



APPLICATION ACCEPTED: October 22, 2014
PLANNING COMMISSION: March 12, 2015
BOARD OF SUPERVISORS: March 24, 2015

County of Fairfax, Virginia

February 24, 2015

STAFF REPORT

SE 2014-MA-069

MASON DISTRICT

CRD

APPLICANT: Seven Corners Shopping Center Falls Church, VA Limited Partnership

ZONING: C-7, CRD, SC, HC

PARCEL: 51-3 ((1)) 35A and 35B

ACREAGE: 6.46 acres

PLAN MAP: Retail and Other Commercial

SE CATEGORY: Category 6; Waiver of Certain Sign Regulations

PROPOSAL: Request to permit an increase to the height and sign area of freestanding shopping center signs

STAFF RECOMMENDATIONS:

Staff recommends approval of SE 2014-MA-069, subject to the development conditions contained in Appendix 1.

It should be noted that it is not the intent of staff to recommend that the Board, in adopting any conditions proffered by the owner, relieve the applicant/owner from compliance with the provisions of any applicable ordinances, regulations, or adopted standards.

It should be further noted that the content of this report reflects the analysis and recommendation of staff; it does not reflect the position of the Board of Supervisors.

Sharon Williams

For information, contact the Zoning Evaluation Division, Department of Planning and Zoning, 12055 Government Center Parkway, Suite 801, Fairfax, Virginia 22035-5505, (703) 324-1290.



Americans with Disabilities Act (ADA): Reasonable accommodation is available upon 48 hours advance notice. For additional information on ADA call (703) 324-1334 or TTY 711 (Virginia Relay Center).

Special Exception

SE 2014-MA-069

Applicant: SEVEN CORNERS SHOPPING CENTER FALLS CHURCH, VA. LIMITED PART

Accepted: 10/22/2014

Proposed: WAIVER OF CERTAIN SIGN REGULATIONS

Area: 6.46 AC OF LAND; DISTRICT - MASON

Zoning Dist Sect: 09-062009-0622

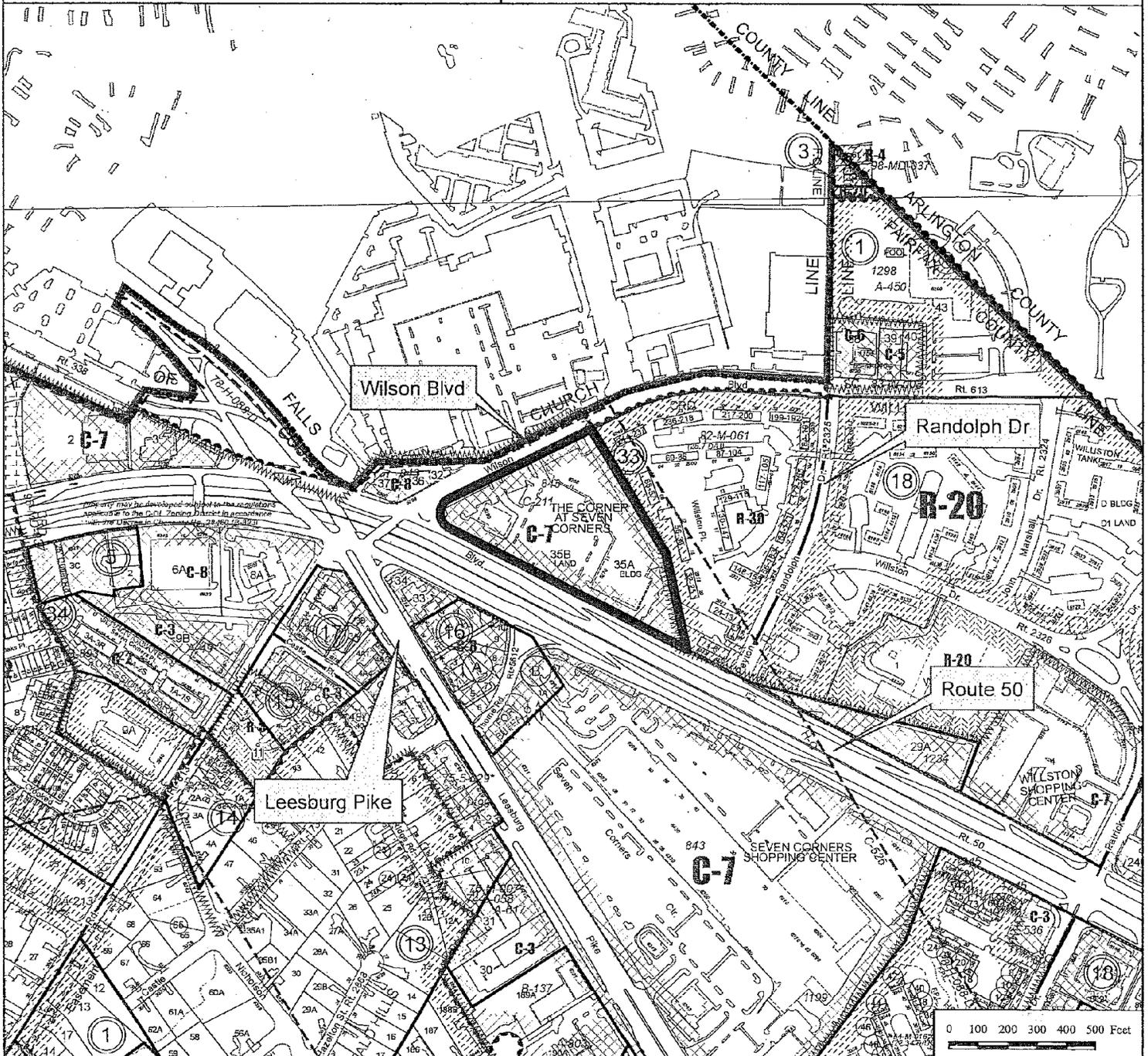
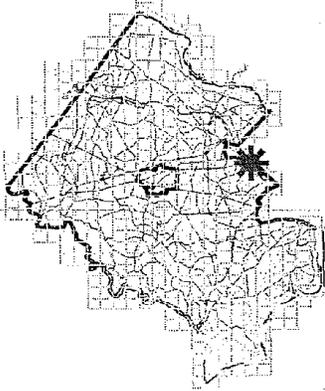
Located: 6270, 6290 AND 6288 ARLINGTON BOULEVARD, FALLS CHURCH, VA 22044

