



FAIRFAX COUNTY

REZONING APPLICATION FILED: December 6, 2001
SPECIAL EXCEPTION FILED: May 8, 2002
PLANNING COMMISSION PUBLIC HEARING: July 17, 2002
PLANNING COMMISSION DECISION: July 24, 2002
BOARD OF SUPERVISORS: September 9, 2002 @ 4:00

V I R G I N I A

August 27, 2002

STAFF REPORT ADDENDUM

APPLICATIONS RZ 2001-PR-053 & SE 2002-PR-018

PROVIDENCE DISTRICT

APPLICANT:	Jefferson Investment Group, Inc.
PRESENT ZONING:	R-1
REQUESTED ZONING:	C-2
PARCEL:	39-2 ((1)) 18
ACREAGE:	35,345 square feet
FLOOR AREA RATIO (FAR):	0.23
OPEN SPACE:	16,500 square feet (47 percent)
PLAN MAP:	Office
PROPOSAL:	Construct a 7,940 sq. ft. Office Building with a Drive-in Bank, which requires approval of a Special Exception

STAFF RECOMMENDATIONS:

Staff recommends that RZ 2001-PR-053 be approved subject to the proffers dated July 22, 2002.

Staff further recommends that SE 2002-PR-018 be approved subject to the proposed development conditions in Attachment 2.

Staff further recommends that the transitional screening yard and barrier requirements be modified in favor of that shown on the Generalized Development Plan/Special Exception Plat and referenced in the proffers and development conditions.

Staff further recommends that the trail requirement be waived along Gallows Road and that the requirement for a loading space be waived.

It should be noted that it is not the intent of the 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 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.

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.



Americans with Disabilities Act (ADA): Reasonable accommodation is available upon 7 days advance notice. For additional information on ADA call (703) 324-1334.

BACKGROUND

The July 3, 2002, Staff Report for these applications recommended approval of the applications and approval of the requested waivers and modifications related to barrier requirements, transitional screening yard requirements, the trail along Gallows Road and the required loading space. At the Planning Commission public hearing on July 17, 2002, the testimony resulted in a request by the Commission that a screening wall be added to the site along the western and southern boundaries, where the site abuts residential communities. A revised combined Generalized Development Plan/Special Exception Plat (GDP/SE Plat) and revised proffers were prepared by the applicant in response to this request, and on July 24, 2002, the Planning Commission recommended approval of these applications.

The revised GDP/SE Plat is included as Attachment 1, the revised proffers are included as Attachment 2. Revised development conditions for SE 2002-PR-018 are included as Attachment 3.

DISCUSSION

The changes to the GDP/SE Plat and proffers do not change staff's recommendation with regard to this application. The proposed development conditions for SE 2002-PR-018 have been revised to reflect the revised GDP/SE Plat and the revised proffers contained in the respective attachments.

CONCLUSIONS AND RECOMMENDATIONS

Conclusions

The proposed drive-in bank is consistent with the use and intensity recommendations of the Comprehensive Plan and a streetscape that is consistent with the urban design recommendations for the Tyson Corner Urban Center is shown on the GDP/SE Plat. This small property is triangularly shaped, which limits the options for layout on the site. Almost half of the property will be open space, located along the periphery of the site. While waivers and modifications of transitional screening and barriers are required, staff has concluded that the proposed screening walls and landscaping adequately screen the adjacent residential communities. Further, the draft proffers include commitments regarding lighting and hours of operation that will further limit the impacts to these communities. The proposal meets the applicable zoning ordinance requirements.

Recommendations

Staff recommends that RZ 2001-PR-053 be approved subject to the proffers dated July 22, 2002.

Staff further recommends that SE 2002-PR-018 be approved subject to the proposed development conditions in Attachment 2.

Staff further recommends that the transitional screening yard and barrier requirements be modified in favor of that shown on the Generalized Development Plan/Special Exception Plat and referenced in the proffers and development conditions.

Staff further recommends that the trail requirement be waived along Gallows Road and that the requirement for a loading space be waived.

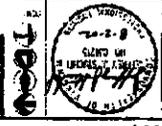
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It should be noted that the content of this report reflects the analysis and recommendation of staff; it does not reflect the position of the Board of Supervisors.

