



# County of Fairfax, Virginia

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

November 29, 2006

Jason Heinberg  
Walsh, Colucci, Lubeley, Emrich and Walsh, PC  
2200 Clarendon Boulevard,  
13<sup>th</sup> Floor  
Arlington, VA 22201

Re: Special Exception Application Number SE 2006-LE-012

Dear Mr. Heinberg:

At a regular meeting of the Board of Supervisors held on November 20, 2006, the Board approved Special Exception Application Number SE 2006-LE-012 in the name of PNC Bank, NA. The application property is located at 6315 and 6319 Amherst Avenue and 6320 Backlick Road (Tax Map 80-4 ((1)) 9) on approximately 1.17 acres of land zone C-6, CRD, HC, and SC and is located in the Lee District. The Board's action allows for a drive-in bank pursuant to Section 7-607 and 9-622 of the Fairfax County Zoning Ordinance, by requiring conformance with the following development conditions:

1. This Special Exception is granted for, 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. A copy of this Special Exception and the Non-Residential Use Permit (Non-RUP) SHALL BE POSTED in a conspicuous place on the property of the use and be made available to all departments of the County of Fairfax during the hours of operation of the permitted use.
4. Development of the subject property shall be in substantial conformance with the Special Exception (SE) plat entitled "PNC Bank Special Exception Plat, Amherst Avenue, Backlick Road and Bland Street," prepared by Bohler Engineering, P.C., consisting of seven (7) sheets, with sheets one through five, dated March 13, 2006 as revised through October 4, 2006 and sheets six and seven dated October 3, 2006. Minor modifications to the approved SE may be permitted pursuant to Par. 4 of Sect. 9-004 of the Zoning Ordinance.
5. Architectural elevations shall be in substantial conformance with those shown on the Special Exception Plat as determined by DPWES.

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

Phone: 703-324-3151 ♦ Fax: 703-324-3926 ♦ TTY: 703-324-3903  
Email: [clerktothebos@fairfaxcounty.gov](mailto:clerktothebos@fairfaxcounty.gov)  
<http://www.fairfaxcounty.gov/bosclerk>

6. The drive-in bank building shall incorporate environmentally sustainable attributes into its building program, that may include, but not necessarily be limited to, such elements as high-efficiency mechanical systems, use of materials with recycled content, a high performance and insulated building envelope, water efficient fixtures, CO2 sensors and air filters, low volatile organic compounds in paints, sealants and finish materials, construction waste management, and storage and collection of recyclables.
7. The brick sidewalk along all street frontages of the application property and the brick crosswalks at the entrances to the application property shall be maintained by the applicant.
8. A maximum of two (2) drive-thru lanes shall be allowed. Both drive-thru windows shall be open whenever the drive-thru facility is operational.
9. There shall be no pole mounted signage. Signs shall be lighted only during the hours of operation. All signs shall be in conformance with the provisions of Article 12 of the Zoning Ordinance.
10. All lighting, including streetlights, security lighting, signage lighting and pedestrian or other incidental lighting shall be in conformance with Part 9 of Article 14 of the Zoning Ordinance.
11. Temporary promotional banners, balloons, flags shall be in conformance with Par. G of Sect. 12-103 of the Zoning Ordinance. No rooftop displays shall be permitted on site.
12. The right-of-way to 59 feet from the centerline along the site's Bland Street frontage shall be dedicated to the Board of Supervisors in fee simple at no cost as shown on the SE plat, at the time of site plan approval or upon demand, which ever first occurs.
13. A public amenity in the form of public art or a water feature shall be provided in the proposed pocket park depicted on the special exception plat, prior to the issuance of a Non-Residential Use Permit (Non-RUP). However, upon demonstration by the applicant that, despite diligent efforts, the installation of the public amenity has been delayed, the Zoning Administrator may agree to a later date for the installation of the public amenity. The public amenity shall be provided and maintained by the applicant. The public amenity shall be selected in consultation with, and approved by representatives of the Central Springfield Area Revitalization Council and the Lee District Supervisor. The cost of the public amenity shall not be required to exceed \$10,000.00, exclusive of construction costs.