Zoning: C-7

Plan Area: 1,

Overlay Dist: CRD SC HC

Map Ref Num: 051-3- /01/ /0035A /01/ /0035B



**A GLOSSARY OF TERMS FREQUENTLY
USED IN STAFF REPORTS WILL BE
FOUND AT THE BACK OF THIS REPORT**

DESCRIPTION OF THE APPLICATION

The applicant, Seven Corners Shopping Center Falls Church, VA Limited Partnership, requests a waiver of certain sign regulations to increase the permitted sign height and area for two freestanding shopping center signs in a Sign Control Overlay District. Specifically, the applicant proposes to replace two existing freestanding signs on the Subject Property and install a 203 square foot, internally illuminated pylon sign and a 96 square foot, internally illuminated monument sign. The Zoning Ordinance would allow the applicant a maximum sign area of forty square feet for each sign by-right.



Figure 1: Subject property and surrounding area

Staff notes that, in accordance with Section 12-105 (4), the support structure and one side of the monument sign are calculable as part of the sign area.

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LOCATION AND CHARACTER

The 6.46 acre property is located on the north side of Arlington Boulevard to the east of its intersection with Wilson Boulevard, at 6270, 6288, and 6290 Arlington Boulevard, within the C-7 (Regional Retail Commercial); the CRD (Commercial Revitalization Overlay – Bailey’s Crossroads); H-C (Highway Corridor Overlay); and SC (Sign Control Overlay) Districts. The subject property consists of two parcels developed as the Corner at Seven Corners Shopping Center with approximately 72,000 gross square feet of retail, restaurant, and office uses.

A summary of the surrounding land use, zoning, and Comprehensive Plan recommendations is provided in the following table:

SURROUNDING AREA DESCRIPTION			
Direction	Use	Zoning	Plan Map
North	Retail (Eden Center—City of Falls Church)	N/A	N/A – City of Falls Church
East	Multi-Family Residential	R-30	16-20 du/ ac
South	Retail	C-8	Retail and other Commercial Uses
West	Retail	C-8	Retail and other Commercial Uses

BACKGROUND

A rezoning was approved on May 20, 1953, for 34 acres (which included the project site) from the Suburban Residence and/or General Business District to the General Business District, pursuant to RZ B-843.

A rezoning from the C-D to the PDC District was requested in 1970 for parcel 51-3 ((1)) 35, but was subsequently withdrawn on May 19, 1972.

The Board of Supervisors established five Commercial Revitalization Districts on October 12, 1998 (RZ 1998-MD-037), including the Bailey’s Crossroads/ Seven Corners CRD. These districts were intended to improve the overall appearance, quality, and economic vitality of the revitalization areas.

Special exception (SE 2004-MA-034) was approved by the Board of Supervisors on March 21, 2005, for a vehicle rental establishment at 6288 Arlington Boulevard, which is located within the larger building associated with the Corner at Seven Corners shopping center.

Special exception (SE 2014-MA-012) was approved by the Board of Supervisors on October 28, 2014, for a vehicle light service establishment, a related retail use, and a small storage area, located at 6290 Arlington Boulevard.

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COMPREHENSIVE PLAN PROVISIONS

Plan Area: Area I
Planning District: Bailey's Planning District
Planning Sector: Seven Corners Community Business Center, Land Unit A, Sub-Unit A-1
Plan Map: Retail and Other Commercial Areas

Plan Text:

The Fairfax County Comprehensive Plan, 2013 Edition, Area I, Bailey's Planning District, Seven Corners Community Business Center, Land Unit A and Sub-Unit A-1, as amended through January 13, 2015, page 122 provides land use recommendations, which states:

"The largest part of this sub-unit is directly east of the Seven Corners interchange and includes the Corner at Seven Corners Shopping Center which is planned and developed for community-serving retail use at the current intensity. With revitalization, additional parking lot landscaping and pedestrian connections to adjacent uses are encouraged."

ANALYSIS

Special Exception Plat: (copy at front of staff report)
Title of SE Plat: First Allied-7 Corners-01
Prepared by: Image Works
Original and Revision Dates: March 14, 2014

The existing freestanding signs (Figures 2 & 3) are located on Arlington Boulevard and on Wilson Boulevard. The existing double-sided sign on Arlington Boulevard is a pylon sign that is 19 feet, 1 inch tall; the graphics panel measures 10 feet, ½ inch by 4 feet, 5 inches for a total sign area of approximately 43 square feet. The existing sign includes the name of the shopping center and two tenant slots. The existing doubled-sided sign on Wilson Boulevard is also a pylon sign, 9 feet, 11 inches tall; the graphics panel is approximately 10 feet, 1.2 inch by 4 feet, 4.5 inches for a total sign area of 43 square feet. This sign also has the name of the shopping center and four tenant slots. Both signs are internally illuminated.

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*Figure 2: Existing Sign on
Arlington Boulevard*



*Figure 3: Existing Sign on
Wilson Boulevard*

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Proposal: The applicant proposes to replace the existing signs with larger signs (Figures 4 & 6). The proposed signs will be located in the same locations as the existing signs. The proposed sign on Arlington Boulevard is an internally lit, double-sided freestanding pylon sign that is 30 feet tall from grade, 14 feet wide, and 18 inches in depth; as shown below. The proposed sign will include the name of the shopping center as well as six tenant panels listing individual tenants. The total sign area will increase from 43 square feet to approximately 203 square feet. The tenant slots within the text area of the sign account for approximately 152.3 square feet.



