



County of Fairfax, Virginia

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

November 21, 2012

Jonathan D. Puvak
Walsh, Colucci, Lubeley, Emrich &
Walsh, P.C.
2200 Clarendon Boulevard
13th Floor
Arlington, VA 22201

Re: Special Exception Application SE 2012-HM-006

Dear Mr. Puvak:

At a regular meeting of the Board of Supervisors held on November 20, 2012, the Board approved Special Exception Application SE 2012-HM-006 in the name of Tysons West Residential, LLC. The subject property is located in the N.W. quadrant of the intersection of Leesburg Pike and Westwood Center Drive on approximately 7.06 acres of land, zoned C-7, HC and SC in the Hunter Mill District [Tax Map 29-3 ((1)) 1B and 29-3 ((20)) C1]. The Board's action permits waiver of certain sign regulations pursuant to Section 9-620 of the Fairfax County Zoning Ordinance, 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 issuance of a Sign Permit(s). Any permit submitted pursuant to this special exception shall be in substantial conformance with the Special Exception Plat titled "Tysons West Promenade" prepared by MV+A Architects consisting of eight pages as revised through July 23, 2012 and the supplement to the special exception application dated July 19, 2012, consisting of 29 sheets. Minor modifications to the approved special exception may be permitted pursuant to Par. 4 of Sect. 9-004 of the Zoning Ordinance.

Office of the Clerk to the Board of Supervisors
12000 Government Center Parkway, Suite 533
Fairfax, Virginia 22035

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4. A copy of the Special Exception plat, supplement and conditions shall be made available to all departments of the County of Fairfax during normal business hours.
5. 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 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.
6. This approval shall not preclude the installation of additional signs on future buildings A, B or C that comply with the provisions of Article 12 of the Zoning Ordinance.
7. Lighting associated with all signs shall conform to the requirement of Part 9, Outdoor Lighting Standards, of Article 14, Performance Standards, of the Fairfax County Zoning Ordinance.
8. All free standing signs shall be located to avoid obstructing the sight distance for drivers entering or exiting travel intersections, aisles or driveways.
9. The overall dimensions and design of the signage, including the number, size and orientation of the signs and materials shall be generally consistent with the monument sign elevation detail shown on the SE Plat and supplemental. (Specific logos, lettering styles and/or colors of the tenant panels and project banners may be modified without a Special Exception Amendment, provided the proposed changes remain consistent with the character of the sign depicted on the SE plat and supplemental.)
10. The monument sign (Type H-3) shall not include a LED screen, changeable type or screen.
11. No unpermitted temporary advertising signs, including but not limited to banners and "popsicle" signs, shall be placed on the building or along the street frontages of the subject property. Any such signs placed by tenants shall be promptly removed by the management of the site. This shall not preclude temporary signs allowed by Article 12 that do not require permits. No signs permits shall be issued for the site if there are existing signs in violation with the Zoning Ordinance or the Special Exception conditions.

Sincerely,



Catherine A. Chianese
Clerk to the Board of Supervisors

Cc: Chairman Sharon Bulova
Supervisor Catherine Hudgins, Hunter Mill District
Tim Shirocky, Acting 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