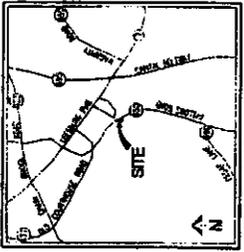
ATTACHMENTS

1. Combined Generalized Development Plan/Special Exception Plat
2. Proffer Statement dated July 22, 2002
3. Proposed Development Conditions for SE 2002-PR-018
4. Locator Map

WALTER L. PHILLIPS
INCORPORATED
CIVIL ENGINEERS, LAND SURVEYORS, PLANNERS, LANDSCAPE ARCHITECTS
7002 PARK AVENUE, FALLS CHURCH, VIRGINIA 22044
TEL: (703) 532-9300 FAX: (703) 532-9301 WWW.WLP.COM



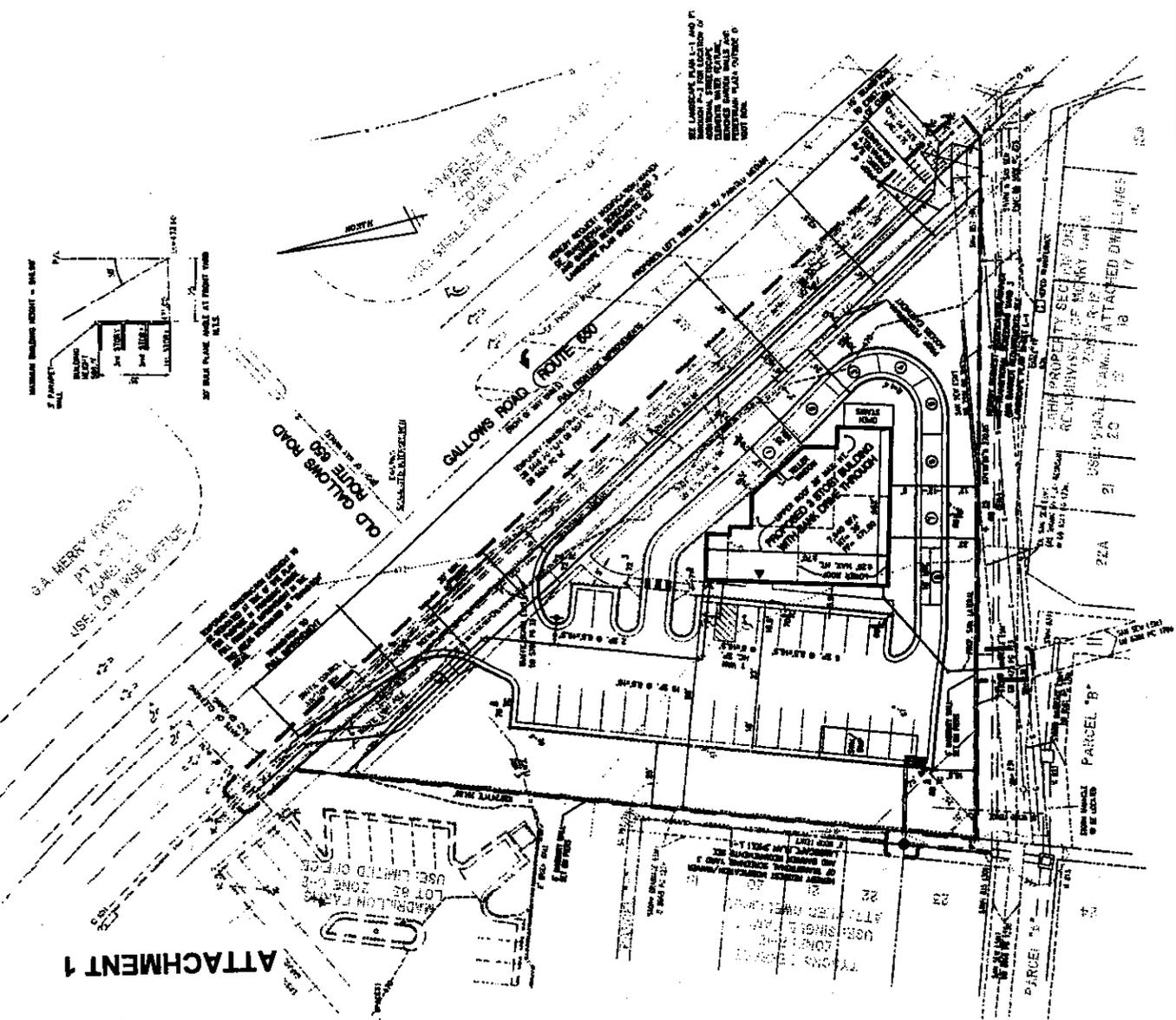
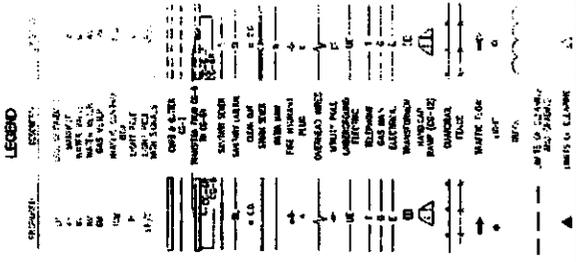
GENERALIZED DEVELOPMENT PLAN / SPECIAL EXCEPTION PLAN