Figure 4: Proposed Sign on Arlington Boulevard



Figure 5: Proposed Sign with Dimensions

The proposed sign on Wilson Boulevard is also an internally lit, double-sided freestanding monument sign. The proposed sign is 10 feet tall from grade, 8 feet wide, and 19 1/8 inches in depth; as shown below. The proposed sign will include the name of the shopping center and multiple tenant panels listing individual tenants. The total sign area will increase from 43 square feet to approximately 96 square feet. The tenant slots within the text area of the sign account for 36.6 square feet. One side of the proposed sign measures 16 square feet. Both of the proposed signs will match the recent façade improvements to the shopping center.



Figure 6: Proposed Sign on
Wilson Boulevard



Figure 7: Proposed Sign
Dimensions

Community Revitalization Analysis (Appendix 5)

Office of Community Revitalization (OCR) staff reviewed the application and recommended that the sign on Arlington Boulevard remove two of the proposed six tenant panels and commensurately reduce the height of the sign to make the sign more appropriately scaled for the surrounding context.

In addition to OCR Staff concerns, members of the BC7RC agree that the proposed 30 foot sign on Arlington Boulevard would be incompatible with the surrounding location.

ZONING ORDINANCE PROVISIONS (Appendix 6)

General Standards (Sect. 9-006)

The General Special Exception standards require the proposal to be in harmony with the adopted Comprehensive Plan and with the general purpose and intent of the applicable zoning district regulations. In addition, the general special exception standards require a finding of no significant negative impacts on surrounding properties, that safe and adequate vehicular and pedestrian access can be provided on the site and that signs are consistent with the provisions of Article 12 of the Zoning Ordinance.

The purpose and intent of Article 12 (Sign Ordinance) includes the desire to create a convenient and safe environment, and to ensure that all signs with a development are coordinated in color, form, and proportion.

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Staff believes the request for additional sign area is reasonable given the topography and access of the subject property. Therefore, staff believes that the request satisfies all of the General Special Exception Standards.

Waiver of Certain Sign Regulations (Sect. 9-620)

Section 9-620 of the Zoning Ordinance allows the Board to approve, by Special Exception, waivers of selected aspects of the sign ordinance provisions, in Commercial and Industrial districts. Such waivers are expressly limited in scope, to include only:

1. *An increase in sign area, increase in sign height, or a different location of a sign that is otherwise allowed by Section. 12-305 of the Ordinance.*

Pursuant to Sect. 12-203 of the Zoning Ordinance, the shopping center is permitted to have two freestanding signs. The applicant is requesting additional sign height and sign area. This standard is satisfied.

2. *When it is demonstrated that there are unusual circumstances or conditions in terms of location, topography, size, or configuration of the lot, access to the lot, unusual size or orientation of the structure of the lot; or other unique circumstance of the land or structure that impacts the applicant's ability to provide for a reasonable identification of the use.*

The applicant states that the location of the subject property on the exit ramp of Arlington Boulevard makes it important to locate signage that is visible from Arlington Boulevard so patrons know to exit onto the ramp to access the shopping center. Additionally, the topography of the shopping center is such that the shopping center is sited slightly below the grade of the surrounding roadways which adds to the need for adequate signage. Staff agrees that the topography and site access pose challenges and that additional signage is necessary for visibility.

3. *When such a waiver will be in harmony with the policies of the adopted Comprehensive Plan.*

The comprehensive plan encourages properties to develop a distinctive theme and image, while discouraging visual clutter. The proposed signs will be compatible with the recently updated shopping center façade treatment, which will enhance the visibility and attractiveness of the shopping center and as conditioned, will be more compatible in scale with the shopping center. Staff believes that the proposed sign is in harmony with the Comprehensive Plan.

4. *When it is determined that the sign will not have any deleterious effect on the existing or planned development of adjacent properties and that it is consistent with the purpose and intent of Article 12.*

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The proposed signs will be in the same locations as the existing signs, will not interfere with sight distance, and will match the upgraded shopping center façade. While staff believes the signs as proposed are excessively large, the signs as conditioned are more in scale with the shopping center, and will not have any adverse effect of the existing or planned development of adjacent properties.

Overlay District Requirements

Sign Control Overlay District (Sect. 7-500)

Sign Control Overlay Districts are established in furtherance of Sect. 12-101, and restrict freestanding signs in the intensely developed commercial and industrial areas of the County where there is an increased need to reduce visual clutter, sight distance obstructions and interference with traffic control signals and mechanisms and where the speed of traffic does not warrant the freestanding signs otherwise permitted by the provisions of Article 12. Within the Sign Control Overlay District the Zoning Ordinance restricts freestanding monument signs to 40 square feet, whereas, 80 square feet would otherwise be allowed. The applicant has requested one 203 square foot pylon sign and one 96 square foot monument sign for the entire site, which consists of a shopping center with two retail buildings on over six acres. In staff's opinion, a 203 square foot pylon sign and a 96 square foot monument sign are appropriate to identify the shopping center.

Highway Corridor Overlay Special Exception Uses (Sect. 7-600)

Certain automobile oriented, fast service or quick turn-over uses are regulated by the Highway Corridor Overlay District, including drive-in financial institutions; fast food restaurants; quick-service food stores; service stations; and service station/mini-marts. The provisions of the Highway Corridor Overlay District do not apply to the proposed expansion of signage.

Summary of Zoning Ordinance Provisions

All applicable standards have been satisfied with the proposed development conditions.

CONCLUSIONS AND RECOMMENDATIONS

Staff Conclusions

Staff concludes that the request for an increase in sign area and height is in harmony with the Comprehensive Plan and in conformance with the applicable Zoning Ordinance provisions.

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Recommendations

Staff recommends the approval of SE 2014-MA-069 subject to the proposed development conditions contained in Appendix 1.

