



County of Fairfax, Virginia

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

August 1, 2012

Keith C. Martin
Tramonte, Yeonas, Roberts &
Martin PLLC
8221 Old Courthouse Road #300
Vienna, VA 22182

Re: Special Exception Application SE 2012-MV-001
(Concurrent with Rezoning Application RZ 2011-MV-001)

Dear Mr. Martin:

At a regular meeting of the Board of Supervisors held on July 31, 2012, the Board approved Special Exception Application SE 2012-MV-001 in the name of Woodlawn Hospitality, LLC. The subject property is located at 8668 Richmond Highway on approximately 2 acres of land, zoned C-8, CRD and HC in the Mount Vernon District [Tax Map 101-3 ((1)) 96]. The Board's action permits an increase in maximum Floor Area Ratio (FAR) from 0.50 to 0.62, increase in maximum building height from 50 ft. up to a maximum of 57 feet 6 inches and waivers and modifications in a CRD, pursuant to Sections 4-604, 9-607, 9-618 and 9-622 of the Fairfax County Zoning Ordinance, by requiring conformance with the following development conditions:

1. Development of the property shall be in substantial conformance with the GDP/SEA Plat entitled "Baywood Hotels" consisting of six sheets prepared by prepared by Bohler Engineering dated July 28, 2011, as revised through June 15, 2012.
2. A checklist of anticipated green building measures shall be submitted to the Chief of the Environmental and Development Review Branch, DPZ prior to site plan approval to demonstrate that the building will be designed to LEED Silver Standards.

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 a Non-RUP for the hotel use. 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:

- Approved an increase in the maximum building height from 50 feet to 57-feet, 6 inches, pursuant to Section 9-607 of the Zoning Ordinance.
- Approved an increase in the maximum floor area ratio (FAR) from 0.50 to 0.62, pursuant to Section 9-618 of the Zoning Ordinance.
- Waived the transitional screening and barrier requirements along the southern property boundary in favor of that depicted on the Generalized Development Plan/Special Exception (GDP/SE) Plat.
- Waived the construction road frontage improvements along the Richmond Highway frontage of the site.
- Waived the service drive requirement along Richmond Highway in favor of the interparcel connections shown on the GDP/SE Plat.
- Modified the tree planting requirement along the western property line in favor of that shown on the GDP/SE Plat.
- Modified the minimum travel-isle width requirement.

Sincerely,



Catherine A. Chianese
Clerk to the Board of Supervisors

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Cc: Chairman Sharon Bulova
Supervisor Gerry Hyland, Mount Vernon 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
Donald Stephens, Transportation Planning Division
Ken Williams, Plans & Document Control, ESRD, DPWES
Department of Highways-VDOT
Sandy Stallman, Park Planning Branch Manager, FCPA
Charlene Fuhrman-Schulz, Development Officer, DHCD/Design Development Division
Planning Commission
Karyn Moreland, Chief Capital Projects Sections, Dept. of Transportation