Non-Branded Directional Sign	Gray aluminum cabinet attached to aluminum frame with white vinyl copy applied first surface.	1'-8" x 1'-8" 2.78 SF 3' Overall Height	1 3/4" Letters
Freestanding Directional Sign	Section 12-103 (2G) 2 SF Maximum 5' from Any Lot Line	<b>I2</b>	Non-Branded Directional Sign	Gray aluminum cabinet attached to aluminum frame with white vinyl copy applied first surface.	1'-8" x 1'-8" 2.78 SF 3' Overall Height	1 3/4" Letters
Freestanding Directional Sign	Section 12-103 (2G) 2 SF Maximum 5' from Any Lot Line	<b>I3</b>	Non-Branded Directional Sign	Gray aluminum cabinet attached to aluminum frame with white vinyl copy applied first surface.	1'-8" x 1'-8" 2.78 SF 3' Overall Height	1 3/4" Letters
Freestanding Informational Sign	Section 12-103 (2G) 2 SF Maximum 5' from Any Lot Line	<b>J</b>	Informational	Gray aluminum cabinet attached to aluminum frame with white vinyl copy applied first surface.	18" x 18" 2.25 SF 4' Overall Height	1 1/2" Letters
Freestanding Informational Sign	Section 12-203 (13B) 20 SF at 8' Overall Height 10' from Street	<b>K1</b>	Landlord Monument	Silver aluminum cabinet with red logo and plate letters attached to face, mounted with two poles. Externally illuminated with flood lamp.	24" x 48" 8 SF 3' Overall Height	9" Letters & Logo - 1.13 SF
Freestanding Informational Sign	Section 12-203 (13B) 20 SF at 8' Overall Height 10' from Street	<b>K2</b>	Landlord Monument	Silver aluminum cabinet with red logo and plate letters attached to face, mounted with two poles. Externally illuminated with flood lamp.	24" x 48" 8 SF 3' Overall Height	9" Letters & Logo - 1.13 SF
Branded Awning	Section 12-203 (2) & (6) 200 SF Maximum	<b>L1</b>	Branded Awning	White vinyl applied to black awning.	21" x 48" Logo 7 SF	
Branded Awning	Section 12-203 (2) & (6) 200 SF Maximum	<b>L2</b>	Branded Awning	White vinyl applied to black awning.	9" x 84" Letters 5.25 SF	
Branded Awning	Section 12-203 (2) & (6) 200 SF Maximum	<b>L3</b>	Branded Awning	White vinyl applied to black awning.	9" x 42" Letters 2.63 SF	
Branded Awning	Section 12-203 (2) & (6) 200 SF Maximum	<b>L4</b>	Branded Awning	White vinyl applied to black awning.	9" x 11'-10" Letters 8.88 SF	
Branded Awning	Section 12-203 (2) & (6) 200 SF Maximum	<b>L5</b>	Branded Awning	White vinyl applied to black awning.	9" x 11'-10" Letters 8.88 SF	

Aerial Photograph

Navigational Routes to Site / Traffic Patterns



East Elevation - Sign A

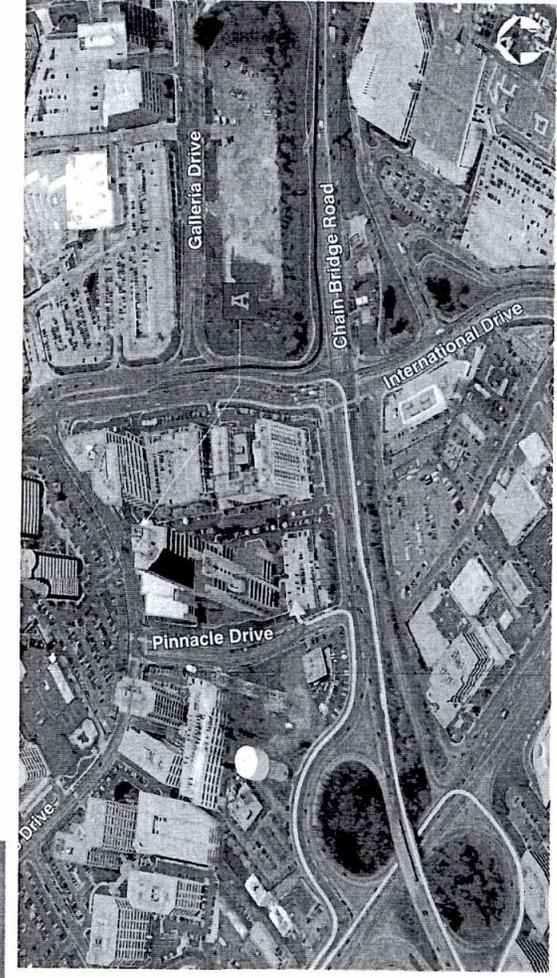


East Elevation - CH-30 on Accent Band  
Square Footage: 132.05

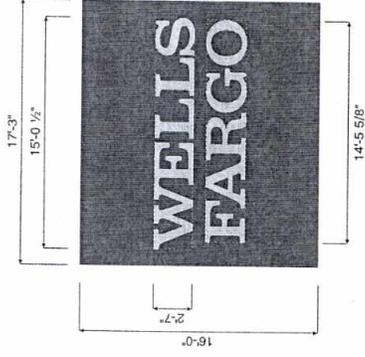
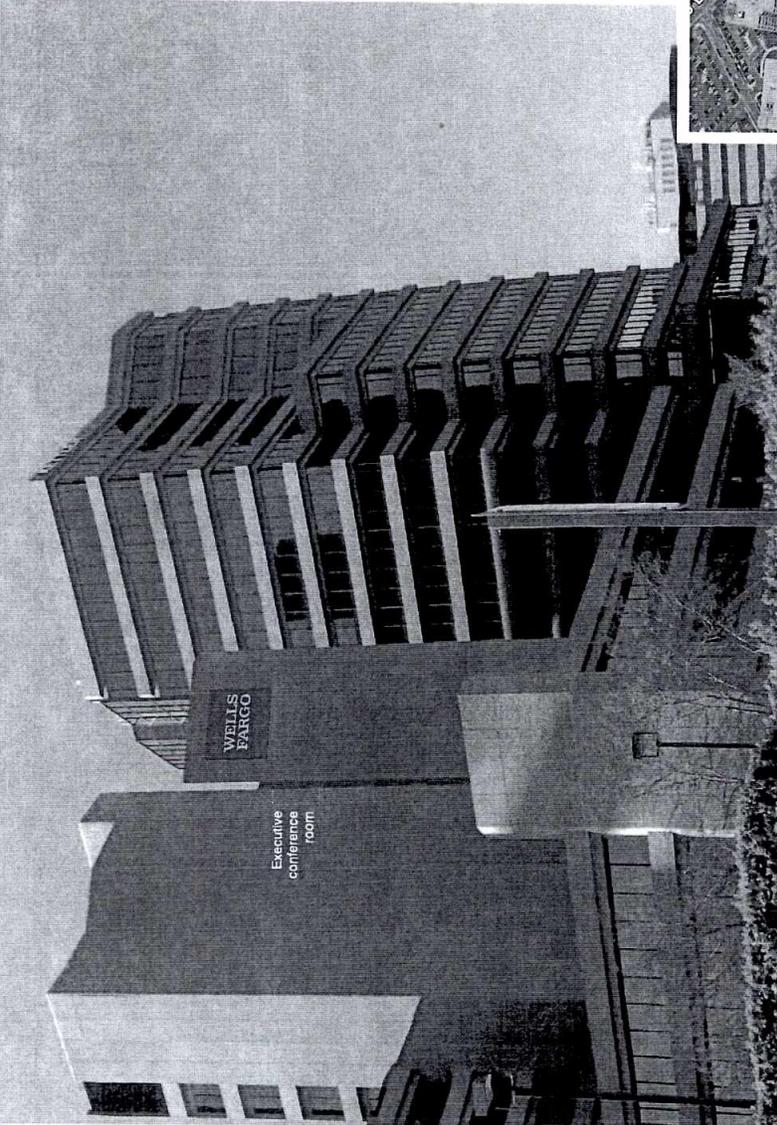
The east elevation sign has already been permitted with the city, however, due to its location on the tower, a special exception will be required. Code states that signs on the tower shall not exceed 12' in overall height on the tower wall.



CH-30-H on Accent Band  
Letter Square Footage: 71.33  
Overall Square Footage: 132.05  
Scale: 3/16"=1'



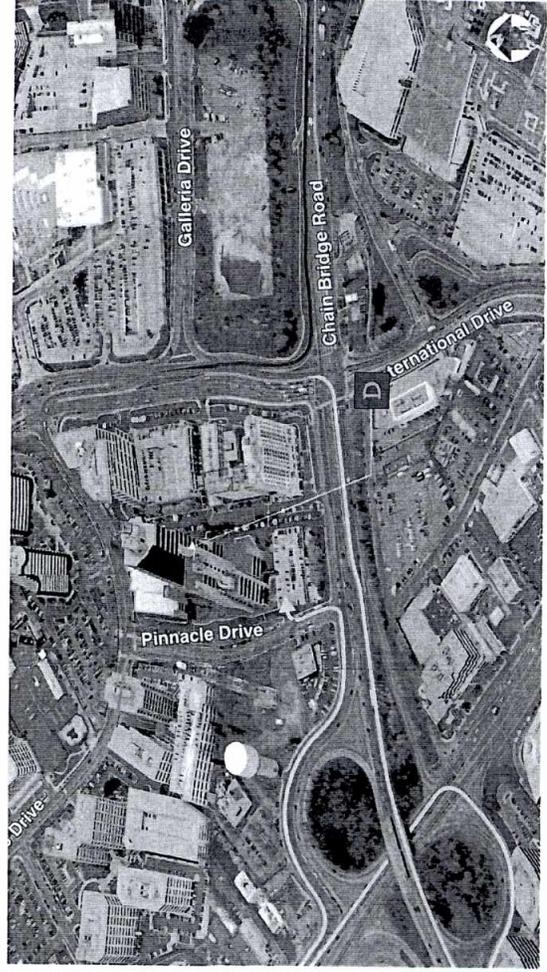
Southeast Elevation - Sign D



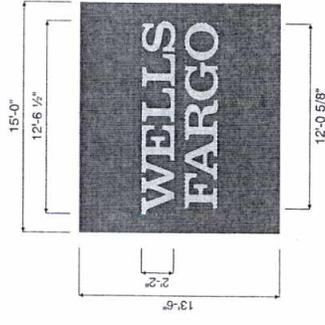
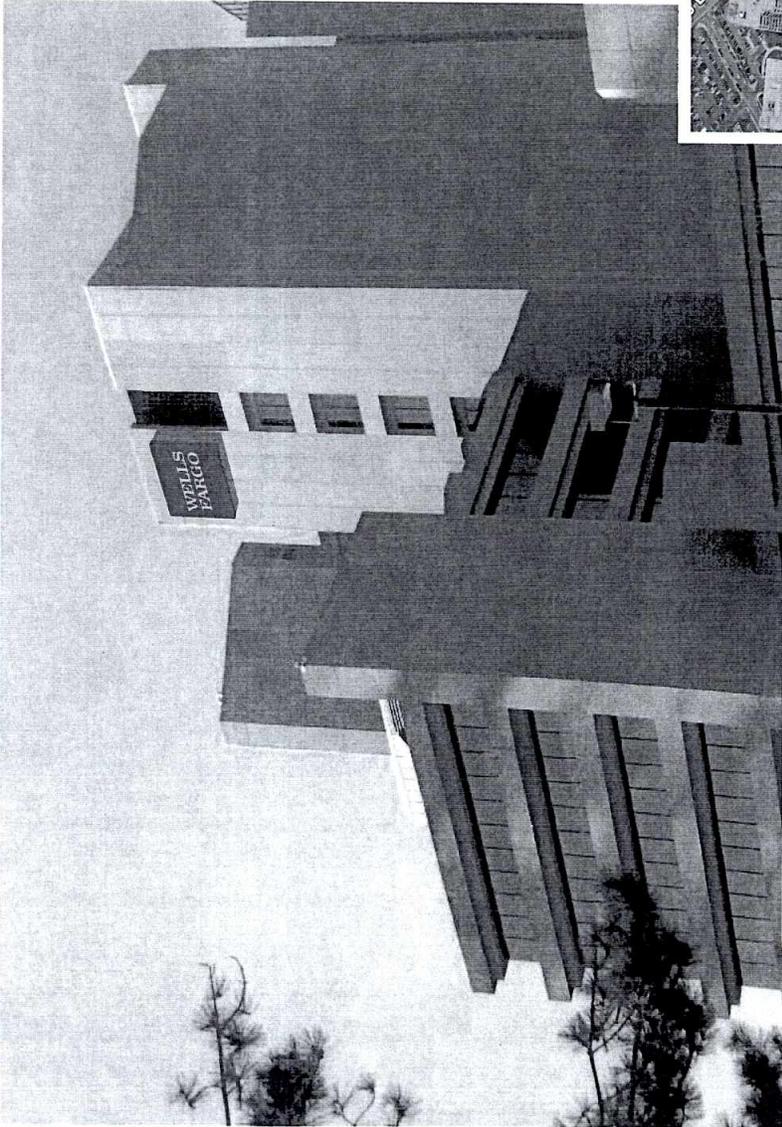
Custom Wall Cabinet  
 Letter Square Footage: 76.24  
 Overall Square Footage: 276.0  
 Scale: 1/8"=1'

Southeast Elevation - Custom 16'-0" x 17'-3" Cabinet; 31" Letter Height  
 Square Footage: 276.0

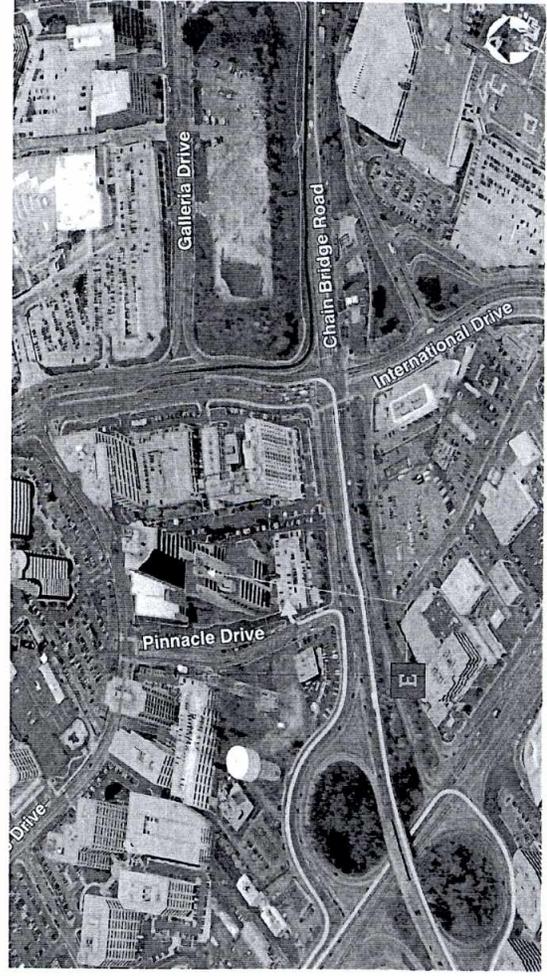
The southeast sign would most ideally be visible from the turn lane in order to reach the site when traveling westbound. This is approximately a 1200' distance. There is no direct entrance to the site from Chain Bridge Road south of the building.