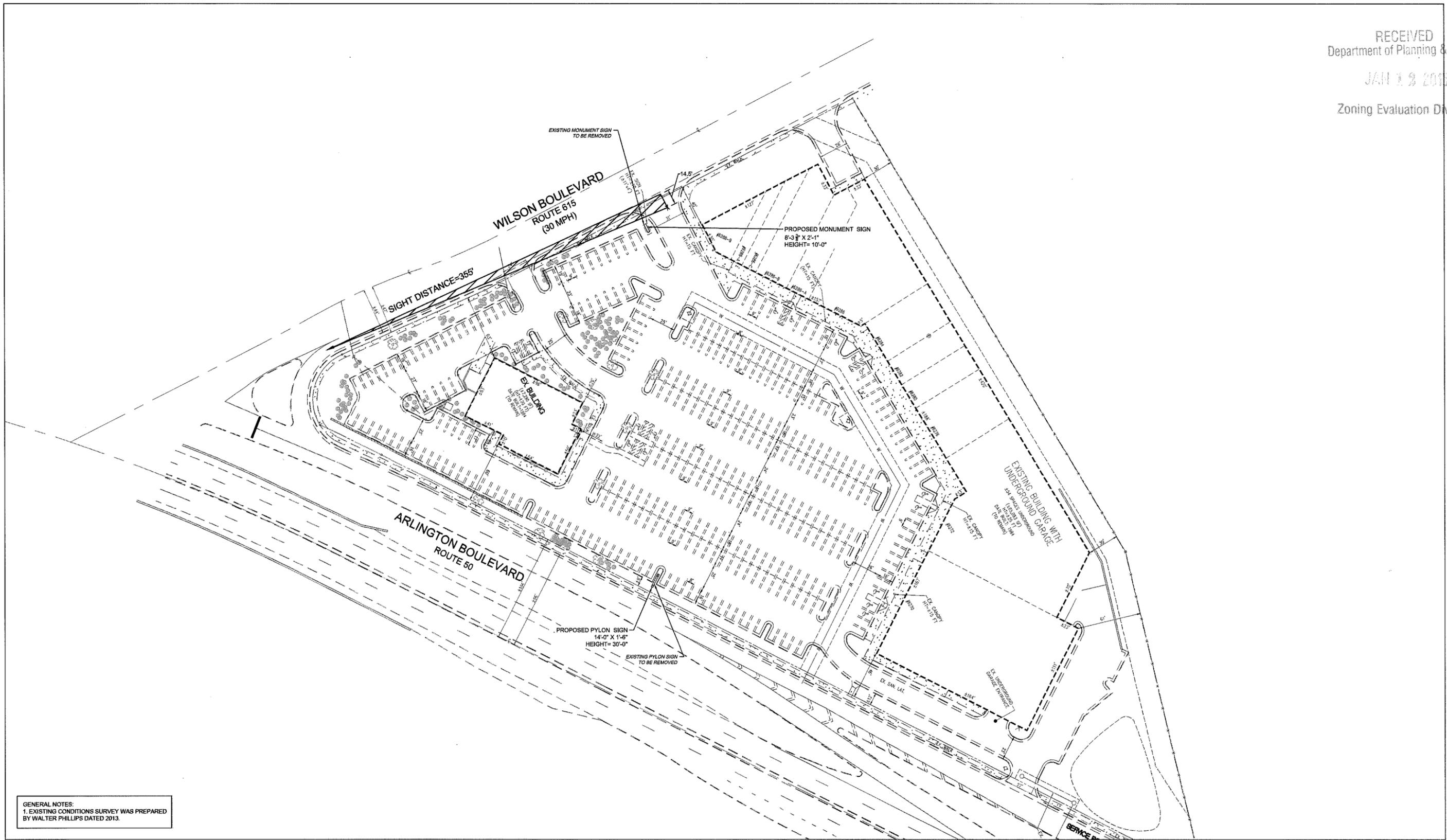
It should be noted that it is not the intent of staff to recommend that the Board, in adopting any conditions proffered by the owner, relieve the applicant/owner from compliance with the provisions of any applicable ordinances, regulations, or adopted standards.

It should further be noted that the content of this report reflects the analysis and recommendations of staff; it does not reflect the position of the Board of Supervisors.

APPENDICES

1. Proposed Development Conditions
2. Affidavit
3. Statement of Justification
4. Transportation Analysis
5. Office of Community Revitalization Analysis
6. Applicable Zoning Ordinance Provisions
7. Glossary of Terms

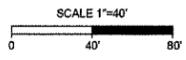
RECEIVED
Department of Planning & Zoning
JAN 12 2015
Zoning Evaluation Division



GENERAL NOTES:
1. EXISTING CONDITIONS SURVEY WAS PREPARED BY WALTER PHILLIPS DATED 2013.

**CORNER AT SEVEN CORNERS -
SITE DISTANCE EXHIBIT FOR PROPOSED MONUMENT SIGN**

SITE PLAN - NOVEMBER 11, 2014









Staff representation of Arlington Boulevard sign as conditioned

Proposed Development Conditions

SE 2014-MA-069

February 23, 2015

If it is the intent of the Board of Supervisors to approve SE 2014-MA-069 located at Tax Map 51-3 ((1)) 35A and 35B for a waiver of certain sign regulations pursuant to Sect. 9-620 of the Fairfax County Zoning Ordinance, the staff recommends that the Board condition the approval 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. Other by-right, Special Exception/ Special Permit uses may be permitted without a Special Exception Amendment if they do not affect this special exception.
3. This Special Exception is subject to the issuance of a Sign Permit(s); any permit issued pursuant to this Special Exception shall be in substantial conformance with the approved Special Exception Plat entitled "First Allied-7 Corners-01", prepared by Image Works, consisting of 2 sheets dated March 14, 2014, and these conditions. Minor modifications to the approved special exception plat may be permitted pursuant to Par. 4 of Sect. 9-004 of the Zoning Ordinance.
4. The two proposed freestanding signs identifying "The Corner at Seven Corners" shall be limited to the size and dimensions provided in Attachments. The proposed sign on Wilson Boulevard shall be limited to an overall height of 10 feet, width of 8 feet, and depth of 19 1/8 inches as depicted in Attachment B. The proposed sign on Arlington Boulevard shall be reduced to an overall height of 24 feet, width of 14 feet, and a depth of 18 inches as generally depicted in Attachment C. Architectural treatment of sign shall reflect the shopping center as depicted on Attachment B. The signs will be internally lit. The colors shall match the updated façade treatment within the shopping center.

