



County of Fairfax, Virginia

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

February 26, 2014

Keith C. Martin
Tramonte, Yeonas, Roberts & Martin PLLC
8245 Boone Blvd., #400
Vienna, VA 22182

RE: Special Exception Amendment Application SEA 2012-MV-001
(Concurrent with Proffered Condition Amendment application PCA-2012-MV-001)

Dear Martin:

At a regular meeting of the Board of Supervisors on February 25, 2014, the Board approved Special Exception Amendment Application SEA 2012-MV-001 in the name of Woodlawn Hospitality, LLC. The subject property is located at 8668 Richmond Highway, on approximately 2.0 acres of land zoned C-8, CRD and HC in the Mount Vernon District [Tax Map 101-3 ((1)) 96]. The Board's action amends Special Exception Application SE 2012-MV-001 previously approved for an increase in FAR, increase in building height and waiver/modifications in the CRD to permit an additional increase in FAR and associated modifications to site design and development conditions, pursuant to Sections 9-618 and 9-622 of the Fairfax County Zoning Ordinance, by requiring conformance with the following development conditions which supersede all previous development conditions. Previously approved conditions or those with minor modifications are marked with an asterisk (*).

1. Development of the property shall be in substantial conformance with the GDP/SEA Plat entitled "Special Exception Amendment / Proffer Condition Amendment for Proposed Hotel," consisting of eight sheets prepared by Bohler Engineering dated August 13, 2013, as revised through December 27, 2013.*
2. A checklist of anticipated green building measures shall be submitted to the Chief of the Environmental and Development Review Branch, DPZ prior to site plan approval to demonstrate that the building will be designed to LEED Silver Standards.*

Office of the 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
<http://www.fairfaxcounty.gov/bosclerk>

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 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 the use has been established as evidenced by the issuance of a Non-RUP for the hotel use. 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.

Sincerely,



Catherine A. Chianese
Clerk to the Board of Supervisors

cc: Chairman Sharon Bulova
Supervisor Gerry Hyland, Mount Vernon 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, Department of Transportation
Department of Highways-VDOT
Sandy Stallman, Park Planning Branch Manager, FCPA
Charlene Fuhrman-Schulz, Development Officer, DHCD/Design Development Division
Jill Cooper, Executive Director, Planning Commission
Karyn Moreland, Chief Capital Projects Sections, Dept. of Transportation

SEA 2012-MV-001

Zoning Application Closeout Summary Report

Printed: 3/5/2014

General Information

APPLICANT: WOODLAWN HOSPITALITY, LLC
DECISION DATE: 02/25/2014
CRD: YES
HEARING BODY: BOS
ACTION: APPROVE
STAFF COORDINATOR: MEGAN BRADY
SUPERVISOR DISTRICT: MOUNT VERNON

DECISION SUMMARY:

ON FEBRUARY 25, 2014, THE BOARD UNANIMOUSLY APPROVED SEA 2012-MV-001 ON A MOTION BY SUPERVISOR HYLAND SUBJECT TO DEVELOPMENT CONDITIONS DATED JANUARY 23, 2014.

APPLICATION DESCRIPTION:

AMEND SE 2012-MV-001 PREVIOUSLY APPROVED FOR INCREASE IN FAR, INCREASE IN BUILDING HEIGHT AND WAIVER/MODIFICATIONS IN THE CRD TO PERMIT AN ADDITIONAL INCREASE IN FAR

Zoning Information

| Existing Zoning | | Proposed Zoning | | Approved Zoning | |
|-----------------|------|-----------------|------|-----------------|------------|
| DISTRICT | AREA | DISTRICT | AREA | DISTRICT | AREA |
| | | | | C- 8 | 2.00 ACRES |

Tax Map Numbers

1013 ((01)) ()0096

Approved Land Uses

Zoning District: C- 8

| LAND USE | DU'S | RES LAND AREA | ADU'S | WDU'S | GFA | FAR | NRES LAND AREA | |
|----------|------|---------------|-------|-------|--------|-----|----------------|---------|
| BLDG/HGT | | | | | 55,469 | | 87,356.00 | SQ FEET |
| INCR/FAR | | | | | | | | |
| TOTALS | | | | | 55,469 | | 87,356.00 | |

