



# County of Fairfax, Virginia

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

February 29, 2012

Dennis W. Holder  
Project Manager  
Design Branch, BDCD  
12000 Government Center Parkway, Suite 449  
Fairfax, VA 22035

RE: Special Exception Amendment Application SEA 87-M-103

Dear Mr. Holder:

At a regular meeting of the Board of Supervisors held on February 28, 2012, the Board approved Special Exception Amendment Application SEA 87-M-103 in the name of Fairfax County Board of Supervisors. The subject property is located at 3521 Moncure Avenue on approximately 28,540 square feet of land zoned C-8, CRD, HC and SC in the Mason District [Tax Map 61-2 ((19)) 5A]. The Board's action amends Special Exception Application SE 87-M-103 previously approved for a waiver of minimum lot size and lot width requirements to permit a temporary fire and rescue station and modifications and waivers in a CRD District and associated modifications and waivers to site design and development conditions pursuant to Sections 9-610 and 9-622 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 Amendment is granted for and runs with the land indicated in this application and is not transferable to other land.\*
2. This Special Exception Amendment is granted only for the purpose(s), structure(s) and/or use(s) indicated on the special exception amendment plat approved with the application, as qualified by these development conditions.\*
3. This Special Exception Amendment 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 amendment shall be in substantial conformance with the approved Special Exception Amendment Plat entitled "Baileys Crossroads Temporary Volunteer Fire Station", prepared by BC Consultants dated October 3, 2011 as revised through December 12, 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.

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**Office of the Clerk to the Board of Supervisors**  
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4. The approval of the temporary fire station on the site shall be limited to a term of thirty-six (36) months beginning from the date of final approval of this special exception amendment. This term may be extended administratively at the determination of the Zoning Administrator for a period up to 12 months, not to exceed two (12 month) extension requests, upon the demonstration that the extension is needed.
5. Parking shall be provided in accordance with the Zoning Ordinance and consistent with the tabulations for parking on the SEA Plat subject to DPWES approval. Handicapped parking shall be provided in accordance with Code requirements. All parking spaces shall be of a size and the aisles of a width which will meet the Zoning Ordinance requirements and the Public Facilities Manual standards as determined by DPWES; all parking shall be on site.
6. All signage shall be in conformance with Article 12 of the Zoning Ordinance.
7. The proposed one-story, prefabricated building and apparatus bays indicated on the SEA plat shall be used for a temporary fire station use only and shall not be used for any other purpose without the approval of an SEA. The applicant shall remove the temporary building and all improvements, except as qualified in these conditions, within three (3) months of the issuance of a non-residential use permit for the renovations of the permanent fire rescue facility located at 3601 Firehouse Lane, and shall restore the site its previous condition. The proposed shrub and street tree plantings along Columbia Pike shown on Sheet 2 of the SEA Plat shall be left in place and not disturbed after the temporary building and other improvements are removed by the applicant. Any pre-existing trees along the eastern property line that are removed in order to accommodate the proposed site improvements shall be replaced when the fire department vacates the site. The location, species, and size of the trees installed shall be consistent with the proposed restoration plan on Sheet 2 of the SEA plat, subject to revision and approval by the Urban Forest Management Division.

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 Amendment shall not be valid until this has been accomplished.

Pursuant to Section 9-015 of the Zoning Ordinance, this special exception amendment 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.

Please note that on January 18, 2012, the Planning Commission approved Public Facilities Application 2232-M11-22 as meeting the criteria of character, location, and extent as specified in Section 15.2-2232 of the Code of Virginia and being in accord with the adopted Comprehensive Plan.

**The Board also:**

- Waived the service drive requirement along Columbia Pike in favor of the existing condition indicated on the Special Exception Amendment (SEA) Plat.
- Waived the frontage requirements along Columbia Pike in favor of the existing conditions indicated on the SEA Plat.
- Waived the trail requirements along Columbia Pike and Moncure Avenue in favor of the existing conditions depicted on the SEA Plat.
- Directed the Director of the Department of Public Works and Environmental Services to waive the tree conservation target in favor of the proposed vegetation plan depicted on the SEA Plat.

Sincerely,



Catherine A. Chianese  
Clerk to the Board of Supervisors

Cc: Chairman Sharon Bulova  
Supervisor Penelope Gross, Mason District  
Janet Coldsmith, Director, Real Estate Division, Dept. of Tax Administration  
Regina Coyle, Director, Zoning Evaluation Division, DPZ  
Diane Johnson-Quinn, Deputy Zoning Administrator, Dept. of Planning and Zoning  
Angela K. Rodeheaver, Section Chief, Transportation. Planning Division  
Department of Highways-VDOT  
Sandy Stallman, Park Planning Branch Manager, FCPA  
Charlene Fuhrman-Schulz, Development Officer, DHCD/Design Development Division  
District Planning Commissioner  
Karyn Moreland, Chief Capital Projects Sections, Dept. of Transportation