The above proposed conditions are staff recommendations and do not reflect the position of the Board of Supervisors unless and until adopted by that Board.

This approval, contingent on the above noted conditions, shall 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 the sign permits have been applied for and issued. 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.

SPECIAL EXCEPTION AFFIDAVIT

DATE: January 20, 2015
 (enter date affidavit is notarized)

I, Sara V. Mariska, attorney/agent, do hereby state that I am an
 (enter name of applicant or authorized agent)

127396

(check one) applicant
 applicant's authorized agent listed in Par. 1(a) below

in Application No.(s): SE 2014-MA-069
 (enter County-assigned application number(s), e.g. SE 88-V-001)

and that, to the best of my knowledge and belief, the following information is true:

1(a). The following constitutes a listing of the names and addresses of all **APPLICANTS, TITLE OWNERS, CONTRACT PURCHASERS, and LESSEES** of the land described in the application,* and, if any of the foregoing is a **TRUSTEE,**** each **BENEFICIARY** of such trust, and all **ATTORNEYS and REAL ESTATE BROKERS**, and all **AGENTS** who have acted on behalf of any of the foregoing with respect to the application:

(NOTE: All relationships to the application listed above in **BOLD** print are to be disclosed. Multiple relationships may be listed together, e.g., **Attorney/Agent, Contract Purchaser/Lessee, Applicant/Title Owner**, etc. For a multiparcel application, list the Tax Map Number(s) of the parcel(s) for each owner(s) in the Relationship column.)

NAME (enter first name, middle initial, and last name)	ADDRESS (enter number, street, city, state, and zip code)	RELATIONSHIP(S) (enter applicable relationships listed in BOLD above)
Seven Corners Shopping Center Falls Church, Va. Limited Partnership	270 Commerce Drive Rochester, NY 14623	Applicant/Title Owner of Tax Map 51-3 ((1)) 35A and 35B
Agents: William Sondericker Alan F. Ripley		

(check if applicable) There are more relationships to be listed and Par. 1(a) is continued on a "Special Exception Attachment to Par. 1(a)" form.

* In the case of a condominium, the title owner, contract purchaser, or lessee of 10% or more of the units in the condominium.
 ** List as follows: Name of trustee, Trustee for (name of trust, if applicable), for the benefit of: (state name of each beneficiary).

Special Exception Attachment to Par. 1(a)

DATE: January 20, 2015
 (enter date affidavit is notarized)

127396

for Application No. (s): SE 2014-MA-069
 (enter County-assigned application number (s))

(NOTE): All relationships to the application are to be disclosed. Multiple relationships may be listed together, e.g., **Attorney/Agent, Contract Purchaser/Lessee, Applicant/Title Owner**, etc. For a multiparcel application, list the Tax Map Number(s) of the parcel (s) for each owner(s) in the Relationship column.)

NAME (enter first name, middle initial, and last name)	ADDRESS (enter number, street, city, state, and zip code)	RELATIONSHIP(S) (enter applicable relationships listed in BOLD above)
Walsh, Colucci, Lubeley & Walsh, P.C. Agents: Martin D. Walsh Lynne J. Strobel Timothy S. Sampson M. Catharine Puskar Sara V. Mariska G. Evan Pritchard Andrew A. Painter Matthew J. Allman Jeffrey R. Sunderland Elizabeth D. Baker Inda E. Stagg Amy E. Friedlander Elizabeth A. Nicholson (former)	2200 Clarendon Boulevard Suite 1300 Arlington, VA 22201	Attorneys/Planners/Agent Attorney/Agent Attorney/Agent Attorney/Agent Attorney/Agent Attorney/Agent Attorney/Agent Attorney/Agent Attorney/Agent Attorney*/Agent Planner/Agent Planner/Agent Planner/Agent Planner/Agent

*Admitted in New York and California.
 Admission to Virginia Bar pending.

(check if applicable) There are more relationships to be listed and Par. 1(a) is continued further on a "Special Exception Attachment to Par. 1(a)" form.

SPECIAL EXCEPTION AFFIDAVIT

DATE: January 20, 2015
(enter date affidavit is notarized)

127396

for Application No. (s): SE 2014-MA-069
(enter County-assigned application number(s))

1(b). The following constitutes a listing*** of the SHAREHOLDERS of all corporations disclosed in this affidavit who own 10% or more of any class of stock issued by said corporation, and where such corporation has 10 or less shareholders, a listing of all of the shareholders:

(NOTE: Include SOLE PROPRIETORSHIPS, LIMITED LIABILITY COMPANIES, and REAL ESTATE INVESTMENT TRUSTS herein.)

CORPORATION INFORMATION

NAME & ADDRESS OF CORPORATION: (enter complete name and number, street, city, state, and zip code) Walsh, Colucci, Lubeley & Walsh, P.C.
2200 Clarendon Boulevard, Suite 1300
Arlington, VA 22201

DESCRIPTION OF CORPORATION: (check one statement)

- [] There are 10 or less shareholders, and all of the shareholders are listed below.
[✓] There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
[] There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF SHAREHOLDERS: (enter first name, middle initial and last name)

David J. Bomgardner, E. Andrew Burcher, J. Randall Minchew, G. Evan Pritchard, Former Shareholders:
Thomas J. Colucci, Michael J. Coughlin, Andrew A. Painter, M. Catharine Puskar, Michael D. Lubeley, Martin D. Walsh
Peter M. Dolan, Jr., Jay du Von, William A. John E. Rinaldi, Kathleen H. Smith,
Fogarty, John H. Foote, H. Mark Goetzman, Lynne J. Strobel, Garth M. Wainman,
Bryan H. Guidash, Michael J. Kalish, Nan E. Walsh, Wendy A. Alexander

(check if applicable) [✓] There is more corporation information and Par. 1(b) is continued on a "Special Exception Affidavit Attachment 1(b)" form.