Approved Waivers/Modifications

- MODIFY ROAD PAVEMENT STANDARDS
- MODIFY PFM STANDARDS FOR PLANTING WIDTH
- WAIVE TRANSITIONAL SCREENING REQUIREMENT
- WAIVE FRONTAGE IMPROVEMENTS

3/5/2014

Approved Development ConditionsDEVELOPMENT CONDITION STATEMENT DATE: 01-23-2014

| <u>DEVELOPMENT CONDITION</u> | <u>DUE</u> | <u>TRIG #</u> | <u>TRIG EVENT</u> | <u>CONTRIB</u> | <u>EXPIR DTE</u> |
|------------------------------|------------|---------------|-------------------|----------------|------------------|
| CONDITION - DEVELOPMENT PLAN | 01-01-0001 | 0 | N/A | 0 | 01-01-0001 |
| ENERGY EFFICIENCY | 01-01-0001 | 0 | SITE PLAN | 0 | 01-01-0001 |

3/5/2014

REVITALIZATION

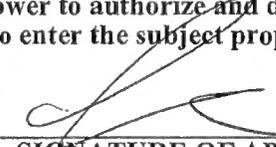


COUNTY OF FAIRFAX
Department of Planning and Zoning
Zoning Evaluation Division
 12055 Government Center Parkway, Suite 801
 Fairfax, VA 22035 (703) 324-1290, TTY 711
 www.fairfaxcounty.gov/dpz/zoning/applications

APPLICATION No: SEA 2012-MV-001
 (Staff will assign)

concurrent with
PCA 2012-MV-001
RECEIVED
 Department of Planning & Zoning
 JUN 04 2013
 Zoning Evaluation Division

APPLICATION FOR A SPECIAL EXCEPTION
 (PLEASE TYPE or PRINT IN BLACK INK)

| | | |
|--|---|--|
| APPLICANT | NAME Woodlawn Hospitality, LLC | |
| | MAILING ADDRESS 7871 Belle Point Dr. Greenbelt, MD 20770 | |
| | PHONE HOME () | WORK (301) 345-8700 |
| | PHONE MOBILE () | |
| PROPERTY INFORMATION | PROPERTY ADDRESS 8668 Richmond Hwy, <i>Alexandria, Virginia</i> | |
| | TAX MAP NO. 101-3 ((1)) 96 | SIZE (ACRES/SQ FT) 2.0 acres |
| | ZONING DISTRICT C-8,CRD, HC <input checked="" type="checkbox"/> | MAGISTERIAL DISTRICT Mt Vernon <input checked="" type="checkbox"/> |
| | PROPOSED ZONING IF CONCURRENT WITH REZONING APPLICATION: | |
| SPECIAL EXCEPTION REQUEST INFORMATION | ZONING ORDINANCE SECTION 9-618 9-607 | |
| | PROPOSED USE Increase in FAR Increase in Building Height Waiver/Modifications in CRD | |
| AGENT/CONTACT INFORMATION | NAME Keith C. Martin | |
| | MAILING ADDRESS Tramonte, Yeonas, Roberts & Martin PLLC 8245 Boone Blvd #400 Vienna, VA 22182 | |
| | PHONE HOME () | WORK (703) 734-4800 |
| | PHONE MOBILE () | |
| MAILING | Send all correspondence to (check one): <input type="checkbox"/> Applicant -or- <input checked="" type="checkbox"/> Agent/Contact | |
| <p>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 the subject property as necessary to process the application.</p> <p style="text-align: center;"> <u>Keith C. MARTIN, Agent</u> <u></u> </p> <p style="text-align: center;"> TYPE/PRINT NAME OF APPLICANT/AGENT SIGNATURE OF APPLICANT/AGENT </p> | | |

DO NOT WRITE IN THIS SPACE

SEA 2013-0141

MPC
9/10/13

Date Application accepted: September 10, 2013 Application Fee Paid: \$ 13,640.⁰⁰

Virginia Kuffner