



County of Fairfax, Virginia

**2013 Planning
Commission**

January 18, 2013

Peter F. Murphy, Jr.
Chairman
Springfield District

Lisa Chiblow, Planner
McGuireWoods, LLP
1750 Tysons Blvd., Suite 1800
McLean, Virginia 22102

Vacant
Vice Chairman

Janet R. Hall
Secretary
Mason District

**RE: CSPA-86-C-029-08 – Dulles View Property B1,
LLC and Dulles Corner Office II, LLC**

Frank de la Fe
Parliamentarian
Hunter Mill District

Dear Ms. Chiblow:

This will serve as your record of the Planning Commission's action on CSPA-86-C-029-08, an application by Dulles View Property B1, LLC and Dulles Corner Office II, LLC, in the Dranesville District.

Jay Donahue
Dranesville District

On Thursday, January 17, 2013, the Planning Commission voted unanimously to approve CSPA-86-C-029-08, subject to the development conditions dated January 3, 2013, as attached.

Earl L. Flanagan
Mount Vernon District

Also attached for your information is a copy of the verbatim excerpt from the Planning Commission's action on this application. Should you need any additional information on this action, please do not hesitate to contact me at 703-324-2865.

James R. Hart
At-Large

Janyce N. Hedetniemi
At-Large

Ellen "Nell" Hurley
Braddock District

John L. Litzenberger
Sully District

Kenneth A. Lawrence
Providence District

James T. Migliaccio
Lee District

Attachments (a/s)

Timothy J. Sargeant
At-Large

cc: John Foust, Supervisor, Dranesville District
Jay Donahue, Commissioner, Dranesville District
Michael Lynskey, Staff Coordinator, ZED, DPZ
January 17, 2013 Date File
O-8c File

Barbara J. Lippa
Executive Director

Sincerely,

Barbara J. Lippa
Executive Director

Kara A. DeArrastia
Clerk to the Commission

 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.



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**PROPOSED DEVELOPMENT CONDITIONS
CSPA 86-C-029-08**

