



# County of Fairfax, Virginia

---

**2013 Planning  
Commission**

December 11, 2013

**Peter F. Murphy, Jr.**  
Chairman  
*Springfield District*

Sara V. Mariska, Esquire  
Walsh, Colucci, Lubeley, Emrich, & Walsh PC  
2200 Clarendon Blvd., 13th Floor  
Arlington, Virginia 22201-3359

**Frank de la Fe**  
Vice Chairman  
*Hunter Mill District*

**RE: CSP 2010-LE-013 – WPPI Springfield HS, LLC  
Lee District**

**Janet R. Hall**  
Secretary  
*Mason District*

Dear Ms. Mariska:

**James R. Hart**  
Parliamentarian  
*At-Large*

This will serve as your record of the Planning Commission's action on CSP 2010-LE-013, an application by WPPI Springfield HS, LLC, in the Lee District.

**Jay Donahue**  
*Dranesville District*

On Thursday, November 21, 2013, the Planning Commission voted unanimously (Commissioner Hall absent from the meeting) to approve CSP 2010-LE-013, subject to the revised development conditions now dated November 21, 2013, as attached.

**Earl L. Flanagan**  
*Mount Vernon District*

**Janyce N. Hedetniemi**  
*At-Large*

Also attached for your information is a copy of the verbatim excerpt from the Planning Commission's action on this application. Should you have any questions or require any additional information, please do not hesitate to contact me.

**Ellen "Nell" Hurley**  
*Braddock District*

**John L. Litzenberger**  
*Sully District*

Sincerely,

**Kenneth A. Lawrence**  
*Providence District*

**James T. Migliaccio**  
*Lee District*

Jill G. Cooper, AICP  
Executive Director

**Timothy J. Sargeant**  
*At-Large*

Attachments (a/s)

**Jill G. Cooper**  
*Executive Director*

cc: Jeff McKay, Supervisor, Lee District  
James Migliaccio, Commissioner, Lee District  
Nicholas Rogers, Staff Coordinator, ZED, DPZ  
November 21, 2013 Date File

**Kim A. Bassarab**  
*Assistant Director*

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.



**THIS PAGE IS INTENTIONALLY BLANK**

## **Approved Development Conditions**

**CSP 2010-LE-013**

**November 21, 2013**

The Planning Commission approved CSP 2010-LE-013 for a Comprehensive Sign Plan located at Tax Map 80-4 ((9)) 4A pursuant to Section 12-210 of the Zoning Ordinance by requiring conformance with the following development conditions:

1. This Comprehensive Sign Plan is granted for and runs with the land indicated in this application and is not transferable to other land.
2. This Comprehensive Sign Plan is granted to permit the signs that would not otherwise be permitted by Article 12, Signs, as depicted on Comprehensive Sign Plan submitted with this application and prepared by Lauretano Sign Group dated June 4, 2013 as revised through November 14, 2013, which is entitled "CSP Application for Homewood Suites Hotel". Minor deviations in sign location, design and sign area may be permitted when the Zoning Administrator determines that such deviations are minor and are in substantial conformance with the Comprehensive Sign Plan.
3. Sign permits may only be issued for those signs shown in this Comprehensive Sign Plan. The number, size and total sign area for each sign shall be consistent with the sign tabulations listed on Sheet 3 of the Comprehensive Sign Plan.
4. All signs shall be generally consistent with the typography, materials and use of logos as indicated in the Comprehensive Sign Plan. Sign copy, character, style, colors and logos may be modified so long as the size and location of the signs are consistent with the Comprehensive Sign Plan.
5. Signs not requiring permits, allowed by Section 12-103 of the Zoning Ordinance, may be permitted as qualified by these development conditions.
6. Within 30 days of the Comprehensive Sign Plan's approval, all temporary signs without permits that do not conform to Section 12-103 of the Zoning Ordinance shall be removed. No sign permits shall be issued until all signs not in compliance with the provisions in Article 12 of the Zoning Ordinance are removed.
7. All landscaping located near Sign F shall be maintained regularly to prevent overgrowth from obstructing the visibility of the sign.

The above-proposed conditions are staff recommendations and do not reflect the position of the Planning Commission unless and until adopted by the Commission. This approval, contingent on the above-noted conditions, shall not relieve the applicant

from compliance with the provisions of any applicable ordinance, 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 responsible for obtaining the required Sign Permits through established procedures, and the sign plan shall not be valid until this has been accomplished.

Planning Commission Meeting  
November 21, 2013  
Verbatim Excerpt

CSP 2010-LE-013 – WPPI SPRINGFIELD HS, LLC

After Close of the Public Hearing

Chairman Murphy: Public hearing is closed; recognize Mr. Migliaccio.

Commissioner Migliaccio: Thank you, Mr. Chairman. This is a pretty straight-forward and simple case. As the applicant and staff noted tonight, it's a sign plan for the Homewood Suites in Springfield to better let the motorists navigate their way through the streets of Springfield to the hotel. It has the support of the Lee District Land Use Committee. It has my support and it has staff's supports. Therefore, Mr. Chairman, I MOVE THAT THE PLANNING COMMISSION APPROVE CSP 2010-LE-013, SUBJECT TO THE DEVELOPMENT CONDITIONS NOW DATED NOVEMBER 21<sup>ST</sup>, 2013.

Commissioner Sargeant: Second.

Chairman Murphy: Seconded by Mr. Sargeant. Discussion? All those in favor of the motion to approve CSP 2010-LE-013, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

Commissioner Migliaccio: Thank you, Mr. Chairman.

//

(The motion carried by a vote of 11-0. Commissioner Hall was absent from the meeting.)

JLC