South Elevation - Sign E



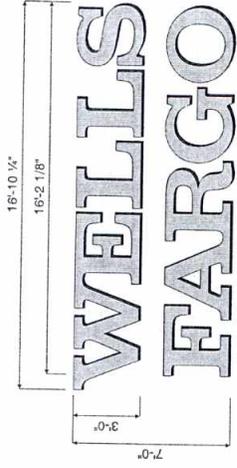
Custom Wall Cabinet  
 Letter Square Footage: 53.29  
 Overall Square Footage: 202.5  
 Scale: 1/8" = 1'



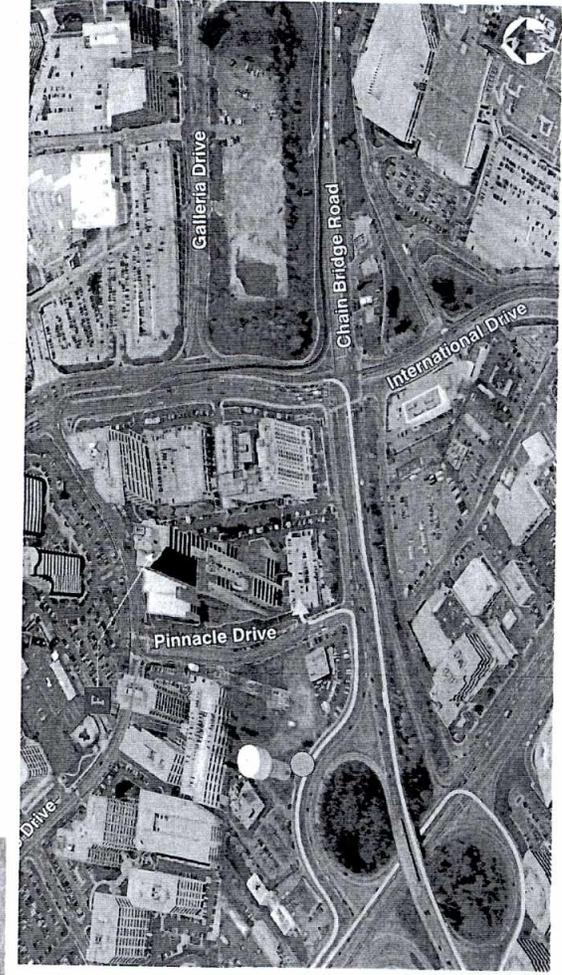
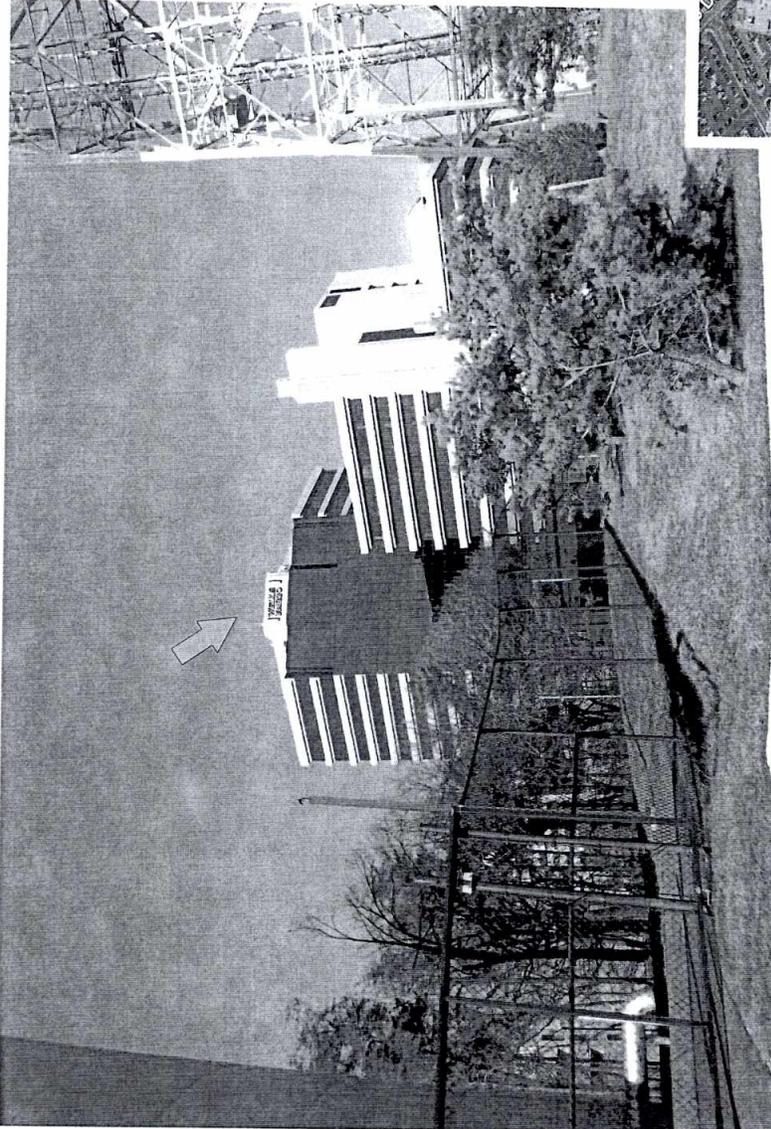
South Elevation - Custom 13'-6" x 15'-0" Cabinet; 26" Letter Height  
 Square Footage: 202.5

The south elevation sign is the only identifier for the front tower of the site when traveling eastbound on the Chain Bridge Road. Also, from several vantage points it is the only visible sign when approaching the building from the pathway to the west (Pinnacle Drive).

Southwest Elevation - Sign F



CHRW-36-ST  
Letter Square Footage: 99.09  
Overall Square Footage: 117.98  
Scale: 3/16" = 1'



Southwest Elevation - 36' Channel Letterset  
Square Footage: 117.98

Sign to be Removed

## Viewing Distance Determination

A sign must be viewable at a certain distance to allow drivers time to maneuver their vehicle to the site.

Factors to Determine Distance:

V	Velocity (35 mph equals 51 fps)
N	Number of words or symbols
DT	Decision Time (Minimum 4.2 seconds)
MT	Maneuver Time (Minimum 4 seconds)

Formula:  $\text{Reading Distance} = V [(N \times 0.33) + DT + MT]$

Reading Distance = 51 fps [(2 words x 0.33 seconds/word) + 4.2 seconds + 4 seconds]

Reading Distance = 452 Feet

Note: This number is the minimum distance required to legibly read the signs. Anything less than this number is considered hazardous.

The entrance to the turn lane for westbound traffic on Chain Bridge Road is located 1200' from the sign on the southeast elevation.

Drivers with 20/40 vision are permitted to drive without corrective lenses.

Based on 20/40 vision, drivers require 1" of letter height for every 25' of distance to legibly read a sign.

Drivers moving westbound on Chain Bridge Road require sign legibility at 1200' to make the turn on to International Drive.

1200 Feet / 25 Feet Per Inch = 48" Letter Height Required

Proposed Sign on Southeast Elevation = 31" Letter Height

17" Reduction in Letter Height

# Approaching Traffic View

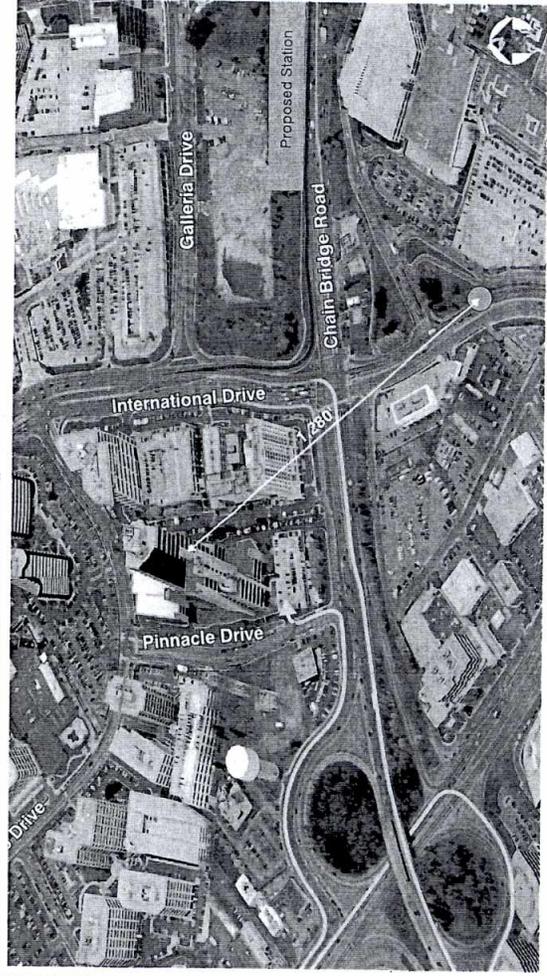
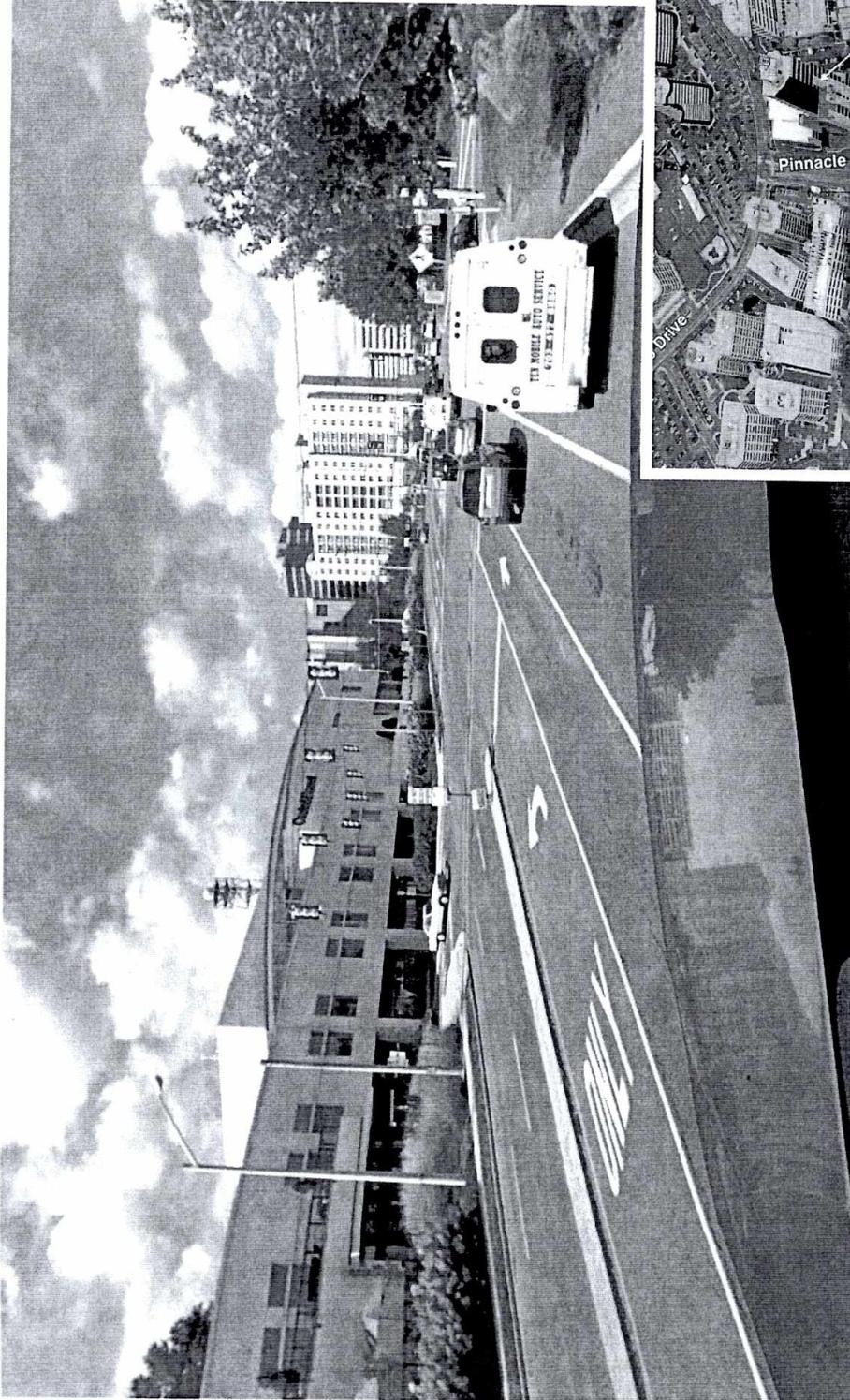
Viewable Signs

**D**

16" x 17'-3" Wall Cabinet

**A**

30" Channel Letters on Accent Band



View northbound on International Drive south of the entrance to Crate & Barrel. Only southeast elevation sign is visible. East elevation sign can be seen, however, due to the angle, it is not legible.