*** All listings which include partnerships, corporations, or trusts, to include the names of beneficiaries, must be broken down successively until: (a) only individual persons are listed or (b) the listing for a corporation having more than 10 shareholders has no shareholder owning 10% or more of any class of stock. In the case of an APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land that is a partnership, corporation, or trust, such successive breakdown must include a listing and further breakdown of all of its partners, of its shareholders as required above, and of beneficiaries of any trusts. Such successive breakdown must also include breakdowns of any partnership, corporation, or trust owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land. Limited liability companies and real estate investment trusts and their equivalents are treated as corporations, with members being deemed the equivalent of shareholders; managing members shall also be listed. Use footnote numbers to designate partnerships or corporations, which have further listings on an attachment page, and reference the same footnote numbers on the attachment page.

Special Exception Attachment to Par. 1(b)

DATE: January 20, 2015
(enter date affidavit is notarized)

127396

for Application No. (s): SE 2014-MA-069
(enter County-assigned application number (s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)

Seven Corners Shopping Center Falls Church, Va. General Partner Corporation
270 Commerce Drive
Rochester, NY 14623

DESCRIPTION OF CORPORATION: (check one statement)

- There are 10 or less shareholders, and all of the shareholders are listed below.
- There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)

Malcolm I. Glazer	Edward S. Glazer
Kevin E. Glazer	Avram (nmi) Glazer
Bryan G. Glazer	
Joel M. Glazer	
Darcie S. Glazer	

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)

Seven Corners Shopping Center Falls Church, Va. 2nd Tier General Partner Corporation
270 Commerce Drive
Rochester, NY 14623

DESCRIPTION OF CORPORATION: (check one statement)

- There are 10 or less shareholders, and all of the shareholders are listed below.
- There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)

Malcolm I. Glazer	Edward S. Glazer
Kevin E. Glazer	Avram (nmi) Glazer
Bryan G. Glazer	
Joel M. Glazer	
Darcie S. Glazer	

(check if applicable) There is more corporation information and Par. 1(b) is continued further on a "Special Exception Attachment to Par. 1(b)" form.

SPECIAL EXCEPTION AFFIDAVIT

DATE: January 20, 2015
(enter date affidavit is notarized)

127396

for Application No. (s): SE 2014-MA-069
(enter County-assigned application number(s))

1(c). The following constitutes a listing*** of all of the PARTNERS, both GENERAL and LIMITED, in any partnership disclosed in this affidavit:

PARTNERSHIP INFORMATION

PARTNERSHIP NAME & ADDRESS: (enter complete name, and number, street, city, state, and zip code)

Seven Corners Shopping Center Falls Church, Va. Limited Partnership
270 Commerce Drive
Rochester, NY 14623

(check if applicable) [] The above-listed partnership has no limited partners.

NAMES AND TITLE OF THE PARTNERS (enter first name, middle initial, last name, and title, e.g. General Partner, Limited Partner, or General and Limited Partner)

General Partner:
Seven Corners Shopping Center Falls
Church, Va. General Partner Corporation

Limited Partners:
The Malcolm Glazer Trust U/A DTD
2/24/1997 f/b/o Malcolm Glazer

Seven Corners Shopping Center Falls
Church, Va. 2nd Tier Limited Partnership

(check if applicable) [x] There is more partnership information and Par. 1(c) is continued on a "Special Exception Affidavit Attachment to Par. 1(c)" form.

*** All listings which include partnerships, corporations, or trusts, to include the names of beneficiaries, must be broken down successively until: (a) only individual persons are listed or (b) the listing for a corporation having more than 10 shareholders has no shareholder owning 10% or more of any class of stock. In the case of an APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land that is a partnership, corporation, or trust, such successive breakdown must include a listing and further breakdown of all of its partners, of its shareholders as required above, and of beneficiaries of any trusts. Such successive breakdown must also include breakdowns of any partnership, corporation, or trust owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land. Limited liability companies and real estate investment trusts and their equivalents are treated as corporations, with members being deemed the equivalent of shareholders; managing members shall also be listed. Use footnote numbers to designate partnerships or corporations, which have further listings on an attachment page, and reference the same footnote numbers on the attachment page.

Special Exception Attachment to Par. 1(c)

DATE: January 20, 2015
(enter date affidavit is notarized)

127396

for Application No. (s): SE 2014-MA-069
(enter County-assigned application number (s))

PARTNERSHIP NAME & ADDRESS: (enter complete name & number, street, city, state & zip code)

Seven Corners Shopping Center Falls Church, Va. 2nd Tier Limited Partnership
270 Commerce Drive
Rochester, NY 14623

(check if applicable) The above-listed partnership has no limited partners.

NAMES AND TITLES OF THE PARTNERS: (enter first name, middle initial, last name, and title, e.g.,
General Partner, Limited Partner, or General and Limited Partner)

General Partner:
Seven Corners Shopping Center Falls
Church, Va. 2nd Tier General Partner
Corporation

(check if applicable) There is more partnership information and Par. 1(c) is continued further on a
"Special Exception Attachment to Par. 1(c)" form.

SPECIAL EXCEPTION AFFIDAVIT

DATE: January 20, 2015
(enter date affidavit is notarized)

127396

for Application No. (s): SE 2014-MA-069
(enter County-assigned application number(s))

1(d). One of the following boxes **must** be checked:

In addition to the names listed in Paragraphs 1(a), 1(b), and 1(c) above, the following is a listing of any and all other individuals who own in the aggregate (directly and as a shareholder, partner, and beneficiary of a trust) 10% or more of the **APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE*** of the land:

Other than the names listed in Paragraphs 1(a), 1(b), and 1(c) above, no individual owns in the aggregate (directly and as a shareholder, partner, and beneficiary of a trust) 10% or more of the **APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE*** of the land.