VICINITY MAP

AS-BUILT DATA

NO.	DESCRIPTION	DATE
1	AS-BUILT DATA	11/11/03
2	AS-BUILT DATA	11/11/03
3	AS-BUILT DATA	11/11/03
4	AS-BUILT DATA	11/11/03
5	AS-BUILT DATA	11/11/03
6	AS-BUILT DATA	11/11/03
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48	AS-BUILT DATA	11/11/03
49	AS-BUILT DATA	11/11/03
50	AS-BUILT DATA	11/11/03



SITE AREA

0.11 ACRES (47,810 SQ. FT.)
0.11 ACRES (47,810 SQ. FT.)
0.11 ACRES (47,810 SQ. FT.)

YARD REQUIREMENTS (C-2 DISTRICT)

FRONT YARD: 10 FT.
SIDE YARD: 5 FT.
REAR YARD: 10 FT.

FLOOR AREA RATIO (C-2 DISTRICT)

MAXIMUM FLOOR AREA RATIO: 0.5
MAXIMUM GROUND COVER: 10%
MAXIMUM HEIGHT: 35 FT.

OPEN SPACE REQUIRED (C-2 DISTRICT)

MINIMUM OPEN SPACE: 10% OF TOTAL SITE AREA

PARKING REQUIRED

MINIMUM PARKING: 10 SPACES PER 1,000 SQ. FT. OF GROSS FLOOR AREA

NOTES

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE VIRGINIA CONSTRUCTION CODES AND THE 2003 INTERNATIONAL BUILDING CODES.
2. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE APPROPRIATE AGENCIES.
3. THE DEVELOPER SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
4. THE DEVELOPER SHALL MAINTAIN ALL EXISTING UTILITIES AND STRUCTURES UNLESS OTHERWISE SPECIFIED.
5. THE DEVELOPER SHALL MAINTAIN ALL EXISTING TREES AND LANDSCAPE FEATURES UNLESS OTHERWISE SPECIFIED.
6. THE DEVELOPER SHALL MAINTAIN ALL EXISTING DRIVEWAYS AND SIDEWALKS UNLESS OTHERWISE SPECIFIED.
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20. THE DEVELOPER SHALL MAINTAIN ALL EXISTING TREES AND LANDSCAPE FEATURES UNLESS OTHERWISE SPECIFIED.

INDICATIONS AND NOTES

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE VIRGINIA CONSTRUCTION CODES AND THE 2003 INTERNATIONAL BUILDING CODES.

2. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE APPROPRIATE AGENCIES.

3. THE DEVELOPER SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.

4. THE DEVELOPER SHALL MAINTAIN ALL EXISTING UTILITIES AND STRUCTURES UNLESS OTHERWISE SPECIFIED.

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DATE: 10/15/14
SCALE: 1/8" = 1'-0"
SHEET: 1 OF 1

