



County of Fairfax, Virginia

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

November 2, 2011

Lynne J. Strobel
Walsh, Colucci, Lubeley, Emrich & Walsh, P.C.
2200 Clarendon Boulevard, 13th Floor
Arlington, VA 22201

Re: Special Exception Amendment Application SEA 00-P-050
(Concurrent with Rezoning Application RZ 2006-PR-027)

Dear Ms. Strobel:

At a regular meeting of the Board of Supervisors held on November 1, 2011, the Board approved Special Exception Amendment Application SEA 00-P-050 in the name of TCR Mid Atlantic Properties, Incorporated. The subject property is located in the N.W. quadrant of the southern intersection of Waples Mill Road and Fairfax Ridge Road on approximately 3.19 acres of land zoned PDH-30 and HC in the Providence District [Tax Map 56-2 ((1)) 18A]. The Board's action amends Special Exception Application SE 00-P-050 previously approved for parking in an R-district to permit site modifications and modifications to development conditions pursuant to Sections 9-609 of the Fairfax County Zoning Ordinance, by requiring conformance with the following development conditions which supersede all previous development conditions; conditions carried forward unchanged from previous approvals are marked with an asterisk (*):

1. This Special Exception is granted for and runs with the land indicated in this application and is not transferable to other land. *
2. This Special Exception is granted only for the purpose(s), structure(s) and/or use(s) indicated on the special exception plat approved with the application, as qualified by these development conditions. *
3. This Special Exception is subject to the provisions of Article 17, Site Plans, as may be determined by the Director, Department of Public Works and Environmental Services (DPWES). Any plan submitted pursuant to this special exception shall be in substantial conformance with the approved Special Exception Plat entitled "Fairfax Ridge Land Bays A & B" prepared by Land Design, and dated April 4, 2005, as revised through September 6, 2011, and these conditions. Minor modifications to the approved special exception may be permitted pursuant to Par. 4 of Sect. 9-004 of the Zoning Ordinance. *

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

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

4. Pursuant to Par. 6 of Sect. 6-106 of the Zoning Ordinance, the maximum area devote to this parking use shall not exceed that shown on the SEA Plat, and shall not exceed 275 parking spaces.
5. The parking area shall not be used as a commercial off-street parking lot as defined by the Zoning Ordinance, where a charge or fee is imposed for temporary, daily or overnight storage of motor vehicles. *
6. No signage (other than directional signage) associated with the parking use shall be placed on the application property.

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, at a minimum, the use has been established or construction has commenced and been diligently prosecuted. The Board of Supervisors may grant additional time to establish the use or to commence construction if a written request for additional time is filed with the Zoning Administrator prior to the date of expiration of the special exception. The request must specify the amount of additional time requested, the basis for the amount of time requested and an explanation of why additional time is required.

The Board also:

- Waived the loading space requirement for Land Bay A only.
- Modified transitional screening requirements and waiver of the barrier requirements along the I-66 right-of-way.
- Waived the service drive requirement along Route 50 and I-66.
- Waived on-site stormwater management requirements, in favor of the regional pond constructed on Land Bay A.
- Waived of the open space requirement, in favor of that shown on the Conceptual/Final Development Plan (CDP/FDP).

SEA 00-P-050
November 2, 2011

-3-

The Board also approved concurrent rezoning application RZ 2006-PR-027 subject to proffers dated October 31, 2011. Please note that on October 20, 2011, the Planning Commission approved Final Development Plan Application FDP 2006-PR-027.

Sincerely,



Catherine A. Chianese
Clerk to the Board of Supervisors

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

REVISED



COUNTY OF FAIRFAX
Department of Planning and Zoning
Zoning Evaluation Division
12055 Government Center Parkway, Suite 801
Fairfax, VA 22035 (703) 324-1290, TTY 711
www.fairfaxcounty.gov/dpz/zoning/applications

APPLICATION No: SEA 00-P-050
RECEIVED
Department of Planning & Zoning
(Staff will assign)
JUN 28 2010
Zoning Evaluation Division

APPLICATION FOR A SPECIAL EXCEPTION

(PLEASE TYPE or PRINT IN BLACK INK)

APPLICANT	NAME TCR MidAtlantic Properties, Inc.	
	MAILING ADDRESS	
	PHONE HOME ()	WORK ()
	PHONE MOBILE ()	
PROPERTY INFORMATION	PROPERTY ADDRESS N/A	
	TAX MAP NO. 56-2 ((1)) 18A	SIZE (ACRES/SQ FT) Approximately 3.19 acres
	ZONING DISTRICT PDH-20 and HC	MAGISTERIAL DISTRICT Providence
	PROPOSED ZONING IF CONCURRENT WITH REZONING APPLICATION: PDH-30 and HC	
SPECIAL EXCEPTION REQUEST INFORMATION	ZONING ORDINANCE SECTION 6-106, Par. 6(c)	
	PROPOSED USE Category 6 SE: Commercial parking in a residential district.	
AGENT/CONTACT INFORMATION	NAME Lynne J. Strobel, agent/attorney	
	MAILING ADDRESS Walsh, Colucci, Lubeley, Emrich & Walsh, P.C. 2200 Clarendon Boulevard, 13th Floor Arlington, Virginia 22201	
	PHONE HOME ()	WORK (703) 528-4700
	PHONE MOBILE ()	
MAILING	Send all correspondence to (check one): <input type="checkbox"/> Applicant -or- <input checked="" type="checkbox"/> Agent/Contact	
<p>The name(s) and addresses of owner(s) of record shall be provided on the affidavit form attached and made part of this application. The undersigned has the power to authorize and does hereby authorize Fairfax County staff representatives on official business to enter the subject property as necessary to process the application.</p> <p>Lynne J. Strobel, agent/attorney</p> <p>TYPE/PRINT NAME OF APPLICANT/AGENT <u>Lynne J. Strobel</u> SIGNATURE OF APPLICANT/AGENT </p>		

DO NOT WRITE IN THIS SPACE

Date Application accepted: 6/28/10 Application Fee Paid: \$ na