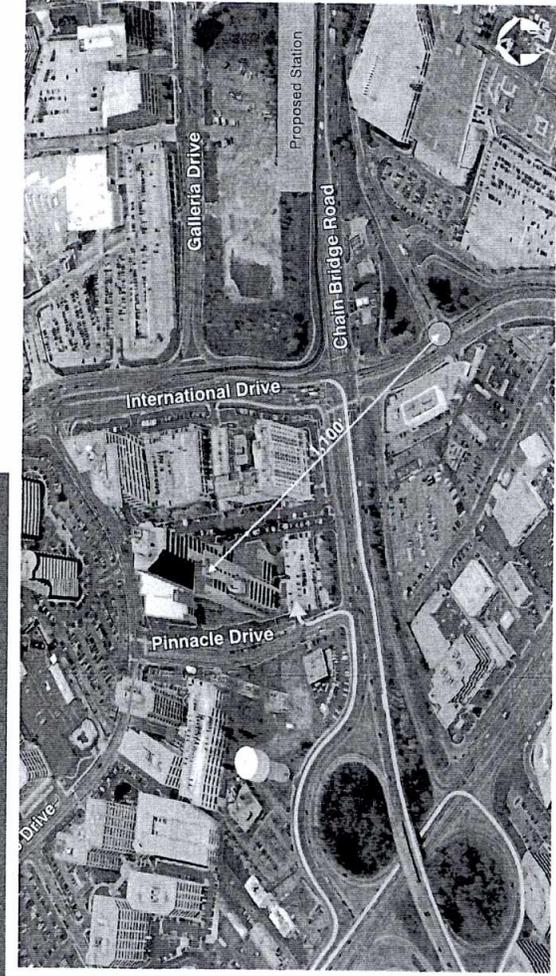
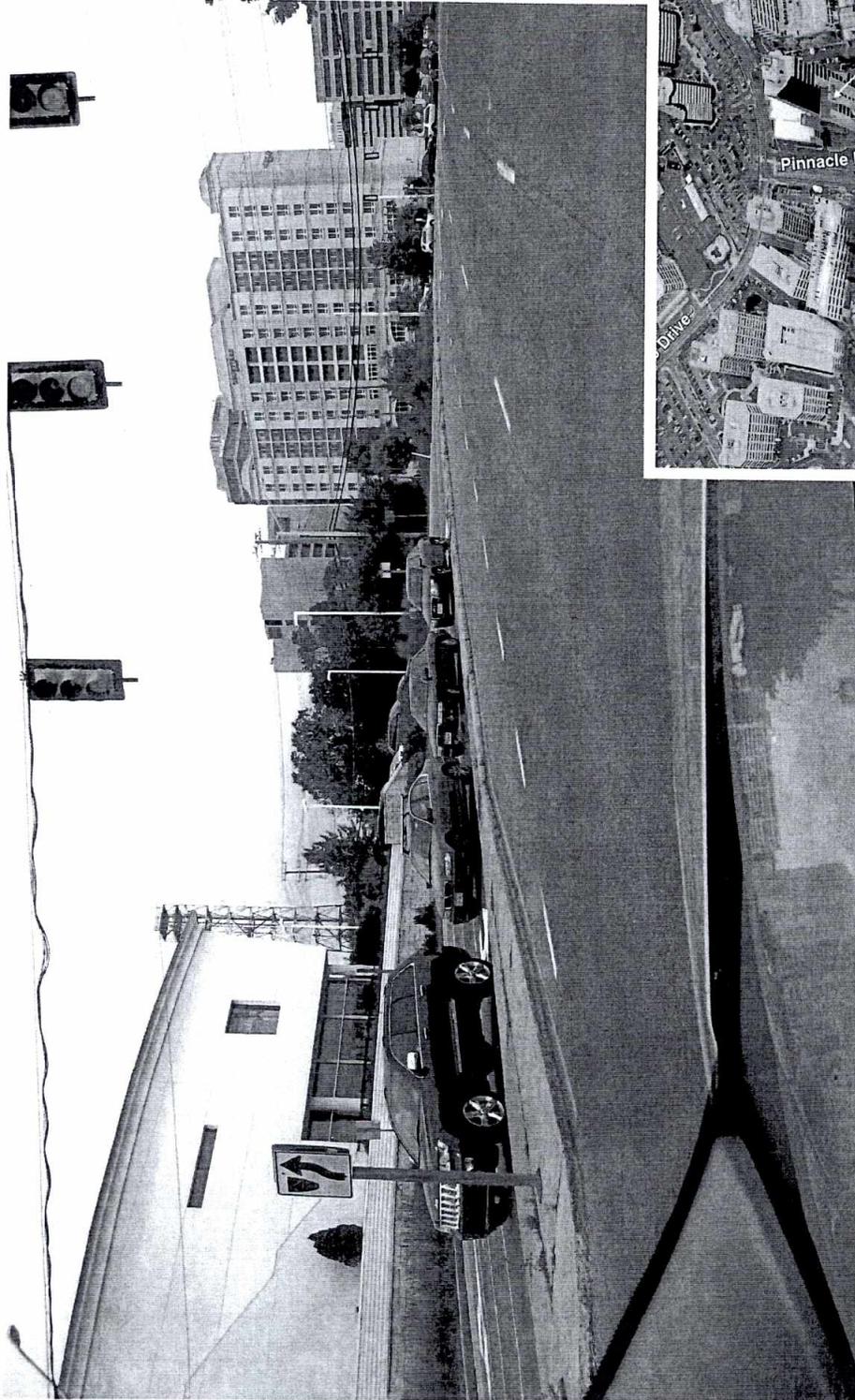
Letter Height Recommended by the FHA Manual on Uniform Traffic Control Devices: 51"

Letter Height of Proposed Sign: 31"

# Approaching Traffic View

## Viewable Signs

- D** 16' x 17'-3" Wall Cabinet
- E** 13'-6" x 15' Wall Cabinet
- A** 30" Channel Letters on Accent Band



View northbound on International Drive at the intersection of Ring Road. For a small stretch, both the south and southeast elevation signs are visible. The east elevation sign is also visible for a small portion of the approach, however, the angle is still to steep for the sign to be legible.

Letter Height Recommended by the *FHA Manual on Uniform Traffic Control Devices*: 44"

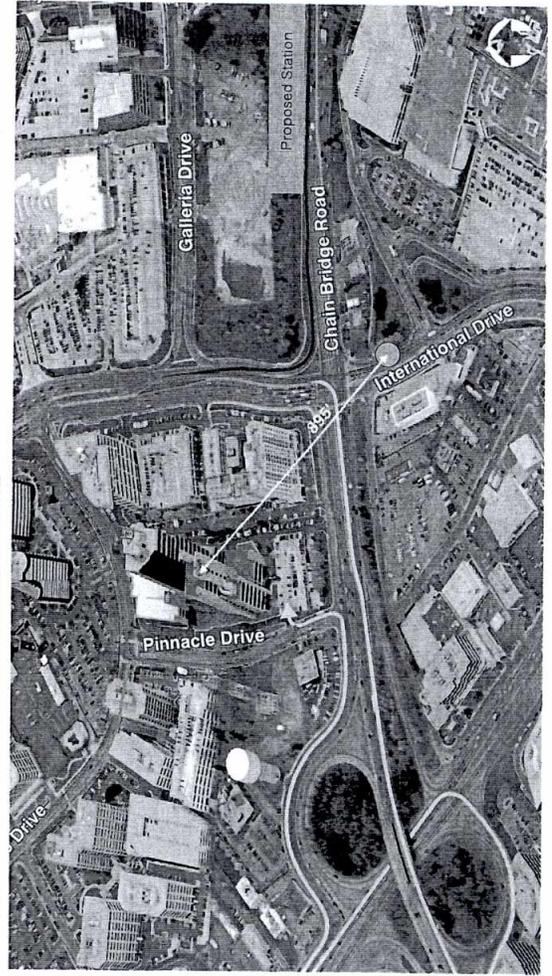
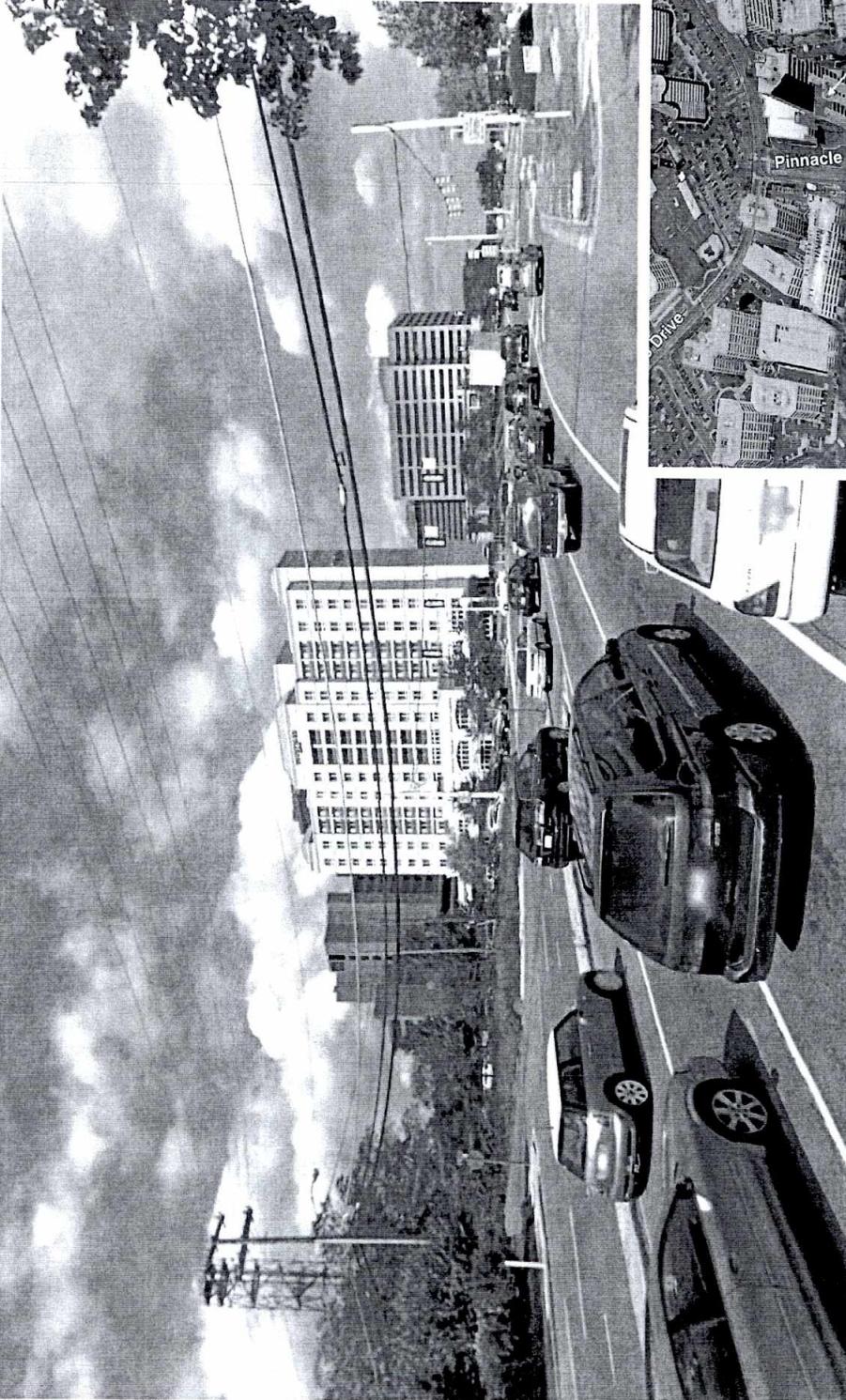
Letter Height of Proposed Sign: 31"

# Approaching Traffic View

Viewable Signs

E

13'-6" x 15' Wall Cabinet



View northbound on International Drive approaching Chain Bridge Road intersection. Only south elevation sign is visible.

Letter Height Recommended by the FHA Manual on Uniform Traffic Control Devices: 36"

Letter Height of Proposed Sign: 26"

**Approaching Traffic View**

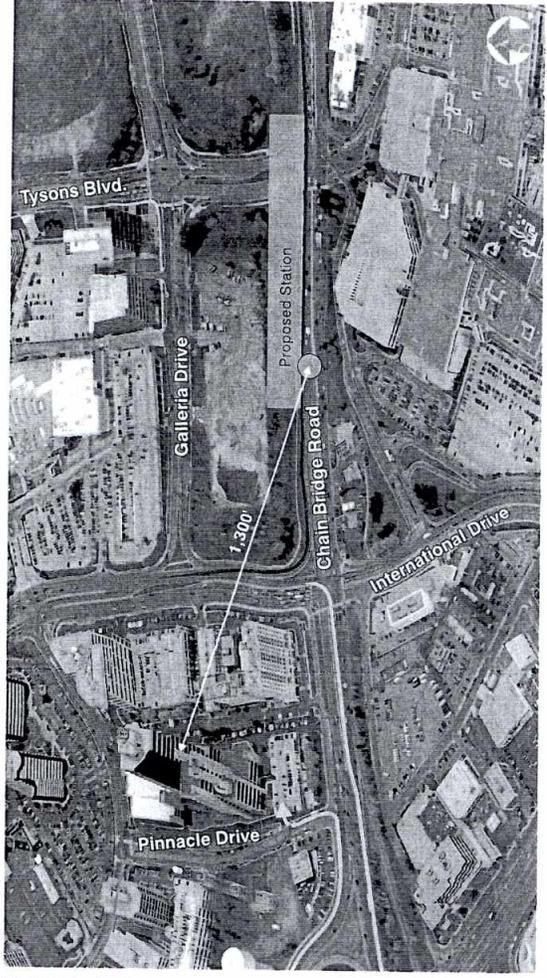
Viewable Signs



16' x 17'-3" Wall Cabinet



30" Channel Letters on Accent Band

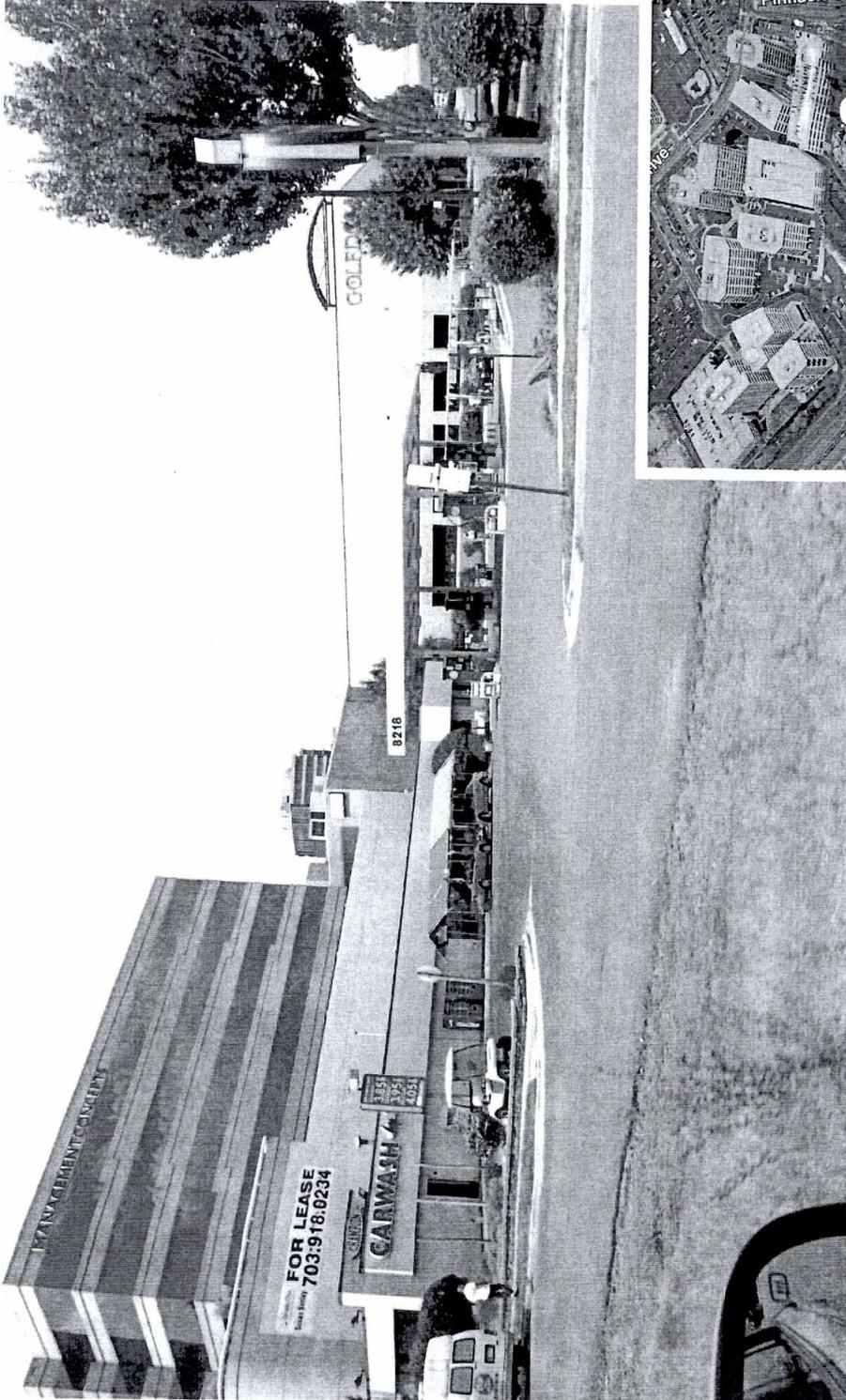


View westbound on Chain Bridge Road approaching the left turn lane onto International Drive. Both east and southeast elevation signs are visible. The east elevation sign is only visible at this point onward as the new railway station will block its visibility from further back on the approach.