2000 GALLOWS ROAD

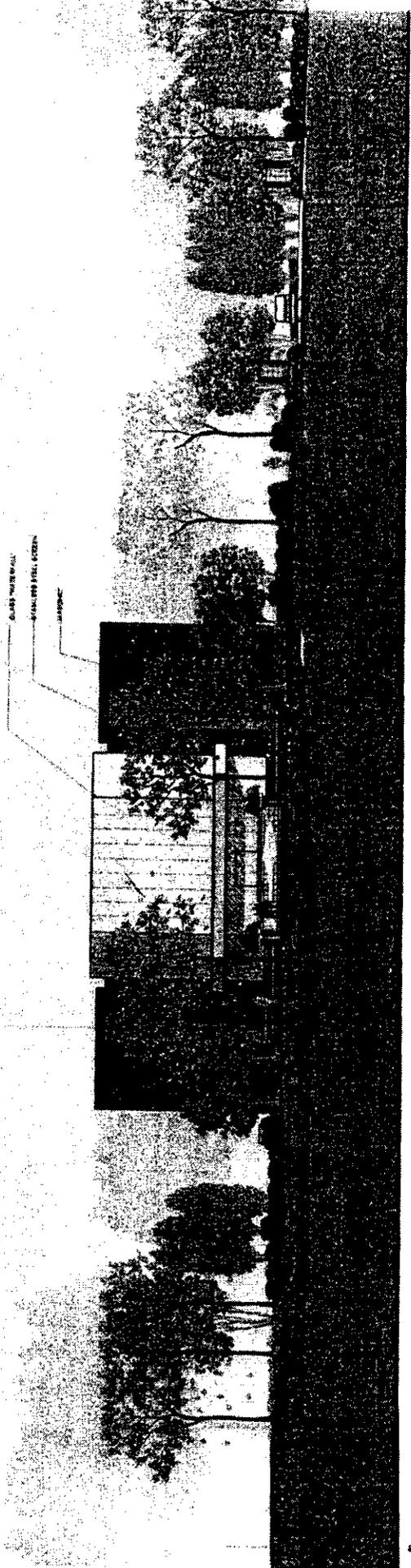
PROJEN
FARMER &
C/O

ARCHITECT: [Redacted]
DATE: 10/15/14
SHEET: 1 OF 1

STATE OF MISSISSIPPI
COUNTY OF [Redacted]

P-1

CONSTRUCTION ELEVATION DRAWING
SHEET 1 OF 1

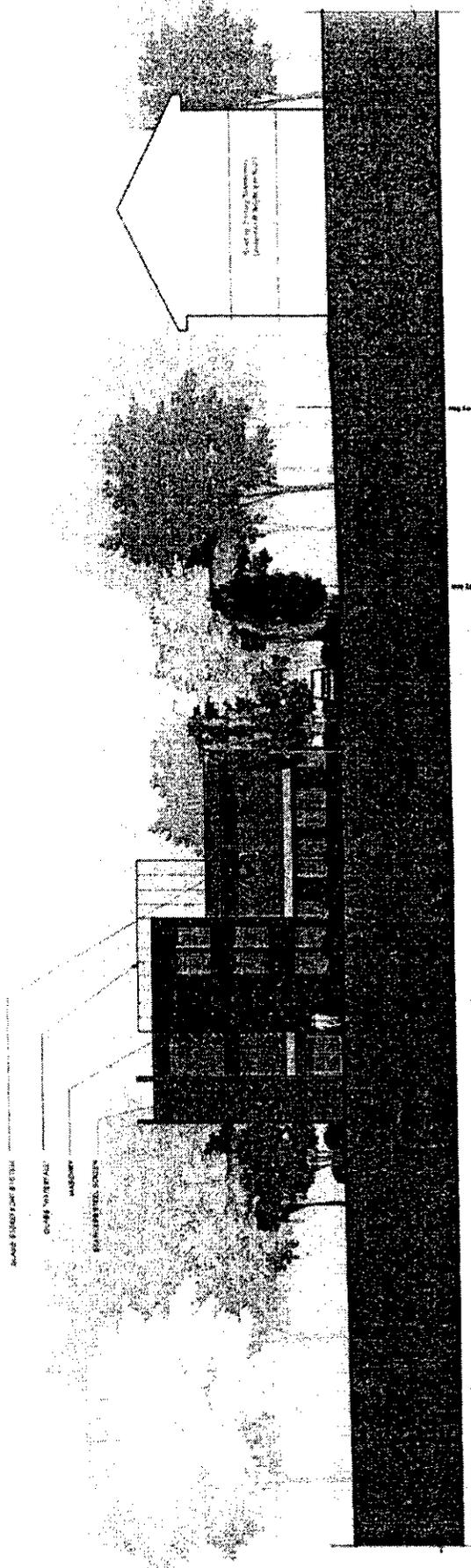


FRONT ELEVATION
FROM GALLOWS ROAD





SCALE: 1/8" = 1'-0" (VERTICAL) 1/4" = 1'-0" (HORIZONTAL)