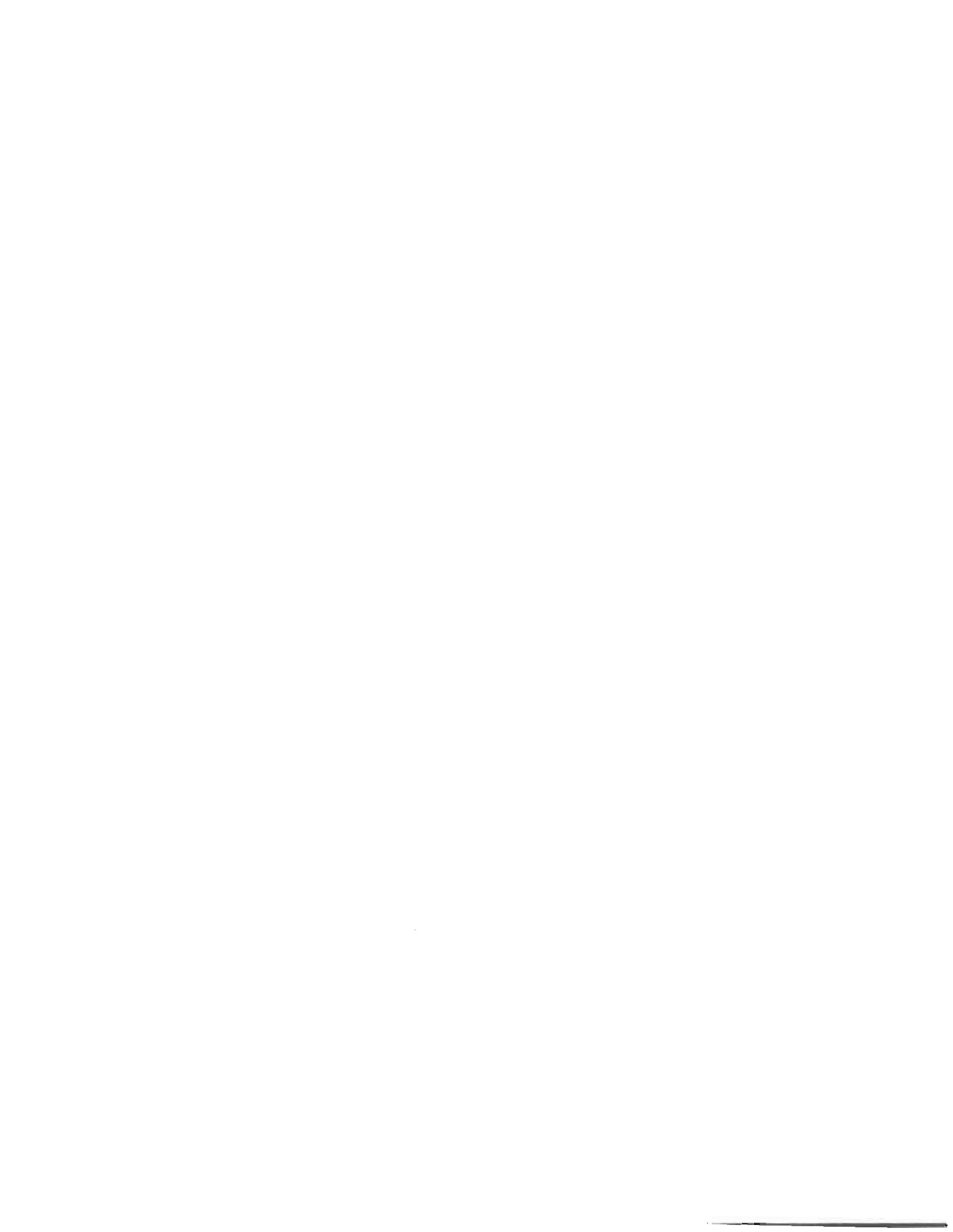
January 3, 2013

If it is the intent of the Planning Commission to approve CSPA 86-C-029-08, located at Tax Maps 15-4((1)) 13E2 and 13E3 for an amendment to CSP 86-C-029, 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. All previously approved CSP conditions governing the overall Dulles Corner development shall remain in effect.

1. This Comprehensive Signage Plan Amendment 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 Sign Plan.
2. This "Comprehensive Plan of Exterior Signage, Dulles Corner" prepared by Noritake Associates and dated December 17, 2012 (revised) is approved only for those signs shown in this Comprehensive Sign Plan Amendment. In addition, signs not requiring permits allowed by Section 12-103 in the Zoning Ordinance may be permitted, as qualified by these development conditions.
3. Any signs other than those included in this Comprehensive Sign Plan Amendment or previously approved Comprehensive Sign Plans shall require the review and approval of an amendment to this Comprehensive Sign Plan.
4. A matrix for signage 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.
5. All freestanding signs shall be located so as not to restrict sight distance for drivers entering or exiting travel intersections, aisles or driveways.
6. All signs shall be consistent with the color palette, typography and the use of logos indicated in the CSPA.

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
January 17, 2013
Verbatim Excerpt

CSPA 86-C-029-08 – DULLES VIEW PROPERTY B1, LLC AND DULLES CORNER
OFFICE II, LLC (Dranesville District)

After the Close of the Public Hearing

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

Commissioner Donahue: Thank you, Mr. Chairman. This is a win-win situation. Two fine companies want to make it more clear that they're present here in the – in Fairfax County and in the Dranesville District. And we would like to have them do so. They're enlarging their sign slightly. The signs overlook Route 28, so they're not going to hurt anybody. So without further ado, I MOVE THAT THE PLANNING COMMISSION RECOMMEND THE APPROVAL OF CSPA 86-C-029-08, SUBJECT TO DEVELOPMENT CONDITIONS CONSISTENT WITH THOSE DATED JANUARY 3, 2013.

Commissioner Litzenberger: Second.

Chairman Murphy: Seconded by Mr. Litzenberger. Is there a discussion of the motion? All those in favor of the motion to approve CSPA 86-C-029-08, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

Commissioner Donahue: Thank you, Mr. Chairman.

Chairman Murphy: Thank you very much.

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(The motion carried unanimously.)

JLC