Letter Height Recommended by the FHA Manual on Uniform Traffic Control Devices: 52"

Letter Height of Proposed Sign: 31"

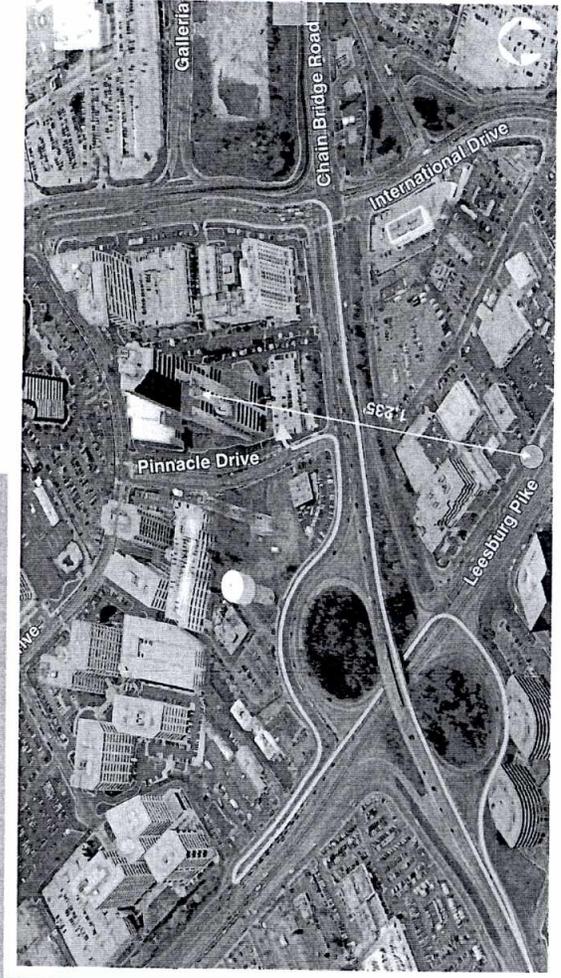
**Approaching Traffic View**



Viewable Signs

**E**

13'-6" x 15' Wall Cabinet



View northbound on Leesburg Pike at the on-ramp to Chain Bridge Road.  
Only south elevation sign is legible.

Letter Height Recommended by the FHA Manual on Uniform Traffic Control Devices: 49"

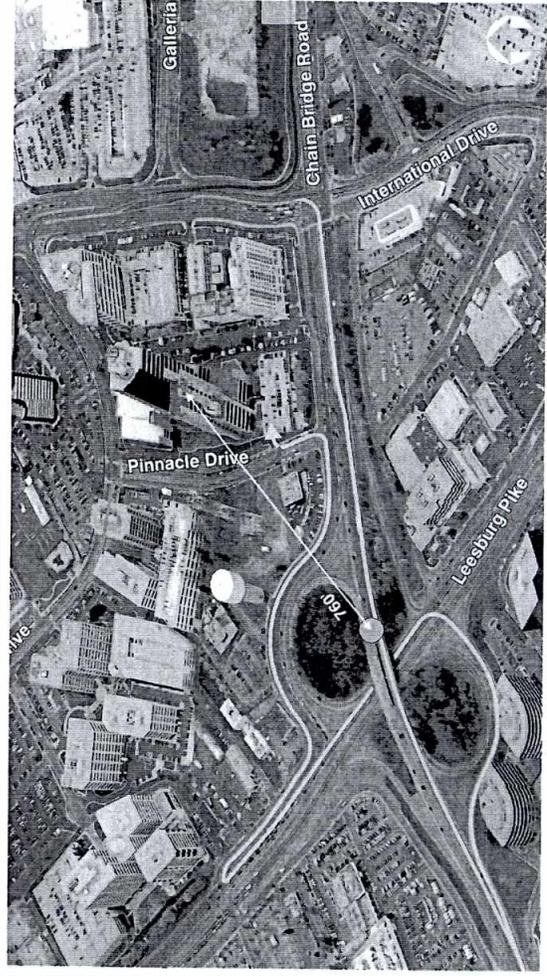
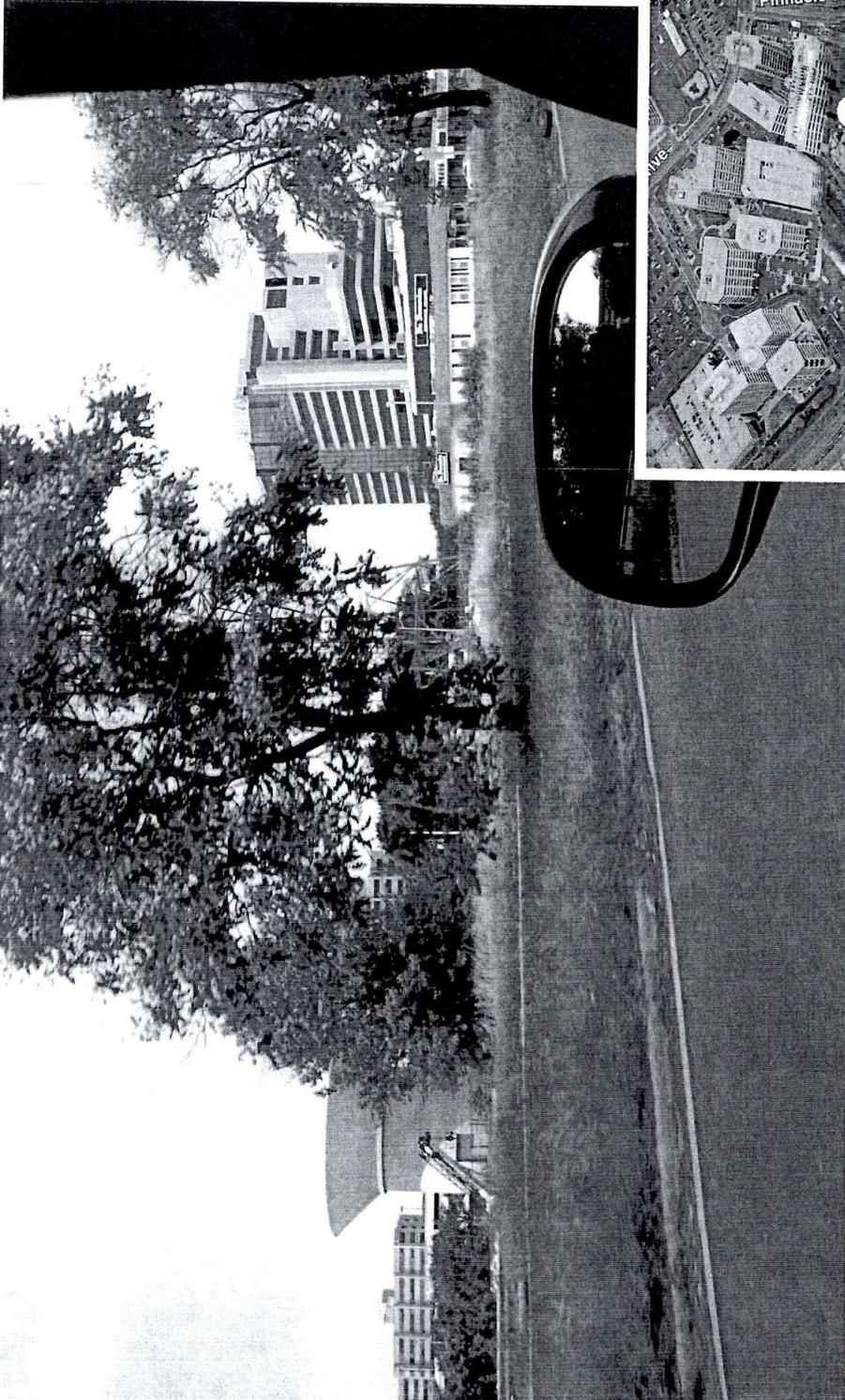
Letter Height of Proposed Sign: 26"

# Approaching Traffic View

Viewable Signs

**E**

13'-6" x 15' Wall Cabinet

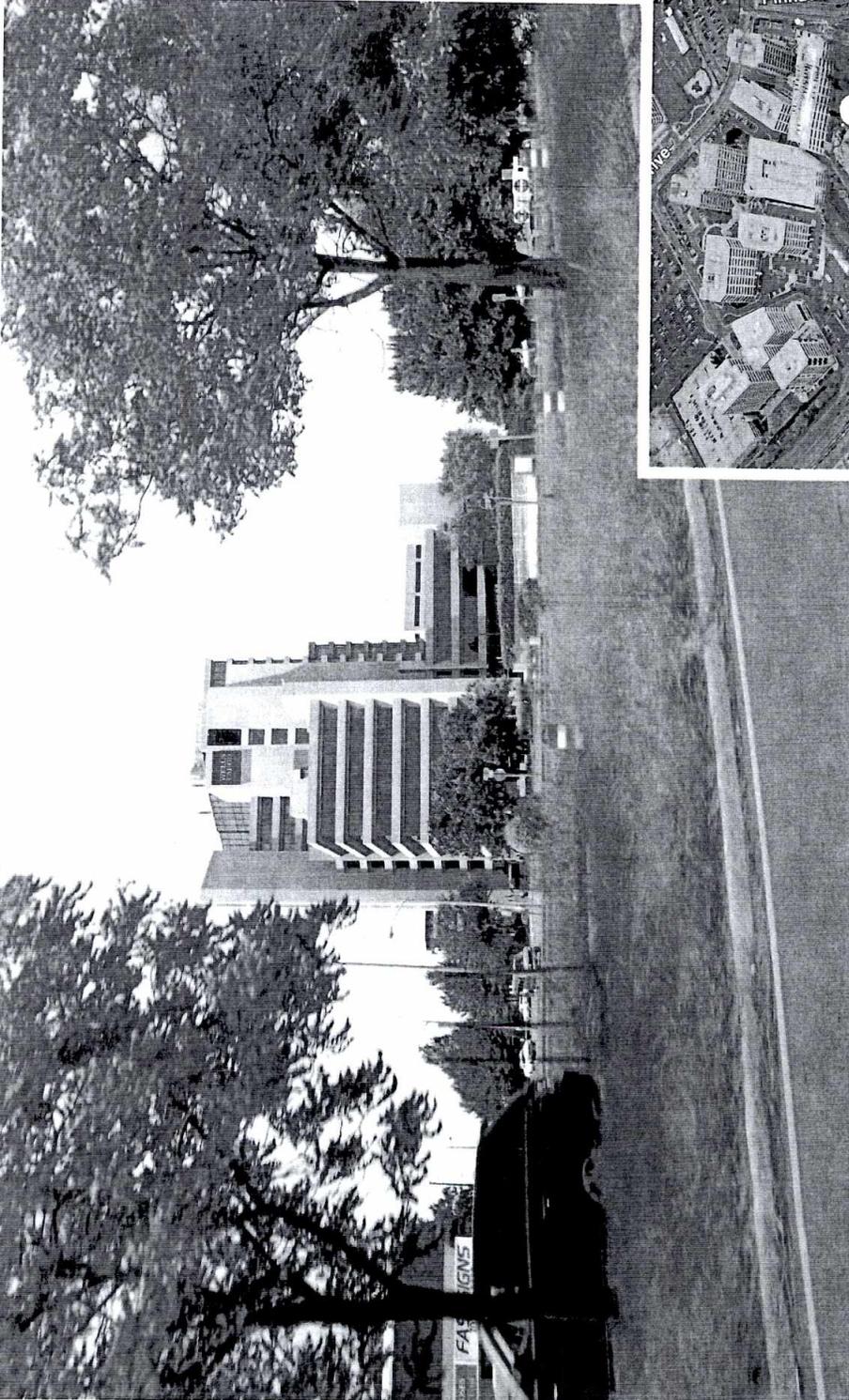


View eastbound on Chain Bridge Road after the exit to Leesburg Pike.  
Only south elevation sign is visible.