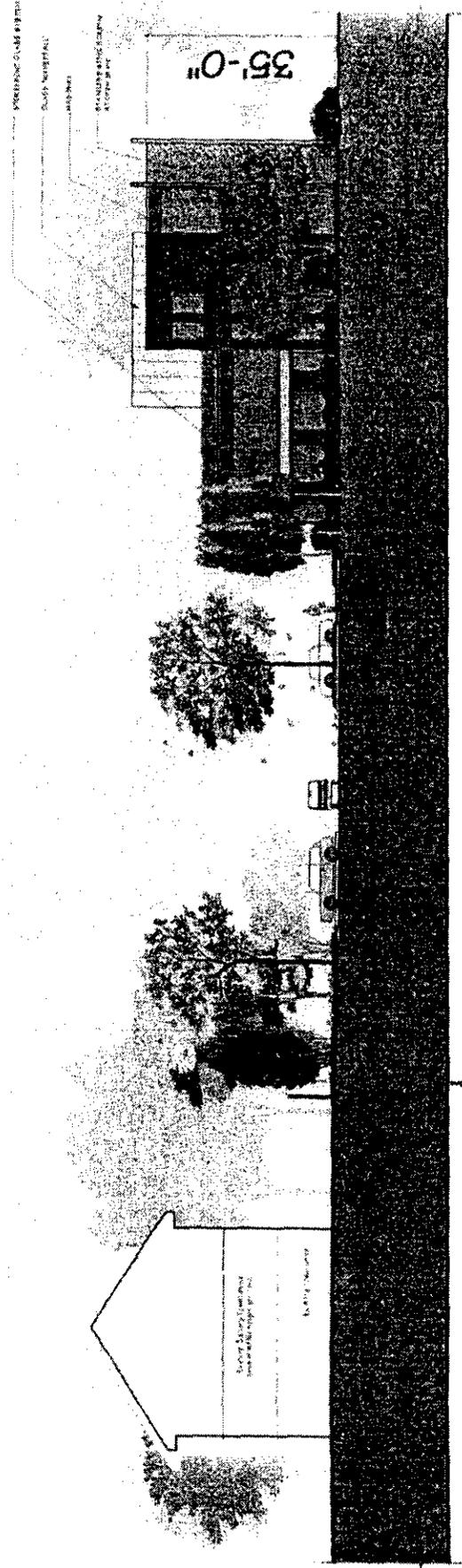
SIDE ELEVATION
FROM PARKING LOT



SCALE: 1/8" = 1'-0" (VERTICAL)

1/4" = 1'-0" (HORIZONTAL)

UNLIMITED SCREEN



SIDE ELEVATION
FROM DRIVE AISLE



35'-0"

INTERIOR COLUMN
CLUSTERS
INTERIOR COLUMN
CLUSTERS

DRIVEWAY
DRIVEWAY



**2000 Gallows Road
Proffers**

RZ 2001-PR-053

May 16, 2002

Revised June 17, 2002

Revised June 18, 2002

Revised June 28, 2002

Revised July 16, 2002

Revised July 22, 2002

Revised August 12, 2002

Pursuant to Section 15.2-2303(a), Code of Virginia, 1950 as amended, Jefferson Investment Group, Inc. (hereinafter referred to as the "Applicant") and the owners for themselves, successors and assigns, filed for property identified as Tax Map 39-2-((1))-18 (hereinafter referred to as the "Application Property"), proffer the following, subject to the Board of Supervisors approval of a rezoning of the Application Property to the C-2 Zoning District.

