



# County of Fairfax, Virginia

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## 2012 Planning Commission

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**Barbara J. Lippa**  
*Executive Director*

**Kara DeArrastia**  
*Clerk to the Commission*

December 4, 2012

Elizabeth Baker, Planner  
Walsh Colucci Lubeley Emrich & Walsh PC  
2200 Clarendon Blvd., 13<sup>th</sup> Floor  
Arlington, VA 22201-3359

**RE: CSPA C-696-02 – JLB DULLES LLC**  
Dranesville District

Dear Mr. Teets:

The purpose of this letter is to formally advise you, as the agent for the applicant on the above referenced case, that on Thursday, November 29, 2012, the Planning Commission voted unanimously to approve CSPA C-696-02, subject to the development conditions dated November 15, 2012, as attached.

Also enclosed for your records is a copy of the verbatim of the Commission's action on this matter. If you need additional information, please let me know.

Sincerely,

Barbara J. Lippa  
Executive Director

Attachments (a/s)

cc: John Foust, Supervisor, Dranesville District  
Jay Donahue, Commissioner, Dranesville District  
Laura Gumkowski, Staff Coordinator, ZED, DPZ  
November 29, 2012 Date File  
O-8c file

To request special accommodations, call the Planning Commission office at 703-324-2865, TTY 703-324-7951. Please allow seven working days to make the appropriate arrangements.





**DEVELOPMENT CONDITIONS**

**CSPA C-696-02**

**November 15, 2012**

If it is the intent of the Planning Commission to approve CSPA C-696-02, located at Tax Map 15-4 ((5)) 2B and 3A, to allow a Comprehensive Sign Plan Amendment (CSPA) pursuant to Section 12-210 of the Fairfax County Zoning Ordinance, staff recommends that the Planning Commission condition the approval by requiring conformance with the following development conditions, which amend the previously approved CSP conditions for the application property (Building I and K) only.

1. This Comprehensive Signage Plan is granted for and runs with the land indicated in this application and is not transferable to other land. Minor deviations in sign location, design and area may be permitted when the Zoning Administrator determines that such deviations are minor and are in substantial conformance with the Comprehensive Signage Plan.
2. This "Comprehensive Sign Plan, Icon at Dulles Station" prepared by Art Display Co. and dated September 4, 2012 and is approved only for those signs shown on the Comprehensive Signage Plan (See Attachment 1). In addition, signs allowed by Section 12-103 in the Zoning Ordinance may be permitted, as qualified by these development conditions.
3. A matrix shall be provided to the Zoning Administrator prior to the issuance of the first sign permit and all subsequent sign permits which includes the tenant name, address, sign type, sign height, sign area, and Non-Residential Use Permit number and/or any other pertinent information deemed necessary by the Zoning Administrator in order to allow efficient tracking of all signage to be provided on site. Each sign permit shall be accompanied by a letter from the property owner, manager and/or agent of the property stating that the requested sign has been reviewed for compliance with this approval.
4. Traffic regulatory signage shall meet the Manual on Uniform Traffic Control Devices (MUTCD) and Virginia Department of Transportation (VDOT) standards. All street signage shall be subject to VDOT approval.
5. All signs shall be consistent with the color palette, typography and the use of logos indicated in the Comprehensive Signage Plan.
6. No visible suspension rods or cables shall be used on the residential canopy signage. Instead, such signs shall be mounted using support brackets or by utilizing some other method precluding the necessity for visible suspension rods/cables.

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

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. Sign permits must be obtained from Fairfax County for each and every sign erected pursuant to this Comprehensive Sign Plan. The applicant shall be himself responsible for obtaining the required Sign Permits through established procedures.

Planning Commission Meeting  
November 29, 2012  
Verbatim Excerpt

CSPA C-696-02 – JLB DULLES, LLC (Dranesville District)

After the Close of the Public Hearing

Chairman Murphy: Without objection, the public hearing is closed. Mr. Donahue.

Commissioner Donahue: Thank you, Mr. Chairman. This one is pretty simple. The Coates District, which is where this is – where this application is located, is one that is building quickly. We've got some very good development there. There will be some slightly tougher cases sometime in the future, but this is a very simple sign case. They want to put up some, I believe, parking signs and loading zone signs. I don't think there's any controversy whatsoever and therefore, Mr. Chairman, I MOVE THAT THE PLANNING COMMISSION APPROVE CSPA C-696-02, JLB DULLES, LLC, SUBJECT TO THE PROPOSED DEVELOPMENT CONDITIONS DATED NOVEMBER 15, 2012.

Commissioner Alcorn: Second.

Chairman Murphy: Seconded by Mr. Alcorn. Is there a discussion of the motion? All those in favor of the motion to approve CSPA C-696-02, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries. Thank you very much.

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(The motion carried unanimously.)

JLC