Letter Height Recommended by the FHWA Manual on Uniform Traffic Control Devices: 30"

Letter Height of Proposed Sign: 26"

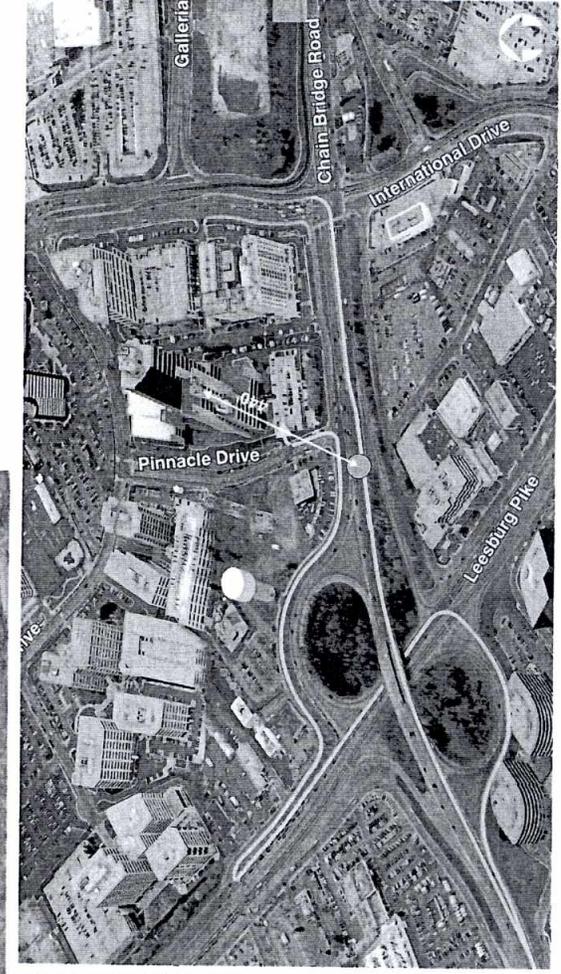
Approaching Traffic View



Viewable Signs

**E**

13'-6" x 15' Wall Cabinet

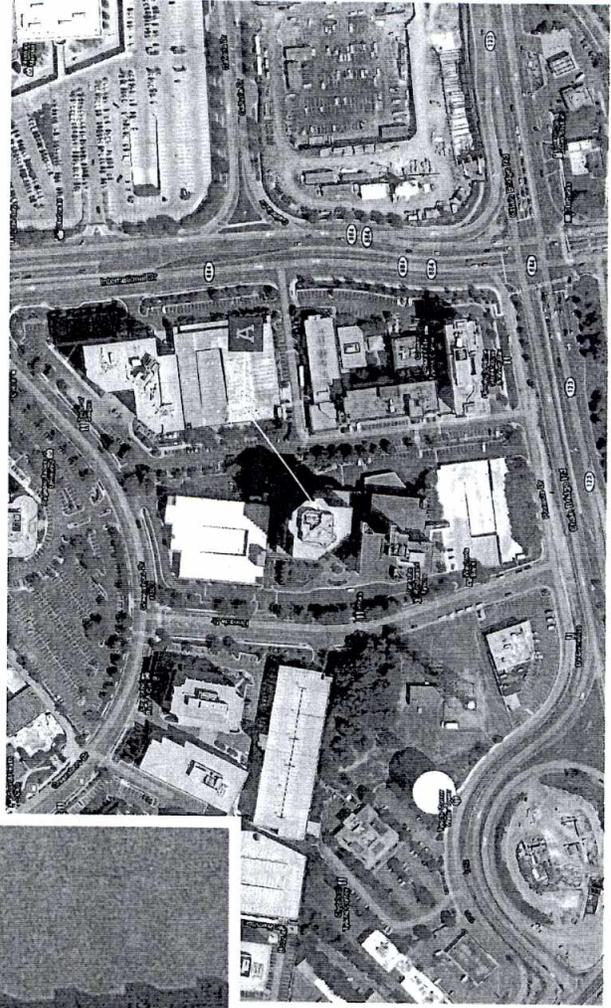
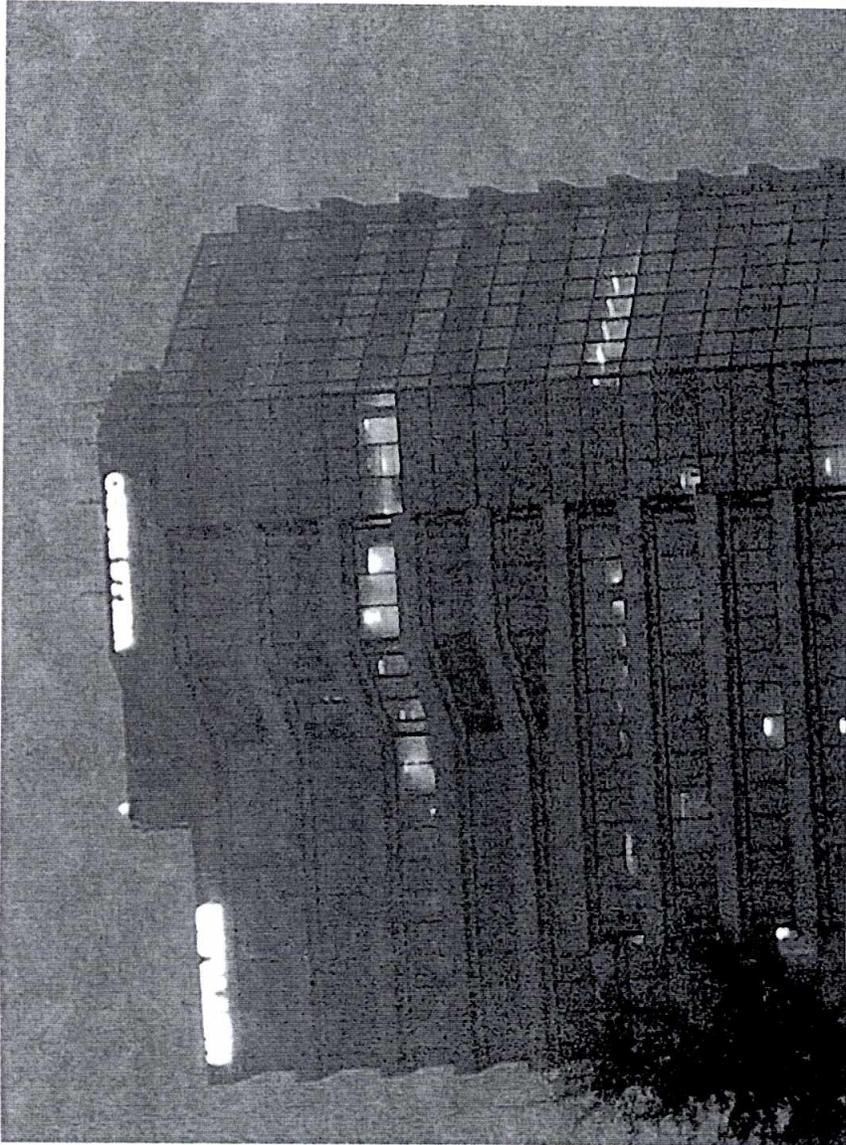


View eastbound on Chain Bridge Road after the exit to Leesburg Pike.  
Only south elevation sign is visible.

Letter Height Recommended by the FHWA Manual on Uniform Traffic Control Devices: 19"

Letter Height of Proposed Sign: 26"

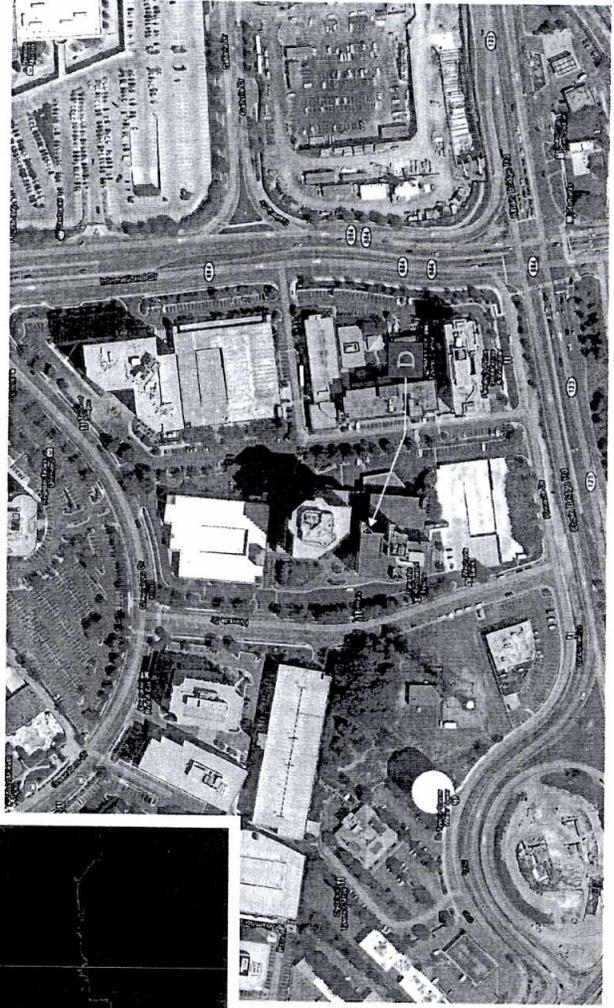
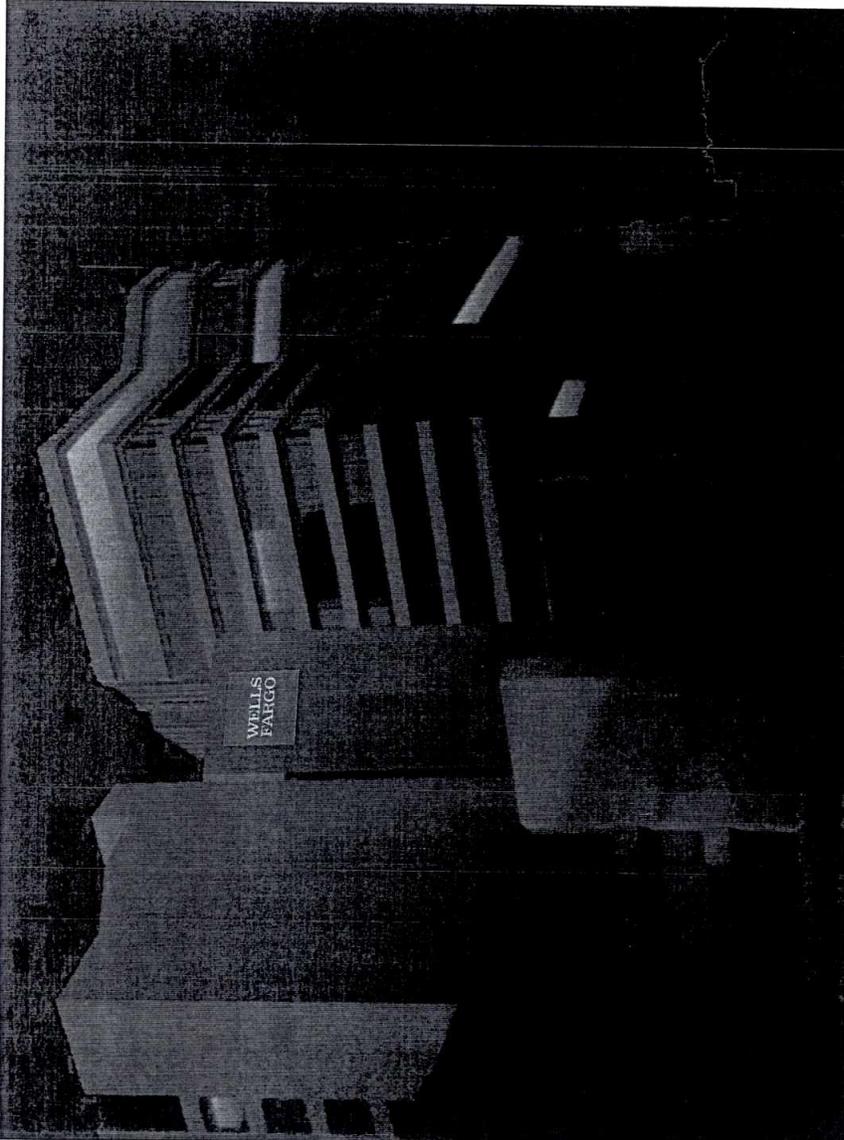
Nighttime Sign - A



**A** CH-30-H on Accent Band

4-5 3/8" x 29-8 1/4" with 30" Letters  
132.05 Square Feet

Nighttime Sign - D

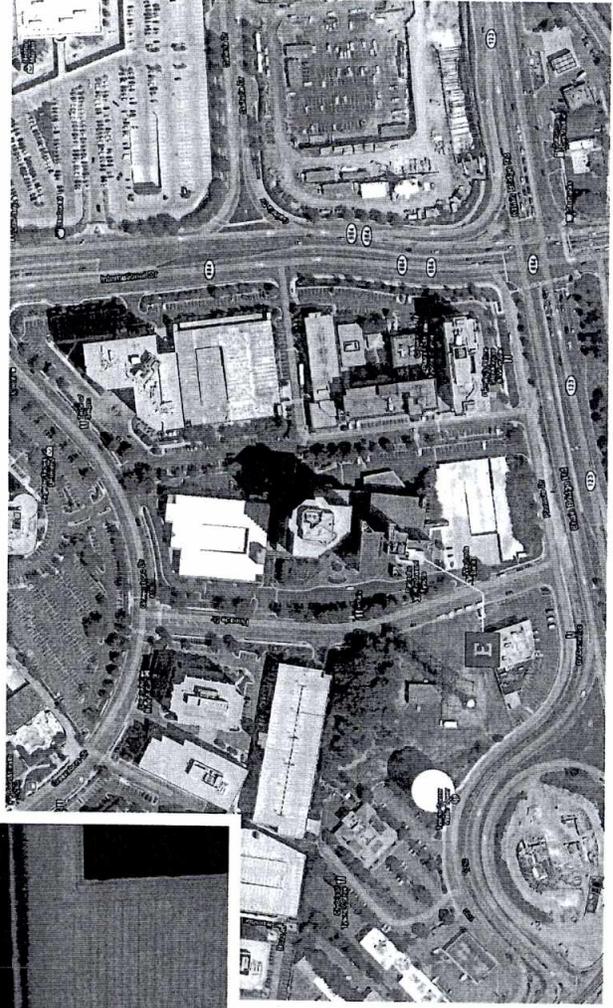
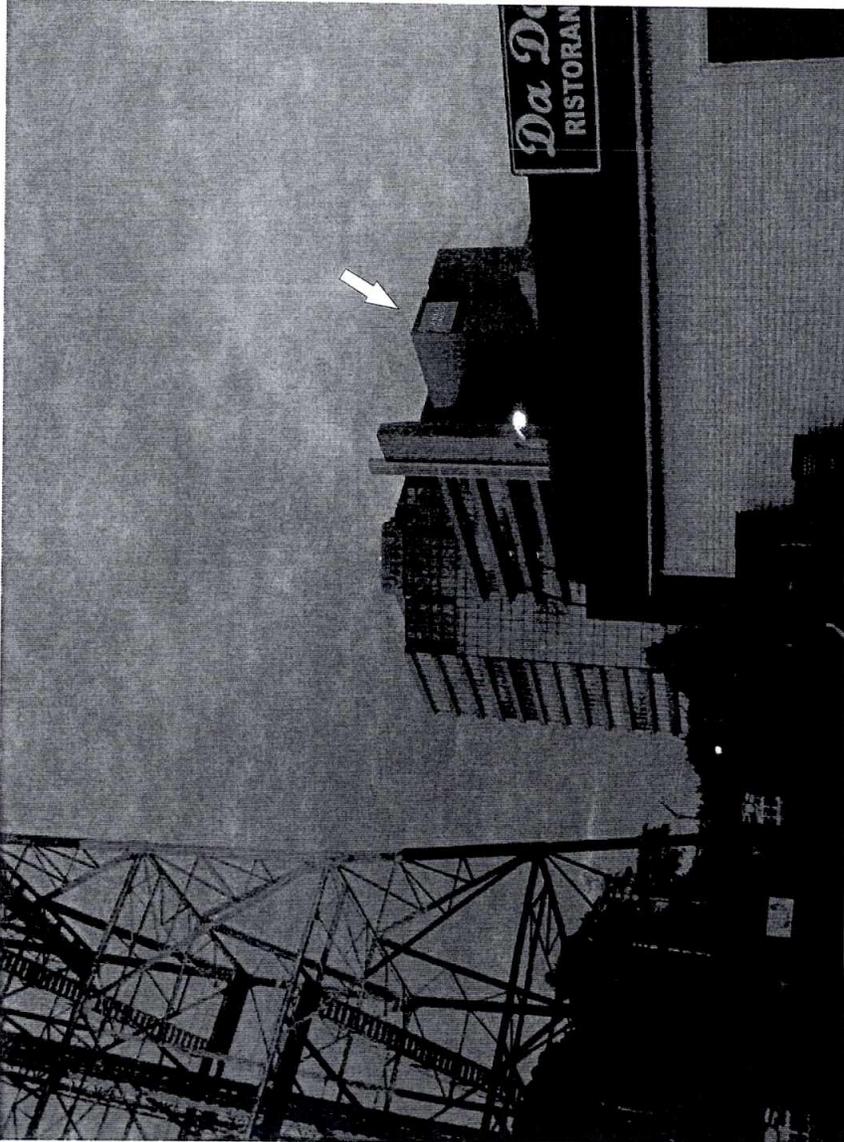