1. Generalized Development Plan (GDP)/Special Exception Plat. Development of the Application Property shall be in substantial conformance with the combined Generalized Development Plan GDP/ Special Exception Plat, prepared by Walter L. Phillips, Inc. dated September 17, 2001 and revised through August 2, 2002 consisting of one sheet.
2. Stormwater Management. Underground stormwater management facilities and best management practices shall be provided on-site as shown on the GDP/Special Exception Plat, subject to the approval of DPWES.
3. Minor Modifications. Pursuant to Paragraph 5 of Section 18-204 of the Zoning Ordinance, minor modifications from the GDP and these proffers may be permitted as determined by the Zoning Administrator.
4. Transportation.
 - a) Dedication. Subject to Virginia Department of Transportation (VDOT) and Department of Public Works and Environmental Services (DPW&ES) approval, the Applicants shall dedicate and convey in fee simple to the Board of Supervisors the right-of way, along the frontage of Gallows Road sufficient to permit the sidewalk as shown on the GDP/SE Plat to be fully within the new right-of-way. Dedication shall be made upon the time of approval of the site plan or upon demand of Fairfax County or VDOT.

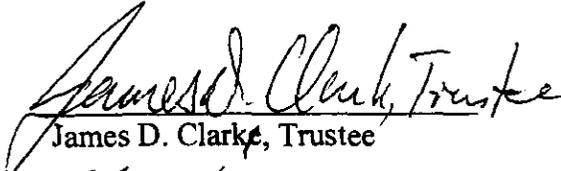
- b) Construction. Subject to VDOT and DPW&ES approval and prior to the issuance of the first occupancy permit (Non-RUP) the Applicant shall restripe, as shown on the GDP/SE Plat, a left turn lane within the existing painted median in Gallows Road.
- c) Traffic Light. The applicant shall design and install the following improvements to the existing traffic signal in front of the property. A left turn signal for turns into the property from Gallows Road shall be added. These signals shall be on-demand (actuated/deductible phase) facilities only as determined by VDOT. The design, installation and features of the signal shall be subject to VDOT and DPWES review and approval and shall be installed prior to the issuance of a Non-Residential Use Permit.
5. Landscaping. Landscaping of the subject property shall be in substantial conformance with Landscaping Plan prepared by Butz-Wilbern Partnership dated May 10, 2002 consisting of three pages (L1-L3). L1 was revised on July 18, 2002. The streetscape along Gallows Road shall be in substantial conformance with these sheets. A water feature on Gallows Road shall be provided which is in general conformance with the design shown on the attached plan labeled F-1 prepared by Butz-Wilbern and dated August 14, 2002. Any alternate plan for the water feature may be permitted if approved by the Zoning Evaluation Branch. The landscaping Plan shall be reviewed and approved by the Urban Forestry Division. A six (6) foot high brick wall shall be erected along the western property line from its intersection with the southern property line approximately 165 feet to the point where the wall would intersect with the existing brick wall on Lot 83 if such wall were to be extended to intersect with the wall on this property. A second six (6) foot brick wall shall be erected along the southern property line from its intersection with the wall along the western property line approximately 200 feet to its terminus at the point where the drive-through lane begins its curve to the north.
6. Drive-up Hours. The hours of operation of the drive through window shall be limited to no more than the hours of 8:00 a. m. to 7:00 p. m. weekdays and 9:00 a. m. to 3:00 p. m. Saturdays.
7. ATM. A walk-up ATM may be provided on the northern face of the building and/or within the lobby. These ATMs shall not be accessible after the bank is closed. An additional sidewalk shall be provided to provide access to the walk-up ATM. An additional ATM may be provided on the drive-through lane, north of the drive-thru window: the hours of operation of this ATM shall be limited to the time that the drive-thru lane is not otherwise in operation.