2. That no member of the Fairfax County Board of Supervisors, Planning Commission, or any member of his or her immediate household owns or has any financial interest in the subject land either individually, by ownership of stock in a corporation owning such land, or through an interest in a partnership owning such land.

EXCEPT AS FOLLOWS: (**NOTE:** If answer is none, enter "NONE" on the line below.)
None

(check if applicable) There are more interests to be listed and Par. 2 is continued on a "Special Exception Attachment to Par. 2" form.

Application No.(s): SE 2014-MA-069
(county-assigned application number(s), to be entered by County Staff)

SPECIAL EXCEPTION AFFIDAVIT

DATE: January 20, 2015
(enter date affidavit is notarized)

121396

3. That within the twelve-month period prior to the public hearing of this application, no member of the Fairfax County Board of Supervisors, Planning Commission, or any member of his or her immediate household, either directly or by way of partnership in which any of them is a partner, employee, agent, or attorney, or through a partner of any of them, or through a corporation in which any of them is an officer, director, employee, agent, or attorney or holds 10% or more of the outstanding bonds or shares of stock of a particular class, has, or has had any business or financial relationship, other than any ordinary depositor or customer relationship with or by a retail establishment, public utility, or bank, including any gift or donation having a value of more than \$100, singularly or in the aggregate, with any of those listed in Par. 1 above.

EXCEPT AS FOLLOWS: (NOTE: If answer is none, enter "NONE" on line below.)

None

NOTE: Business or financial relationships of the type described in this paragraph that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings. See Par. 4 below.)

(check if applicable) There are more disclosures to be listed and Par. 3 is continued on a "Special Exception Attachment to Par. 3" form.

4. That the information contained in this affidavit is complete, that all partnerships, corporations, and trusts owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land have been listed and broken down, and that prior to each and every public hearing on this matter, I will reexamine this affidavit and provide any changed or supplemental information, including business or financial relationships of the type described in Paragraph 3 above, that arise on or after the date of this application.

WITNESS the following signature:

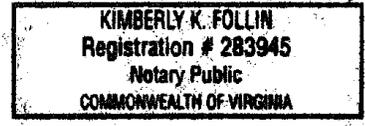
(check one) Applicant Applicant's Authorized Agent

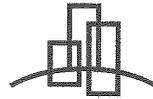
Sara V. Mariska, attorney/agent
(type or print first name, middle initial, last name, and & title of signee)

Subscribed and sworn to before me this 20 day of January, 2015, in the State/Comm. of Virginia, County/City of Arlington.

Kimberly K. Follin
Notary Public

My commission expires: 11/30/2015





Sara V. Mariska
 (703) 528-4700 Ext. 5419
 smariska@thelandlawyers.com

**WALSH COLUCCI
 LUBELEY & WALSH PC**

RECEIVED
 Department of Planning & Zoning

AUG 26 2014

Zoning Evaluation Division

August 26, 2014

Via Hand Delivery

Barbara Berlin, Director
 Fairfax County Department of Planning & Zoning
 Zoning Evaluation Division
 12055 Government Center Parkway, Suite 801
 Fairfax, Virginia 22035

Re: Proposed Special Exception Application
 Fairfax County Tax Map Reference: 51-3 ((1)) 35A and 35B (the "Subject
 Property")
 Applicant: Seven Corners Shopping Center Falls Church, VA. Limited Partnership

Dear Ms. Berlin:

Please accept this letter as a statement of justification for a special exception application on the Subject Property.

The Subject Property consists of approximately 6.46 acres and is located on the north side of Arlington Boulevard (Route 50) to the east of its intersection with Wilson Boulevard (Route 613). Identified as the Corner at Seven Corners Shopping Center (the "Shopping Center"), the Shopping Center consists of approximately 72,000 gross square feet of retail, restaurant, and office uses. The Subject Property is located in the Mason Magisterial District and is zoned to the C-7, Sign Control Overlay, Highway Corridor Overlay, and the Bailey's Crossroads Commercial Revitalization Districts. The Shopping Center was constructed in the 1980s and is subject to a special exception for a vehicle rental establishment approved by the Fairfax County Board of Supervisors on March 21, 2005. A special exception identified as SE 2014-MA-012 is currently under review to allow a vehicle light service establishment within an existing freestanding building in the southwest corner of the Shopping Center. With this special exception, the Applicant requests a waiver of the permitted sign height and area for freestanding shopping center signs in a Sign Control Overlay District to allow for the replacement of two (2) existing freestanding signs on the Subject Property.

The Applicant currently has freestanding signs on Arlington Boulevard and Wilson Boulevard that have reached the end of their useful life and are incompatible with the recent \$1.6 million Shopping Center façade improvements. In order to adequately identify the Shopping Center, inform patrons of tenants, and coordinate with the Shopping Center's recently upgraded façade improvements, the Applicant proposes to replace both existing signs. The Shopping Center's location on two (2) major thoroughfares allows for two (2) signs; however, the

ATTORNEYS AT LAW

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 2200 CLARENDON BLVD. ■ SUITE 1300 ■ ARLINGTON, VA 22201-3359

LOUDOUN 703 737 3633 ■ WOODBRIDGE 703 680 4664

Applicant requests additional sign area and height given the location of the Subject Property, site access, and topography.

The Subject Property is located at one of the “corners” within Seven Corners. From Arlington Boulevard, patrons must exit onto a ramp in order to access the Shopping Center. It is important to locate signage that is visible from Arlington Boulevard so that patrons know to exit onto the ramp to access the Shopping Center. Given the width of Arlington Boulevard and the fact that the Shopping Center is set back significantly from the road, appropriately sized signage is critical to guiding patrons to the Subject Property. Additionally, the topography of the Shopping Center is such that the Shopping Center is sited below the grade of the surrounding roadways thereby adding to the need for adequate signage. As shown on the enclosed plans, the Applicant proposes one major identification sign along Arlington Boulevard and one secondary monument sign along Wilson Boulevard. Both signs will be constructed of brick with other decorative masonry and aluminum trim that is compatible with the building materials of the Shopping Center.