**D** Custom Cabinet with 31" Letters

17'-3" x 17'-3" Cabinet  
297.56 Square Feet

2'-7" x 15'-0 1/2" Wells Letters  
2'-7" x 14'-5 5/8" Fargo Letters  
76.24 Square Feet

Nighttime Sign - E



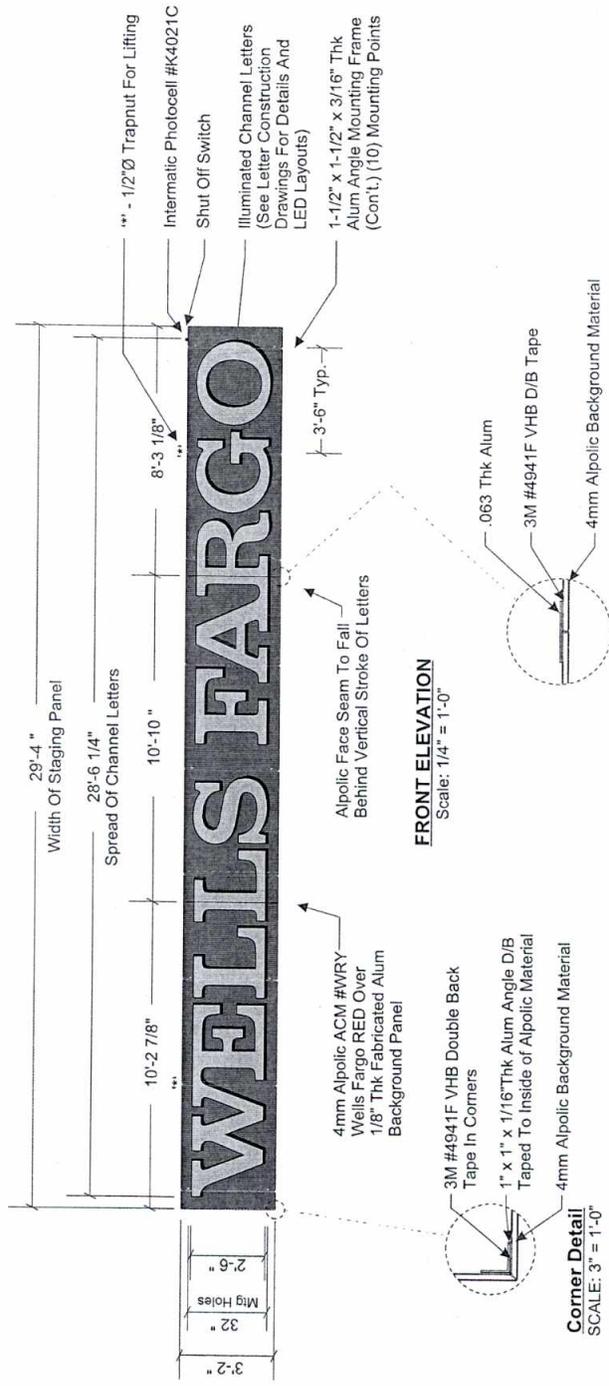
**E** Custom Cabinet with 26" Letters

15'-0" x 15'-0" Cabinet  
225.0 Square Feet

2'-2" x 12'-6 1/2" Wells Letters  
2'-2" x 12'-0 5/8" Fargo Letters  
53.29 Square Feet

Footcandles = Total Lumens ÷ Area in Square Feet

12.92 Lumens per SF



**SIDE VIEW**  
Scale: 1/4" = 1'-0"

**FRONT ELEVATION**  
Scale: 1/4" = 1'-0"

**Return Butt Seam Detail**  
SCALE: 3" = 1'-0"

**Corner Detail**  
SCALE: 3" = 1'-0"

**Electrical Load**  
(4.3) Amps @ 120 Volts  
**Electrical Reqmts**  
(1) 20 Amp/120 Volt Circuits

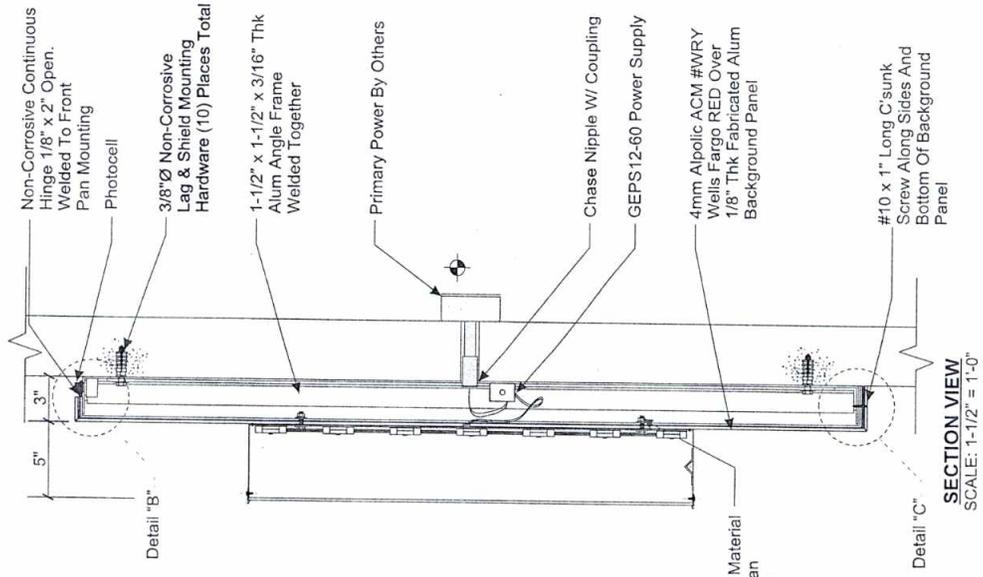
**STANDARD LETTER NOTES:**

1. Sufficient Primary Circuit in Vicinity Of Sign By Others.
2. Letter To Letter Wiring & Final Primary Hook-up By Sign Installer, Where Allowed By Local Codes.
3. Sign Shall Be U.L. Listed.
4. Mounting Hardware By Sign Installer.
5. Full Size Drilling Template Furnished With Sign.

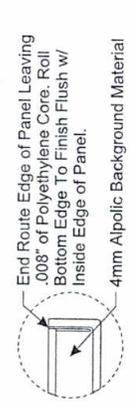
Notes: This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.

**30" Channel Letter Details**

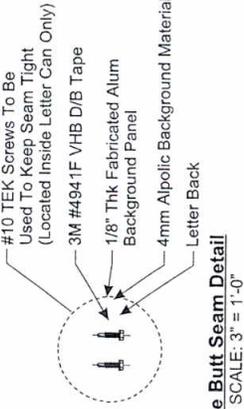
**A**



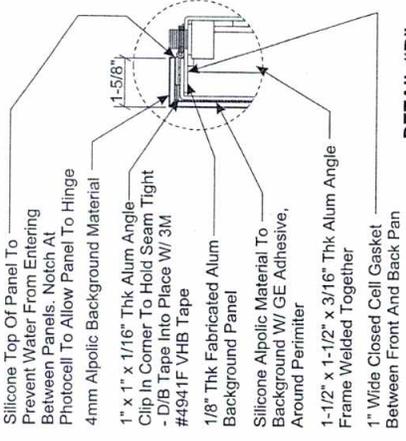
**SECTION VIEW**  
SCALE: 1-1/2" = 1'-0"



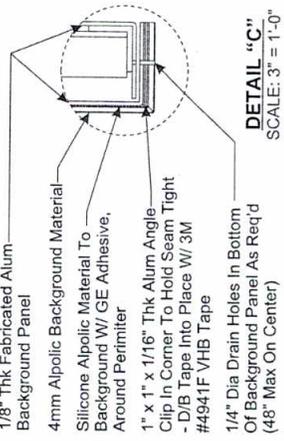
**DETAIL "A"**  
DOUBLE SIZE



**Face Butt Seam Detail**  
SCALE: 3" = 1'-0"



**DETAIL "B"**  
SCALE: 3" = 1'-0"



**DETAIL "C"**  
SCALE: 3" = 1'-0"

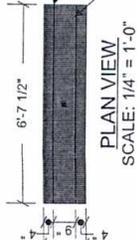
**Notes:** This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.

**P-34 Pylon Details**

**B**

1.71 Lumens per SF

Footcandles = Total Lumens ÷ Area in Square Feet



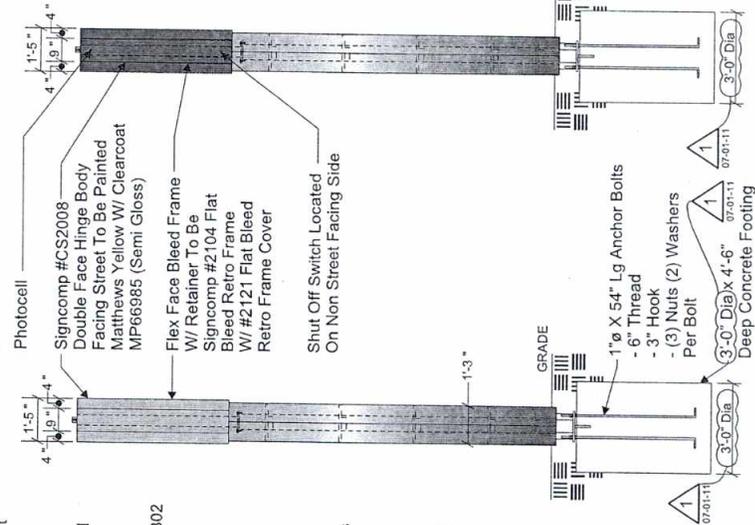
**PLAN VIEW**  
SCALE: 1/4" = 1'-0"

- Signcomp #CS2008 Double Face Hinge Body Painted Matthews Dark Red W/ Clearcoat MP01126 (Semi Gloss) On Top, Bank Side And Bottom
- Cabinet Illuminated W/ T8-6500K Fluorescent Lamps And Electronic Ballast
- Flex Face Material To Be White
- 3M Panagraphics III, w/ First Surface Decoration, Background To Be 3M Scotchcal #3630-2236 Translucent Red Vinyl Copy To Be Reverse Cut From Background Then 3M Scotchcal #3630-4039 Translucent Yellow Vinyl Stagecoach To Be 3M #7725-1802 Opaque Dark Red Vinyl Entire Face To Be Covered First Surface W/ 3M 3620 Clear Matte Vinyl Film

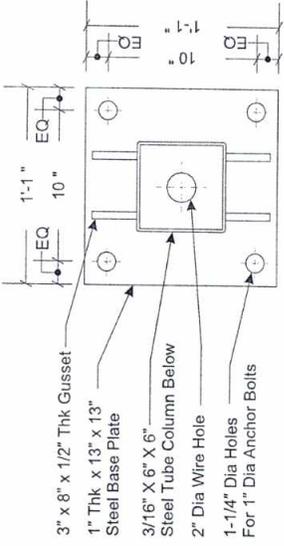
- 5/8" Thk x 11" x 9" Steel Match Plate W/ 1/2" Hardware
- 1/8" Thk Fabricated Alum Clad Brackets w/ Keyhole Slots For Securing Clad To Columns
- 1/8" Thk Brake Formed Alum Cladding, W/ No Horizontal Seams, Vertical Seams To Be Located On Side As Shown Painted Matthews Light Bronze W/ Clearcoat MP20090 (Semi Gloss)

- 6" x 6" x 3/16" Steel Tube Column Cladding To Continue 2" Below Grade
- 3/4" Thk x 13" x 13" Steel Base Plate

- 1/2" Dia Incoming Electrical Conduit

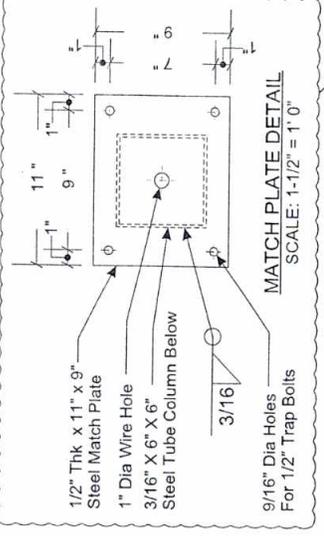


**SIDE ELEVATION (Facing Street)**  
SCALE: 1/4" = 1'-0"



**BASE PLATE DETAIL**  
SCALE: 1-1/2" = 1'-0"

- 3" x 8" x 1/2" Thk Gusset
- 1" Thk x 13" x 13" Steel Base Plate
- 3/16" X 6" X 6" Steel Tube Column Below
- 2" Dia Wire Hole
- 1-1/4" Dia Holes For 1" Dia Anchor Bolts



**MATCH PLATE DETAIL**  
SCALE: 1-1/2" = 1'-0"

- 1/2" Thk x 11" x 9" Steel Match Plate
- 1" Dia Wire Hole
- 3/16" X 6" X 6" Steel Tube Column Below
- 9/16" Dia Holes For 1/2" Trap Bolts

**ELECTRICAL LOAD**  
(3.0) Amps @ 120 Volts  
**ELECTRICAL REQMTS**  
(1) 20 Amp/120 Volt Circuits

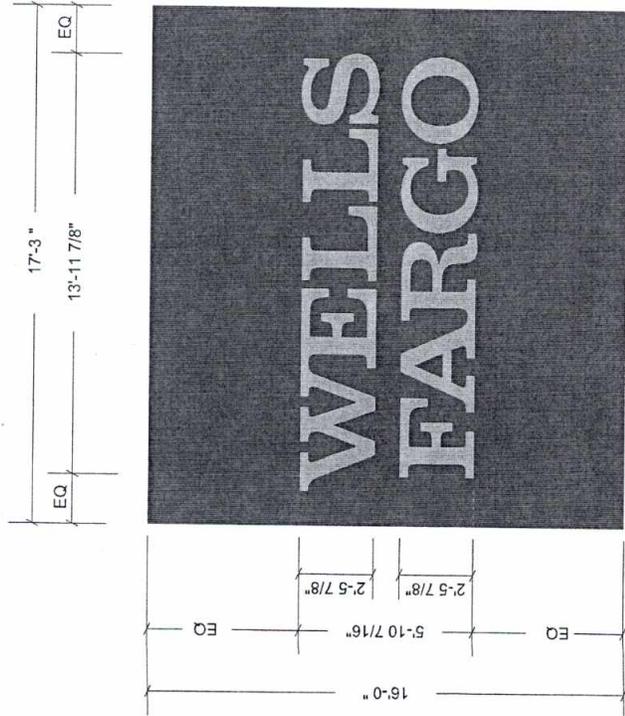
**STANDARD PYLON NOTES:**

- The Structural Design Conforms To 2006IBC, Ch.6 of ASCE7
- Basic Wind Speed V3s=90MPH  
Importance Factor I=1.07
- Design Wind Pressure = 21 PSF
- Design Snow Load = 25psf(N/A)
- Earthquake Spectral Response Accelerations Ss=0.16 Si=0.053
- Weight Of Sign=1.8kips
- Sufficient Primary Circuit In Vicinity Of Sign By Others.
- Final Primary Hook-up By Sign Installer, Where Allowed By Local Codes.
- Sign Shall Be U.L. Listed.
- Maximum Soil Bearing Capacity 2000 PSF.
- Concrete 3000 PSI @ 28 Days.
- Reinforcing Steel Shall Be ASTM A36.
- Structural Steel Shall Be ASTM A36.
- All Welds Shall Conform To AWS Standards.