8. Delivery Hours. The hours for deliveries to the property and trash pick-up shall be limited to between 7:00 a. m. and 8:00 p. m. weekdays and 8:00 a. m. to 5:00 p. m. Saturdays. There shall be no deliveries or trash pick-up on Sundays and federal holidays.
9. Loudspeaker. Any noise from a loudspeaker used with the drive through window shall not project beyond the property line. There shall be no other loudspeakers on the exterior of the building.
10. Lighting. All building mounted lighting and parking lot lighting shall be directed downward to prevent the lighting from adversely impacting the adjacent residential properties. All parking lot light fixtures shall be equipped with cut-off luminaries. The lighting along the drive through lane shall be designed so as not to shine on the adjacent residential property. The height of the light standards shall be limited to twelve (12) feet.
11. Dumpster. There shall be no dumpsters on site. All trash and recyclables shall be stored within the building.
12. Architecture. The architecture of the building shall be as generally depicted on the GDP/SE Plat. The materials listed in sheets P-1 through P-3 shall be utilized in the building.
13. Signage. Any freestanding signage on the property shall be a monument type sign. Pole mounted signs shall not be permitted. Building mounted signs, other than directional signs, shall not be allowed on the southern and western facades. Notwithstanding signs shown on the GDP/SE Plat. All signs shall conform in number, size and location with the requirements of Article 12 of the Zoning Ordinance.
14. Construction hours. Shall be limited to 7:00 a.m. to 7:00 p.m. weekdays and 8:00 a.m. to 6:00 p.m. on Saturdays. There shall be no construction activities on Sundays.
15. Tysons Road Improvement Fund At the time of site plan approval, the Applicant shall contribute \$3.15 per gross square foot of building being constructed, as adjusted yearly based on ten (10)-year trends by the Virginia Highway Construction Bid Index as published in the Engineering News Record on the date of the rezoning approval, to the Tysons Corner Area Road Fund. Contribution shall be made at the time of site plan approval.
16. Successors and Assigns. These proffers will bind and inure to the benefit of the Applicants and their successors and assigns.

17. Counterparts. These proffers may be executed in one or more counterparts, each of one when so executed and delivered shall be deemed an original document and all of which taken together shall constitute one and the same instrument.

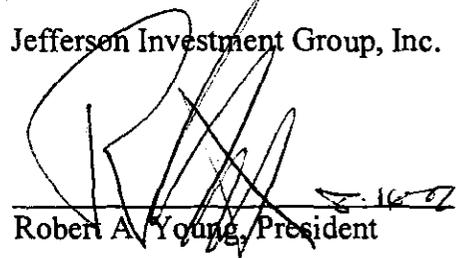
TITLE OWNER OF TAX MAP
PURCHASER

Grosvenor Joint Venture Group II


James D. Clarke, Trustee
8/15/02

APPLICANT/CONTRACT

Jefferson Investment Group, Inc.


Robert A. Young, President
8-16-02

PROPOSED DEVELOPMENT CONDITIONS

SE 2002-PR-018

August 27, 2002

If it is the intent of the Board of Supervisors to approve SE 2002-PR-018 located at Tax Map 39-2 ((1)) 18 for use as a drive-in bank pursuant to Sect. 4-204 of the Fairfax County Zoning Ordinance, the staff recommends that the Board condition the approval 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 Generalized Development Plan/Special Exception Plat entitled 2000 Gallows Road, prepared by Walter L. Phillips, Inc. and dated October 17, 2001 as revised through August 2, 2002, 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.
4. The applicant shall demonstrate to DPWES that the radius of the curve in the drive through lane is adequate for a passenger car. If the curve is inadequate, it shall be made adequate.

The above proposed conditions are staff recommendations and do not reflect the position of the Board of Supervisors unless and until adopted by that Board.

