



FAIRFAX COUNTY

ZED

OFFICE OF THE CLERK
BOARD OF SUPERVISORS
12000 Government Center Parkway, Suite 533
Fairfax, Virginia 22035-0072

Tel: 703-324-3151 • Fax: 703-324-3926 • TTY: 703-324-3903

V I R G I N I A

www.fairfaxcounty.gov/gov/bos/clerkhomepage.htm
Email: clerktothebos@fairfaxcounty.gov

July 23, 2004

Jane Kelsey
Jane Kelsey & Associates, Inc.
4041 Autumn Court
Fairfax, Virginia 22030

RE: Special Exception Application
Number SE 2004-DR-004

Dear Ms. Kelsey:

At a regular meeting of the Board of Supervisors held on July 12, 2004, the Board approved Special Exception Application Number SE 2004-DR-004 in the name of Shoreh H. Armani located at 1580 Chain Bridge Road (Tax Map 30-4 ((2)) (6) 46) to allow an office use in a residential district pursuant to Section 3-304 of the Fairfax County Zoning Ordinance, by requiring conformance with the following development conditions.

1. This Special Exception is granted for and runs with the land indicated in this application and is not transferable to other land.
2. This Special Exception is granted only for the purpose(s), structure(s) and/or use(s) indicated on the Special Exception Plat approved with the application, as qualified by these development conditions.
3. This Special Exception is subject to the provisions of Article 17, Site Plans, as may be determined by the Director, Department of Public Works and Environmental Services (DPWES). Any plan submitted pursuant to this Special Exception shall be in substantial conformance with the approved Special Exception Plat entitled Lots 46-48, Block 6, West McLean, prepared by Runyon, Dudley, Associates, Inc. and dated January 15, 2004 as revised through May 28, 2004 and these conditions. Minor modifications to the approved Special Exception may be permitted pursuant to Paragraph 4 of Section 9-004 of the Zoning Ordinance.

4. This Special Exception application shall be valid for a period of seven (7) years from the date of approval. Additional two (2) year extensions of the Special Exception may be granted administratively by the Zoning Administrator until such time as consolidation and redevelopment occurs within Sub-unit 3 in conformance with the Comprehensive Plan, as may be amended. The request for an extension shall be submitted prior to the date of expiration of the previously granted time period.
5. The hours of operations shall be limited to Monday through Friday, 8:30 a. m. to 5:30 p.m.
6. There shall be no more than one medical practitioner at the site. The number of employees on site at any one time shall be limited to one.
7. The maximum number of clients shall be thirteen (13) per day. There shall be no more than two clients on-site at any one time; with appointments scheduled at least 20 minutes apart.
8. The parking lot shown on the Special Exception Plat shall be installed prior to the issuance of a Non-Residential Use Permit for the medical office use.
9. All exterior lighting on the property shall conform to the requirements of Part 9 of Article 14, Outdoor Lighting Standards. Pole lights shall be limited to seven feet in height. Parking area pole lights shall be limited to seven feet in height and shall be turned off by 7:00 p. m. All other exterior lighting shall be residential in style, character and output.
10. If the requested stormwater management waiver is not granted, stormwater management in conformance with the requirements of the Public Facilities Manual shall be provided in a manner that is in substantial conformance with the Special Exception Plat. If the requirements of the PFM cannot be met in a manner that is in substantial conformance with Special Exception Plat, the applicant shall be required to obtain a Special Exception amendment.
11. The existing chain link fence, the vines and other plant material immediately adjacent to and on the chain link fence shall be removed along the southern and western property boundaries. The existing fence along the northern boundary may be removed with the written consent of the owner of the property adjacent and to the north.
12. Subject to the approval of the Director, DPWES, a dustless surface may be used in lieu of asphalt paving, to provide for stormwater infiltration. Further, the requirement to stripe the parking lot may be waived to retain a residential character for the property.

13. Notwithstanding the provisions of Article 12, Signs, the on-site signage shall be limited to one free-standing sign no more than 1.5 square feet in size and no more than four feet in height.
14. The existing structure shall not be modified in any manner that is inconsistent with the existing residential character of the building.
15. The landscaping shown on the Special Exception Plat shall be installed prior to the issuance of a Non-Residential Use Permit for the office use. All plant material shall be the size specified on the landscape legend on the Special Exception Plat when planted. The landscape plan shall be reviewed by the Urban Forestry Division.
16. The existing vegetation along the northern, southern and eastern property boundaries shall be retained, however plant material determined by the Urban Forestry Division to be a hazard or diseased or dying may be removed. The existing six inch maple tree and 20 foot forsythia bush located within 35 feet of the northern property line shall be preserved.

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 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:

- **Modified the transitional screening yard requirements and barrier requirements as shown on the Special Exception Plat.**
- **Directed the Director of the Department of Public Works and Environmental Service to:**
 - **Waive the loading space requirement, pursuant to the provisions of Section 11-202.**

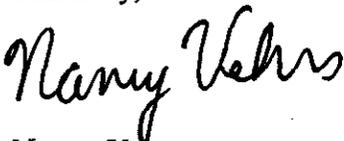
SE 2004-DR-004
July 23, 2004

- 4 -

- **Modify the travel lane requirement to allow a 15-foot wide travel lane as show on the Special Exception Plat.**
- **Waive the frontage improvements, including curb and gutter and right-of-way improvements, along Pathfinder Lane.**

If you have questions regarding the expiration of this Special Exception or filing a request for additional time, they should be directed to the Zoning Evaluation Division in the Department of Planning and Zoning at 703-324-1290. The mailing address for the Zoning Evaluation Division is Suite 801, 12055 Government Center Parkway, Fairfax, Virginia 22035.

Sincerely,



Nancy Vehrs
Clerk to the Board of Supervisors

NV/ns

cc: Chairman Gerald E. Connolly
Supervisor Joan M. DuBois, Dranesville District
Janet Coldsmith, Director, Real Estate Div., Dept. of Tax Administration
Barbara A. Byron, Director, Zoning Evaluation Div., DPZ
Michael R. Congleton, Deputy Zoning Enforcement Branch
Leslie B. Johnson, Deputy Zoning Administrator for Zoning Permit Review Branch
Audrey Clark, Director, BPRD, DPWES
Barbara A. Byron, Director, Zoning Evaluation Div., DPZ
Angela K. Rodeheaver, Section Chief, Trnsprt'n. Planning Div.,
Charles Strunk, Project Planning Section, Department of Transportation
Michelle A. Brickner, Director, Site Development Services, DPWES
DPWES - Bonds & Agreements
DPWES - Environment & Facilities Review Division
Department of Highways, VDOT
Land Acq. & Planning Div., Park Authority
District Planning Commissioner
Gary Chevalier, Office of Capital Facilities, Fairfax County Public Schools

RECEIVED
Department of Planning & Zoning

JUL 27 2004

Zoning Evaluation Division