Note: This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.

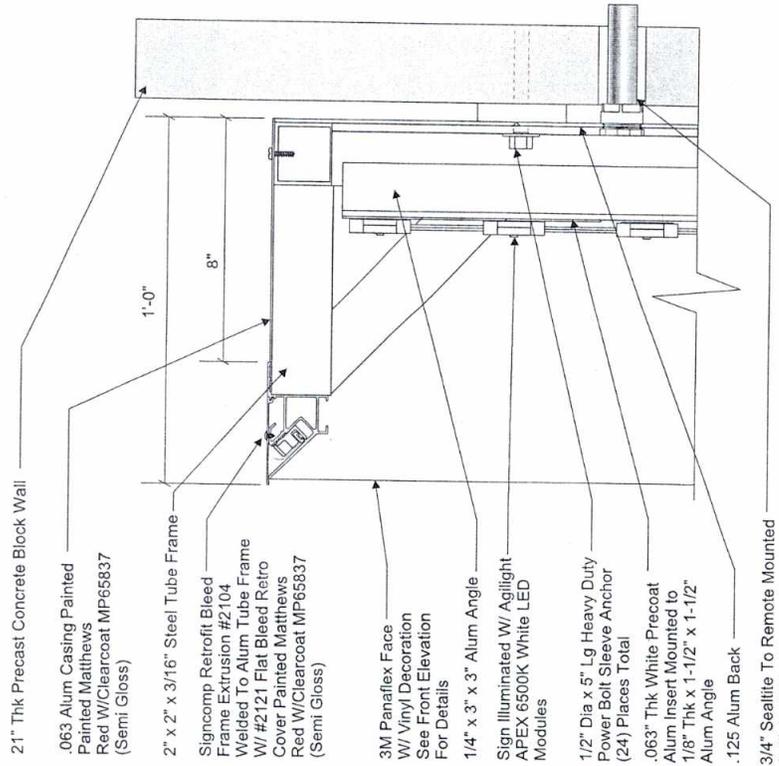
Footcandles = Total Lumens ÷ Area in Square Feet

0.6 Lumens per SF @ Red Background  
0.65 Lumens per SF @ Yellow Copy



**FRONT ELEVATION**  
SCALE: 1/4" = 1'-0"  
(1) Required

Seams in Over Laminate Must Maintain a Minimum Of 1" Away From Seams in Background.



**SECTION DETAIL AT TOP OF CABINET**  
SCALE: 3" = 1'-0"  
(1) Required

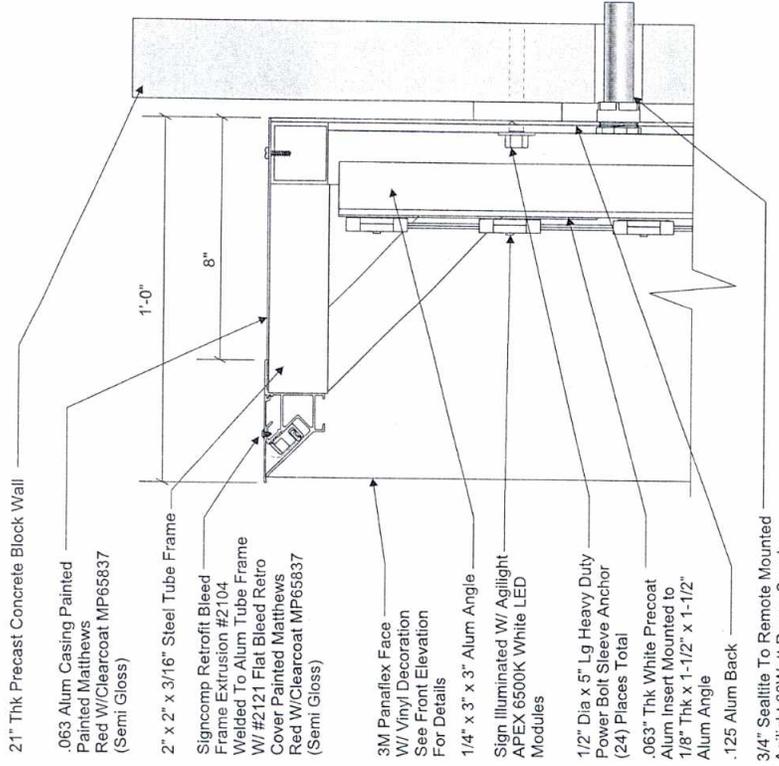
**STANDARD WALL SIGN NOTES:**

1. Sufficient Primary Circuit In Vicinity Of Sign By Others.
2. Final Primary Hook-up By Sign Installer, Where Allowed By Local Codes.
3. Sign Shall Be U.L. Listed.
4. Mounting Hardware By Sign Installer.

**Electrical Load**  
(28.7) Amps @ 120 Volts  
Electrical Reqrmts.  
(2) 20 Amp/120 Volt Circuits

Note: This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.

Flex Face Material To Be White  
3M Panagraphics III, w/ First Surface Decoration. Background To Be 3M Scotchcal #3630-2236 Translucent Red Vinyl Copy To Be Reverse Cut From Background Then, 3M Scotchcal #3630-4039 Translucent Yellow Vinyl Entire Face To Be Covered First Surface W/ 3M 3620 Clear Matte Vinyl Film



SECTION DETAIL AT TOP OF CABINET

SCALE: 3" = 1'-0"  
(1) Required

- 2 1/2" Thk Precast Concrete Block Wall
- .063 Alum Casing Painted Painted Matthews Red W/Clearcoat MP65837 (Semi Gloss)
- 2" x 2" x 3/16" Steel Tube Frame
- Signcomp Retrofit Bleed Frame Extrusion #2104 Welded To Alum Tube Frame W/ #2121 Flat Bleed Retro Cover Painted Matthews Red W/Clearcoat MP65837 (Semi Gloss)
- 3M Panaflex Face W/ Vinyl Decoration See Front Elevation For Details
- 1/4" x 3" x 3" Alum Angle
- Sign Illuminated W/ Acilight APEX 6500K White LED Modules
- 1/2" Dia x 5" Lg Heavy Duty Power Bolt Sleeve Anchor (24) Places Total
- .063" Thk White Precoat Alum Insert Mounted to 1/8" Thk x 1-1/2" x 1-1/2" Alum Angle
- .125 Alum Back
- 3/4" Sealite To Remote Mounted Acilight 60Watt Power Supply

**STANDARD WALL SIGN NOTES:**

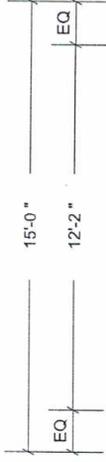
1. Sufficient Primary Circuit In Vicinity Of Sign By Others.
2. Final Primary Hook-up By Sign Installer, Where Allowed By Local Codes.
3. Sign Shall Be U.L. Listed.
4. Mounting Hardware By Sign Installer.

**Electrical Load**  
(28.7) Amps @ 120 Volts  
**Electrical Reqmts.**  
(2) 20 Amp/120 Volt Circuits

**Note:** This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.

Footcandles = Total Lumens ÷ Area in Square Feet

0.6 Lumens per SF @ Red Background  
0.65 Lumens per SF @ Yellow Copy



FRONT ELEVATION

SCALE: 1/4" = 1'-0"  
(1) Required

Seams in Over Laminate Must Maintain a Minimum Of 1" Away From Seams in Background.

- Flex Face Material To Be White
- 3M Panagraphics III, w/ First Surface Decoration, Background To Be
- 3M Scotchcal #3630-2236 Translucent Red Vinyl Copy To Be Reverse Cut From Background Then 3M Scotchcal #3630-4039 Translucent Yellow Vinyl Entire Face To Be Covered First Surface W/ 3M 3620 Clear Matte Vinyl Film



## County of Fairfax, Virginia

**MEMORANDUM**

**DATE:** September 22, 2011

**TO:** Barbara Berlin, Director  
Zoning Evaluation Division,  
Department of Planning & Zoning  
*Barbara Berlin*

**FROM:** Barbara A. Byron, Director  
Office of Community Revitalization and Reinvestment

**SUBJECT:** Wells Fargo, SE 2011-PR-008

The Office of Community Revitalization and Reinvestment (OCRR) has reviewed the above referenced Special Exception application marked as "Received" by the Planning and Zoning Department on September 22, 2011. The following analysis and recommendations are offered for consideration regarding this application.

The proposed signage covers an overly large amount of building face with large signs in multiple locations. To address this issue, the sign plan could be revised to use only the letters for both logos in signs D or E (Total area of signage 247 sf. including Sign F) or, eliminate either sign D or E, retaining the entire logo for the remaining sign and reduce the size of the remaining sign such that total sign square feet is closer to the current Sign D.

CC: Kelli Goddard-Sobers, DPZ/PD  
Lucia Bowes Hall, Revitalization Program Manager, OCRR  
OCRR File



Office of Community Revitalization and Reinvestment  
12055 Government Center Parkway, Suite 1048  
Fairfax, VA 22030  
703-324-9300, TTY 711  
[www.fcrevit.org](http://www.fcrevit.org)



# County of Fairfax, Virginia

## MEMORANDUM

**DATE:** January 5, 2012

**TO:** Kelli-Mae Goddard-Sobers, Planner  
Zoning Evaluation Division  
Department of Planning and Zoning

**FROM:** Bruce Miller, Zoning/Property Maintenance Inspector *BM*  
Zoning Inspections Branch  
Department of Planning and Zoning

**SUBJECT:** Wells Fargo  
Special Exception

Address: 1753 Pinnacle Drive, Mclean  
Tax Map Ref: 29-4 ((1)) 2  
Zoning District: C-4  
Overlay Districts: SC, H-C

This memorandum replaces the memorandum dated December 21, 2011. The December 21, 2011 memorandum contained an error in the calculations for total lumens for Sign A.

The memorandum dated January 5, 2012 also contains the calculations for **Sign E** that were not included in the earlier document, and replaces the page designations with the Sign designations (i.e. **Sign A**, **Sign B**, **Sign D** and **Sign E**) for ease of reference. In addition, a bulb brightness comparison is provided in this memorandum.

The following are my comments on the revised plan dated December 2, 2011.

1. The cover sheet should list all of the addresses involved.
2. The Matrix Shown on Page 12 of 34 indicates several of the following types of sign:
  - a. Building Mounted Hi-Rise Sign. *(This should be titled Building Mounted penthouse wall sign)*
    - i. Zoning Ordinance Section 12-203 (1B), (8) & (9)  
200 SF Maximum  
Maximum 12' above grade. *(This should read: The sign shall not extend more than twelve (12) feet above the lowest point of the wall.)*
3. The Matrix Shown on Page 13 of 34 indicates two (2) freestanding informational signs governed by Sect. 12-203 (13B). *(This should read freestanding building identification sign.)*

Kelli-Mae Goddard-Sobers, Planner  
Zoning Evaluation Division  
Department of Planning and Zoning  
January 5, 2012  
Page 2

4. **Sign A** indicates that it will display a light level of 12.92 lumens per square feet. Looking at the Channel Letter details, for **Sign A**, it appears that only the letters are illuminated. Therefore, based on that detail, the total lumens for the **Sign A** will be 921.35 lumens.
5. **Sign B** indicates that it will display a light level of 1.71 Lumens per square feet. The total lumens for **Sign B** will therefore be 57.83 lumens.
6. **Sign D** indicates that it will display a light level of 0.65 Lumens per square feet at its most intense (yellow letters). The total lumens for the **Sign D** will therefore be less than 179.4 lumens.
7. **Sign E** indicates that it will display a light level of 0.65 Lumens per square feet at its most intense (yellow letters). **Sign E** will therefore be 131.63 total lumens.

*Bulb brightness excerpted from power-sure.com:*

- *A 100 watt Bulb is rated at approximately 1700 lumens*
- *A 60 watt incandescent bulb is rated at approximately 800 lumens*
- *A 40 watt bulb is rated at 400 lumens*
- *A 4 watt night light bulb is rated at 20 lumens*

*LED ratings of 25,000 mcd become conceptually difficult to understand when we are accustomed to light being expressed in terms of lumens. Published lumens represent the sum of all the light emitted by the bulb in all directions.*



## County of Fairfax, Virginia

**MEMORANDUM**

DATE: August 23, 2011

**TO:** Barbara Berlin, Director  
Zoning Evaluation Division  
Department of Planning & Zoning

**FROM:** Angela Kadar Rodeheaver, Chief  
Site Analysis Section  
Department of Transportation

**SUBJECT:** Transportation Impact

**FILE:** 3-4

**REFERENCE:** SE 2011-PR-008; Wells Fargo Bank  
Waiver of Certain Sign Regulations  
Land Identification:

The following comments reflect the position of the Department of Transportation and are based on the Special Exception application package submitted to this office on August 12, 2011 and Plat/Plan dated June 6, 2011.

As per the applicant's statement of justification, the purpose for this Special Exception request is for a waiver of certain sign regulations to allow three additional façade signs. Considering the proposed location of these signs, this Department would not object to the approval of the subject application.

AKR/mdd



## County of Fairfax, Virginia

**MEMORANDUM**

**DATE:** August 19, 2011

**TO:** Kelli Goddard-Sobers  
Zoning Evaluation Division  
Department of Planning & Zoning

**FROM:** Lana Tran (Tel: 703 324-5008)  
Wastewater Planning & Monitoring Division  
Department of Public Works & Environmental Services

**SUBJECT:** Sanitary Sewer Analysis Report

**REFERENCE:** Application No. SE2011-PR-008  
Tax Map No. 029-4-/01/0002

The proposed special exception plan for sign waiver has no impact on the sanitary sewer system. Please contact me at the number above if you have any questions.