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

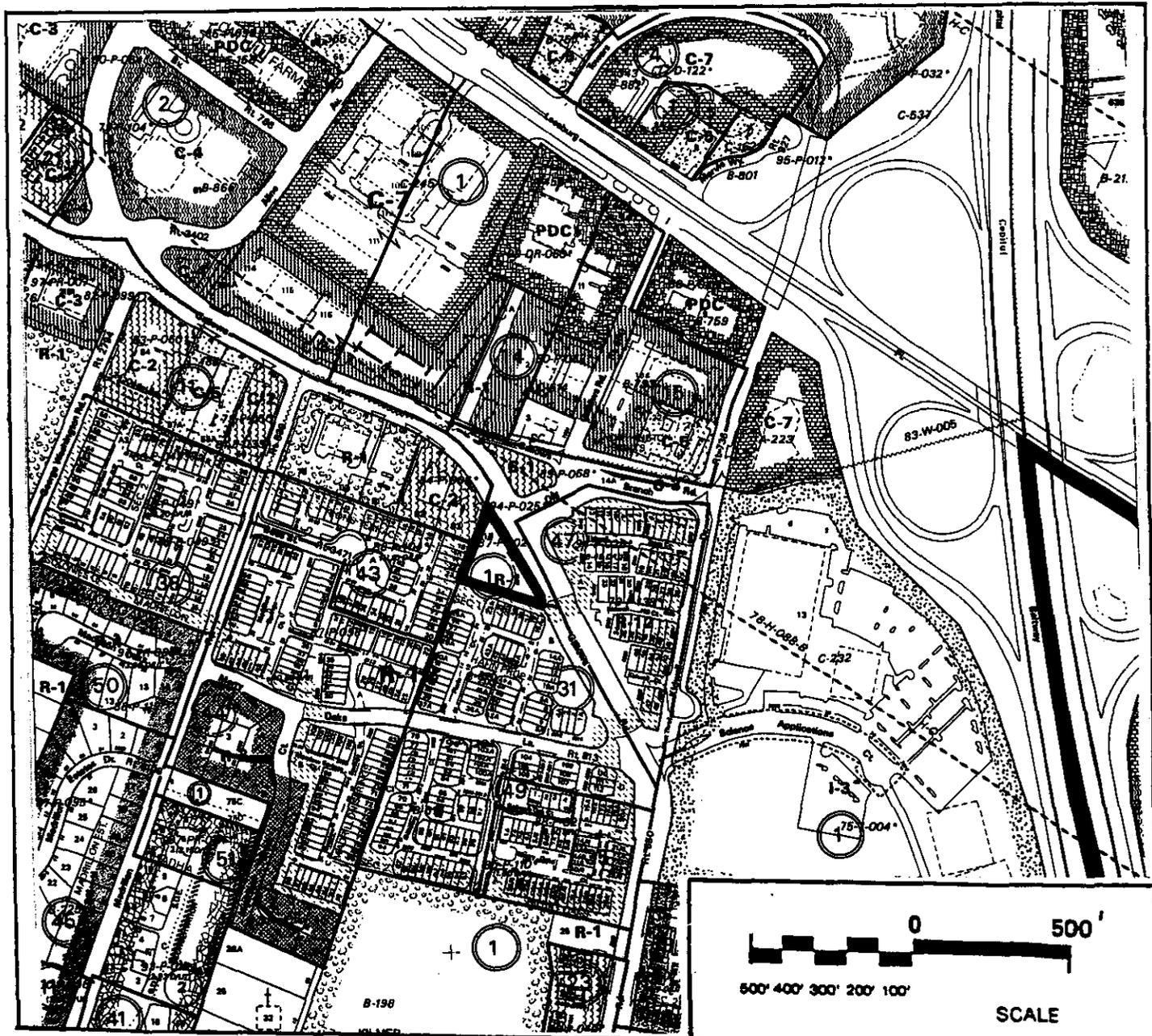
to commence construction if a written request for additional time is filed with the Zoning Administrator prior to the date of expiration of the special exception. The request must specify the amount of additional time requested, the basis for the amount of time requested and an explanation of why additional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

REZONING APPLICATION RZ 2001-PR-053

FILED 12/06/01
 JEFFERSON INVESTMENT GROUP, INC.
 TO REZONE: 35,345 SQ. FT. OF LAND; DISTRICT - PROVIDENCE
 PROPOSED: REZONE FROM THE R-1 DISTRICT TO THE C-2 DISTRICT
 TO PERMIT COMMERCIAL DEVELOPMENT
 LOCATED: ON THE S.W. SIDE OF GALLOWS RD.
 AT THE TERMINUS OF OLD GALLOWS RD.
 650)
 ZONING: R- 1
 TO: C- 2
 OVERLAY DISTRICT(S):
 MAP REF 039-2- /01/ /0018-

Special Exception SE 2002-PR-018

Applicant: JEFFERSON INVESTMENT GROUP, INC.
 Filed: 05/08/2002
 Proposed: DRIVE-IN BANK / OFFICE
 Area: 35,345 SQ. FT. OF LAND: DISTRICT - PROVIDENCE
 Zoning Dist Sect: 4-204
 Art 9 Group and Use: 5-6
 Located: 2000 GALLOWS ROAD
 Zoning: C-2 Plan Area: 2
 Overlay Dist:
 Map Ref Num: 039-2- /01/ /0018



2