14. A contribution of \$20,000 shall be contributed by the applicant to the Springfield Transportation Fund for providing offsite transportation improvements in the Springfield CRD, at the time of site plan approval.
15. A public access easement shall be provided in a form approved by the County Attorney, to be recorded over the entire northern boundary of the application property for the purpose of providing an interparcel access to the north [Tax Map 80-4((1))9A] similar to that shown on the SE plat, at the time of site plan approval.
16. A license agreement shall be executed with the County to permit landscaping to be provided and maintained in the area to be dedicated along the Bland Street frontage of the site, as shown on the SE plat (Sheet 4), prior to site plan approval.
17. A landscape plan shall be submitted concurrent with site plan review and shall provide for the number and sizes of trees and plantings consistent with that shown on the SE plat and shall be subject to the review and approval of Urban Forest Management, DPWES.
18. Interior parking lot landscaping shall be provided in conformance with Article 13 of the Zoning Ordinance.
19. A Filterra vegetated box shall be provided for Best Management Practices (BMPs) measures on the subject site as shown on the SE Plat, subject to the approval of DPWES.

**The Board also:**

- Waived the loading space requirement.
- Approved the 20 percent parking space reduction request.

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, at a minimum, 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.

November 29, 2006

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If you have questions regarding the expiration of this Special Exception or filing a request for additional time, they should be directed to the Zoning Evaluation Division in the Department of Planning and Zoning at 703-324-1290. The mailing address for the Zoning Evaluation Division is Suite 801, 12055 Government Center Parkway, Fairfax, Virginia 22035.

Sincerely,



Nancy Vehrs  
Clerk to the Board of Supervisors

NV/cwb

Cc: Chairman Gerald E. Connolly  
Supervisor Dana Kauffman, Lee District  
Janet Coldsmith, Director, Real Estate Division. Dept. of Tax Administration  
Barbara A. Byron, Director, Zoning Evaluation Division, DPZ  
Diane Johnson-Quinn, Deputy Zoning Administrator, Dept. of Planning and Zoning  
Thomas Conry, Dept. Manager. – GIS - Mapping/Overlay  
Angela K. Rodeheaver, Section Chief, Transportation. Planning Division  
Ellen Gallagher, Capital Projects and Operations Div., Dept. of Transportation  
Audrey Clark, Director – Building Plan Review, DPWES  
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  
District Planning Commissioner  
Barbara J. Lippa, Executive Director, Planning Commission  
Jose Comayagua, Director, Facilities Management  
Gary Chevalier, Office of Capital Facilities/Fairfax County Public Schools



# REVITALIZATION

COMMONWEALTH OF VIRGINIA  
COUNTY OF FAIRFAX  
APPLICATION FOR SPECIAL EXCEPTION

PLEASE TYPE  
RECEIVED  
OR PRINT IN BLACK INK  
Department of Planning & Zoning

JUN 02 2006

Zoning Evaluation Division

APPLICATION NO. SE 2006-LE-012  
(Assigned by Staff)

4-604, 7-607, 9-501 et seq., 9-622

ZONING ORDINANCE SECTION UNDER WHICH APPLICATION IS FILED:

PROPOSED USE: Drive-in Bank & modifications; waivers in a Commercial Revitalization District

NAME OF APPLICANT(S): PNC Bank, N.A.

POSTAL ADDRESS OF PROPERTY: 6315, 6319 Amherst Avenue, Springfield, VA 22150

6320 Backlick Road, Springfield, VA 22150

TAX MAP DESCRIPTION:

80-4 ((1)) 9

Map No.	Double Circle No.	Single Circle No.	Parcel(s)/Lot(s) No.

SUBDIVISION NAME: N/A

TOTAL AREA (AC. OR SQ.FT.): Approximately 51,158 sq. ft.

PRESENT ZONING: C-6, CRD, SC, HC

PROPOSED ZONING IF CONCURRENT WITH REZONING APPLICATION: N/A

SUPERVISOR DISTRICT: Lee

The name(s) and addresses of owner(s) of record shall be provided on the affidavit form attached and made part of this application.

The undersigned has the power to authorize and does hereby authorize Fairfax County staff representatives on official business to enter on the subject property as necessary to process the application.

M. Catharine Puskar

Type or Print Name of Applicant or Agent

*M. Catharine Puskar / by JBN*  
Signature of Applicant or Agent

Walsh, Colucci, Lubeley, Emrich & Terpak P.C. 2200 Clarendon Blvd., Arlington, Virginia

Address 22201

(703) 528-4700

Telephone No: Home Work

Please provide name and telephone number of contact person if different from above.

*LDS 11 dd 6-5-2006*

*SE 2006-0127*

*CK# 434617*

Application Fee Paid: \$ 5,295

Date application received: \_\_\_\_\_

Date application accepted: 6-2-2006

Form SE (10/89)

*Revised*

NOT WRITE IN THIS SPACE

*Catharine Puskar*