---

Department of Public Works and Environmental Services  
Wastewater Planning & Monitoring Division  
12000 Government Center Parkway, Suite 358  
Fairfax, VA 22035-0052  
Phone: 703-324-5030, Fax: 703-324-3946



## FAIRFAX COUNTY ZONING ORDINANCE

**PART 5 7-500 SIGN CONTROL OVERLAY DISTRICT****7-501 Purpose and Intent**

Sign Control Overlay Districts are established in furtherance of Sect. 12-101 by restricting freestanding signs in the intensely developed commercial and industrial areas of the County where there is an increased need to reduce visual clutter, sight distance obstructions and interference with traffic control signals and mechanisms and where the speed of traffic does not warrant the freestanding signs otherwise permitted by the provisions of Article 12.

This district shall be in addition to and shall overlay all other zoning districts where it is applied, so that any parcel of land lying in such an overlay district shall lie in one or more of the other zoning districts provided for by this Ordinance. The effect is to create a new district which has the characteristics and limitations of the underlying district, together with the characteristics and limitations of the overlying district.

**7-502 District Boundaries**

The Sign Control Overlay District boundaries shall be as established on the Official Zoning Map.

**7-503 Establishment of Districts**

Sign Control Overlay Districts shall be established in like manner as any other zoning district permitted by this Ordinance, and may be amended in accordance with the provisions of Part 2 of Article 18.

**7-504 Administration**

The administration of the provisions of this Sign Control Overlay District shall be as provided for in Article 12.

**7-505 Permitted Uses**

All uses permitted by right in the underlying zoning district(s)

**7-506 Special Permit Uses**

All uses permitted by special permit in the underlying zoning district(s)

**7-507 Special Exception Uses**

All uses permitted by special exception in the underlying zoning district(s)

**7-508 Use Limitations**

As specified in the underlying zoning district(s), and as qualified for signs by the provisions of Sect. 12-204.

OVERLAY AND COMMERCIAL REVITALIZATION DISTRICT REGULATIONS

- 7-509 Lot Size Requirements**  
As specified in the underlying zoning district(s)
- 7-510 Bulk Regulations**  
As specified in the underlying zoning district(s)
- 7-511 Open Space**  
As specified in the underlying zoning district(s)
- 7-512 Additional Regulations**  
As specified in the underlying zoning district(s)

FAIRFAX COUNTY ZONING ORDINANCE

**PART 6 7-600 HIGHWAY CORRIDOR OVERLAY DISTRICT**

**7-601 Purpose and Intent**

In furtherance of the purposes set forth in Sections 15.2-2200, 15.2-2283, 15.2-2284 and 15.2-1200 of Va. Code Ann. and, in general, to protect and promote the health, safety and general welfare of the public by the prevention or reduction of traffic congestion and/or danger in the public and private streets, a limitation is placed on certain automobile oriented, fast service, or quick turn-over uses by the imposition of the Highway Corridor Overlay District. Except as allowed by right or except as qualified by Sections 607 and 608 below, the following uses shall be regulated in the Highway Corridor Overlay District:

1. Drive-in financial institutions.
2. Fast food restaurants.
3. Quick-service food stores.
4. Service stations.
5. Service station/mini-marts.

Nothing herein shall be construed so as to impair a vested right.

**7-602 District Boundaries**

1. Highway Corridor Overlay District boundaries shall be as established on the Official Zoning Map.
2. In lieu of a metes and bounds description, the District boundaries may be described by fixing the points of beginning and end in the centerline of a street and the distance on one or both sides from the centerline to which this district shall extend.

**7-603 Establishment of Districts**

1. The Board of Supervisors may apply the Highway Corridor Overlay District to the land along any street or highway upon concluding that:
  - A. A major purpose of the street or highway is to carry through traffic; and
  - B. The construction and/or utilization of regulated uses would have an adverse impact on level of service, increase danger and/or congestion in the streets, impair the public health, safety, convenience and welfare and/or impede the maintenance or creation of a convenient, attractive and harmonious community.
2. The Highway Corridor Overlay District shall be in addition to and shall overlay all other zoning districts where it is applied so that any parcel of land lying in a Highway Corridor Overlay District shall also lie within one or more of the other zoning districts provided for by this Ordinance. The effect shall be the creation of new zoning districts consisting of

## OVERLAY AND COMMERCIAL REVITALIZATION DISTRICT REGULATIONS

the regulations and requirements of both the underlying district(s) and the Highway Corridor Overlay District.

3. Such districts may be amended in accordance with the provisions of Part 2 of Article 18.

### **7-604 Administration**

The administration of the provisions of the Highway Corridor Overlay District shall be as provided for in Article 9 for drive-in financial institutions, fast food restaurants, quick-service food stores, service stations and service station/mini-marts and as provided for in Article 18 for all other uses.

### **7-605 Permitted Uses**

All uses permitted by right in the underlying zoning district(s)

### **7-606 Special Permit Uses**

All uses permitted by special permit in the underlying zoning district(s)

### **7-607 Special Exception Uses**

1. All uses permitted by special exception in the underlying zoning district(s) except as qualified by Sect. 601 above.
2. Except as permitted by right pursuant to Sections 4-502, 4-602, 4-702, 4-802, 4-902 and 10-202, drive-in financial institutions, fast food restaurants, quick-service food stores, service stations and service station/mini-marts subject to the provisions of Part 6 of Article 9 and Sect. 608 below.

### **7-608 Use Limitations**

All uses shall be subject to the use limitations set forth in the underlying zoning district(s), and, in addition, drive-in financial institutions, fast food restaurants, quick-service food stores, service stations and service station/mini-marts shall be subject to the following use limitations:

1. In any Highway Corridor Overlay District:
  - A. Such a use shall be designed so that pedestrian and vehicular circulation is coordinated with that on adjacent properties.
  - B. Such a use shall have access designed so as not to impede traffic on a public street intended to carry through traffic. To such end, access via the following means may be given favorable consideration:
    - (1) Access to the site is provided by a public street other than one intended to carry through traffic, and/or

## **9-006 General Standards**

In addition to the specific standards set forth hereinafter with regard to particular special exception uses, all such uses shall satisfy the following general standards:

1. The proposed use at the specified location shall be in harmony with the adopted comprehensive plan.
2. The proposed use shall be in harmony with the general purpose and intent of the applicable zoning district regulations.
3. The proposed use shall be such that it will be harmonious with and will not adversely affect the use or development of neighboring properties in accordance with the applicable zoning district regulations and the adopted comprehensive plan. The location, size and height of buildings, structures, walls and fences, and the nature and extent of screening, buffering and landscaping shall be such that the use will not hinder or discourage the appropriate development and use of adjacent or nearby land and/or buildings or impair the value thereof.
4. The proposed use shall be such that pedestrian and vehicular traffic associated with such use will not be hazardous or conflict with the existing and anticipated traffic in the neighborhood.
5. In addition to the standards which may be set forth in this Article for a particular category or use, the Board shall require landscaping and screening in accordance with the provisions of Article 13.
6. Open space shall be provided in an amount equivalent to that specified for the zoning district in which the proposed use is located.
7. Adequate utility, drainage, parking, loading and other necessary facilities to serve the proposed use shall be provided. Parking and loading requirements shall be in accordance with the provisions of Article 11.
8. Signs shall be regulated by the provisions of Article 12; however, the Board may impose more strict requirements for a given use than those set forth in this Ordinance.

## **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.

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5. In addition to the signs permitted above, each multiple family development shall be permitted one (1) sign identifying a rental office. Such sign shall not exceed four (4) square feet in area, may be either building-mounted or freestanding, and if freestanding shall not exceed four (4) feet in height or be located closer than five (5) feet to any lot line.

### 12-203

#### Commercial Uses - General

The following regulations shall apply to all signs which are accessory to permitted, special permit and special exception uses located in a C district or the commercial area of a P district, except as provided in Par. 12 of Sect. 207 below. The regulations of this section are supplemented by the provisions set forth in Sections 204, 205 and 206 below.

1. Building-mounted signs may be located anywhere on the surface of the walls or roof of the building, but no part of any sign shall extend above or beyond the perimeter of the building wall, parapet wall or roof, except as permitted by Par. 2 below. No sign shall be located on a chimney, flue, antenna, monopole, transmission tower or cable, smokestack, or other similar rooftop structures and mechanical appurtenances. A sign may be mounted flat against a rooftop penthouse wall or rooftop screening wall which is an integral architectural element of the building through the continuation of materials, color, and design exhibited by the main portion of the building. Such signs shall conform to the following:
  - A. No part of the sign shall extend above or beyond the perimeter of the penthouse wall or screening wall to which it is attached or project outward from the penthouse wall or screening wall.
  - B. The sign shall not extend more than twelve (12) feet above the lowest point of the wall, and shall be limited to identification signs consisting of an organizational logo and/or the name of a company or premises.
2. A building-mounted sign may extend beyond the wall of a building when such sign is erected at a right angle to the wall, does not extend into the minimum required yard and is not located closer than two (2) feet to any street line.
3. Signs may be located on the vertical face of a marquee, but no part of the sign shall extend above or below the vertical face. The bottom of a marquee sign shall be no less than ten (10) feet above a walkway or grade, at any point.
4. Unless further restricted by the provisions that follow, no freestanding sign shall exceed a height of twenty (20) feet.
5. Freestanding signs, where permitted, shall in no instance project beyond any property line or be within five (5) feet of the curb line of a service drive, travel lane or adjoining street. When located on a corner lot, a freestanding sign shall be subject to the provisions of Sect. 2-505.

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6. Illumination of signs shall be in conformance with the performance standards for outdoor lighting as set forth in Part 9 of Article 14.
7. Except as qualified herein, signs shall be limited to identifying or advertising the property, the individual enterprises, the products, services or the entertainment available on the same property where the sign is located.
8. Building-mounted signs on buildings housing only one (1) tenant or multiple tenants that access the building via a common outside entrance(s) shall not exceed one and one-half (1 ½) square feet of sign area for each of the first 100 linear feet of building frontage plus one (1) square foot of sign area for each linear foot over 100 linear feet of building frontage. No one sign, however, shall have a sign area in excess of 200 square feet.
9. Building-mounted signs on buildings housing more than one (1) tenant where each tenant has its own outside entrance(s) shall not exceed one and one-half (1 ½) square feet of sign area for each linear foot of building frontage occupied by each tenant, except as provided for in Par. 3 of Sect. 106 above. The maximum allowable sign area for any one tenant, however, shall not exceed a total of 200 square feet, except that a tenant, which has building frontage that results in an allowable sign area greater than 200 square feet and occupies an area with more than one perimeter wall containing a main entrance for use by the general public, may place a maximum of 200 square feet of allowable sign area on each such perimeter wall; however, in no instance shall the square footage of signage on any such wall exceed one and one-half (1 ½) times the length of such wall.
10. A shopping center shall be permitted one (1) freestanding sign; provided, however, that a shopping center with frontage on two (2) or more major thoroughfares may have one (1) freestanding sign for each frontage on a major thoroughfare with a maximum of two (2) such signs. No freestanding sign(s), other than those noted above, shall be permitted for individual enterprises located within or on the same lot with a shopping center.
11. Service stations or service station/mini-marts may be allowed one (1) additional square foot of sign area on each gasoline pump for the sole purpose of identifying the specific product dispensed from that pump.
12. Notwithstanding the provisions of this Ordinance, motor vehicle fuel price signs required by the provisions of Article 4 of Chapter 10 of The Code shall be permitted, and the sign area of such sign(s) shall not be computed in the maximum sign area permitted by this Ordinance.
13. The following signs are permitted as accessory to office parks:
  - A. One (1) freestanding sign may be erected at each major entrance to an office park. Such sign(s) shall identify the name of the office park. No such sign shall exceed forty (40) square feet in area or twenty (20) feet in height or be located closer than ten (10) feet to any street line.
  - B. One (1) freestanding building identification sign may be permitted for each detached building which houses a principal use within an office park. Such sign(s) shall be limited to identifying the name of the building and/or the individual

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enterprises located therein, the address, trademark or identifying symbol or any combination thereof. No such sign shall exceed twenty (20) square feet in area or eight (8) feet in height or be located closer than ten (10) feet to any lot line.

- C. One (1) freestanding on-site directory sign may be permitted in close proximity to each major entrance of an office park. Such sign(s) shall be limited to identifying and providing directional information to the individual enterprises located within the office park. No such sign shall exceed fifteen (15) square feet in area or eight (8) feet in height or be located closer than ten (10) feet to any street line.
14. Hospitals shall be permitted one (1) freestanding sign at each entrance. No freestanding sign shall exceed eighty (80) square feet in area or twelve (12) feet in height, or be located closer than five (5) feet to any lot line. Hospitals shall also be permitted one (1) building-mounted sign for each building entrance for the purpose of identifying a hospital function. No such sign shall exceed fifty (50) square feet in area. The Board may approve additional signs in accordance with Sect. 9-308.

### 12-204

#### **Commercial and Industrial Uses in Sign Control Overlay Districts**

The following regulations shall supplement the provisions set forth in Sections 203 and 207, and shall apply to all uses located on commercially and industrially zoned land within those areas designated on the Official Zoning Map as a Sign Control Overlay District, which district is established by the provisions of Part 5 of Article 7.

1. Building-mounted signs shall be limited to the sign area as specified in Sections 203 and 207.
2. An individual enterprise with frontage on a primary highway or major thoroughfare which is not located within or on the same lot with a shopping center shall be permitted one (1) freestanding sign. Such sign shall be limited to a maximum sign area of forty (40) square feet.
3. Shopping centers shall be permitted freestanding signs in accordance with the provisions of Par. 10 of Sect. 203 above. Such signs shall be limited to a maximum sign area of forty (40) square feet.
4. Office parks shall be permitted freestanding signs in accordance with the provisions of Par. 13 of Sect. 203 above.
5. Industrial parks shall be permitted freestanding signs in accordance with the provisions of Par. 12 of Sect. 207 below.
6. Hospitals shall be permitted signs in accordance with the provisions of Par. 14 of Sect. 203 above.

### 12-205

#### **Commercial Uses With Frontage on Primary Highways and Major Thoroughfares**

The following regulations shall supplement the provisions set forth in Sect. 203 above and shall apply to all uses located on commercially zoned lands which have frontage on a primary highway

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3. In cases where an individual or grouping of enterprises are so located within a shopping center as not to have frontage visible from a street, the BZA may grant a special permit to allow building-mounted sign(s) for such enterprises to be erected at the entrances, arcades or interior malls. No such permit shall be granted that would permit the total combined sign area for the shopping center to exceed 125 percent of the sign area otherwise permitted by the provisions of this Article.

### **12-305 Special Exceptions**

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 Sect. 9-620.

## 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 be 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		