The Subject Property is located within the Seven Corners Community Business Center of the Baileys Planning District in the Area I Fairfax County Comprehensive Plan (the “Plan”). Specifically, the Subject Property is described in the recommendations for Sub-Unit A-1. The recommendation is general in nature and states that the largest part of the sub-unit includes The Corner at Seven Corners Shopping Center, which is planned and developed for community serving retail use at its current intensity. As the proposed special exception will not impact the existing development of the Subject Property, the proposed use is in harmony with the recommendations of the Plan.

In accordance with Section 9-011 of the Fairfax County Zoning Ordinance (the “Zoning Ordinance”) please accept the following information regarding the Applicant's Proposal:

- Type of Operation - The Applicant proposes to replace two (2) existing freestanding signs on the Subject Property. No other changes to existing Shopping Center operations are proposed.
- Hours of Operation – Not Applicable
- Estimated Number of Patrons – Not Applicable
- Proposed Number of Employees – Not Applicable
- Estimate of Traffic Impact – Not Applicable
- The general area to be served will be the greater Seven Corners area.
- Description of Building Façade – Not Applicable

- Listing of Hazardous or Toxic Substances to be Generated, Utilized, Stored, Treated and/or Disposed on the Subject Property – Not Applicable
- The proposed use conforms to the provisions of all applicable ordinances, regulations, adopted standards and conditions, except as noted herein or as shown on the enclosed drawings.

The Applicant's proposal will allow for an upgrade and improvement to two (2) aging freestanding signs. Such an upgrade will allow for better Shopping Center identification, will ensure compatibility between the signs and the recently upgraded Shopping Center façade treatment, and will enhance the visibility and attractiveness of the Shopping Center and the surrounding community. Additional sign area and height is necessary based on the Shopping Center's size, location, access, and topography. The proposed signs will not have any deleterious effect on the existing or planned development of adjacent properties and are consistent with the purpose and intent of Article 12.

I would appreciate the acceptance of this application and the scheduling of a public hearing before the Fairfax County Planning Commission and Board of Supervisors at your earliest convenience. Should you have any questions regarding this proposal, or require additional information, please do not hesitate to contact me.

Very truly yours,

WALSH, COLUCCI, LUBELEY, & WALSH, P.C.



Sara V. Mariska

cc: Alan Ripley
Lynne J. Strobel



County of Fairfax, Virginia

MEMORANDUM

DATE: February 5, 2015

TO: Barbara Berlin, Director
Zoning Evaluation Division, DPZ

FROM: Michael A. Davis, Acting Chief *JCH for MAD*
Site Analysis Section, DOT

FILE: 3-5(SE 2014-MA-069)

SUBJECT: SE 2014-MA-069; Seven Corners Shopping Center Falls Church, VA Limited Partnership
Tax Map: 051-3 ((1)) 0035A and 0035B

This department has reviewed the SE application. The proposed signs should be located so as not to interfere with sight distance. Sight distance lines should be shown from the exiting stop bar at entrances.

MAD/AY
cc: Sharon Williams



County of Fairfax, Virginia

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

DATE: January 26, 2015

TO: Barbara Berlin, Director,
Zoning Evaluation Division
Department of Planning and Zoning (DPZ)
Barbara Berlin

FROM: Barbara Byron, Director
Office of Community Revitalization (OCR)

SUBJECT: SE 2014-MA-069 (Seven Corners Shopping Center Falls Church, VA)

The Office of Community Revitalization (OCR) has reviewed the above referenced Special Exception Amendment plan date stamped as "Received by the Department of Planning and Zoning on January 12, 2015." The subject property is located within the Seven Corners Commercial Revitalization District (CRD).

The applicant seeks to replace two shopping center signs and construct two freestanding monument signs at the existing Seven Corners Shopping Center located near the Seven Corners interchange. One sign would be sited adjacent to an Arlington Boulevard off-ramp and the other would be near an entrance to the site on Wilson Boulevard. The applicant is requesting additional sign area and height given the location of the site, site access, and topography.

The proposed signs are designed to coordinate with the shopping center's recent façade improvements. Proposed colors, materials and style of the two signs reflect the new architectural treatments on the building's elevations. The proposed design of the one sign at the Wilson Blvd. entrance is attractive, appropriately scaled and in keeping with the character of the area, however, OCR remains concerned about the overall height of the Arlington Blvd. sign which is proposed at a height of 30 feet. While we respect the need for visibility from a distance, the sign would be one of the tallest structures in the general vicinity and we would like to see it scaled down. Removing two of the tenant signs and commensurately reducing the height of the sign would make it more appropriately scaled for the surrounding context.

cc: Sharon Williams, Staff Coordinator, DPZ
OCR File

Office of Community Revitalization
12055 Government Center Parkway, Suite 1048
Fairfax, VA 22035
703-324-9300, TTY 711
www.fcrevit.org



Zoning Ordinance Provisions

9-006 General Standards

In addition to the specific standards set forth hereinafter with regard to particular special exception uses, all such uses shall satisfy the following general standards:

1. The proposed use at the specified location shall be in harmony with the adopted comprehensive plan.
2. The proposed use shall be in harmony with the general purpose and intent of the applicable zoning district regulations.
3. The proposed use shall be such that it will be harmonious with and will not adversely affect the use or development of neighboring properties in accordance with the applicable zoning district regulations and the adopted comprehensive plan. The location, size and height of buildings, structures, walls and fences, and the nature and extent of screening, buffering and landscaping shall be such that the use will not hinder or discourage the appropriate development and use of adjacent or nearby land and/or buildings or impair the value thereof.
4. The proposed use shall be such that pedestrian and vehicular traffic associated with such use will not be hazardous or conflict with the existing and anticipated traffic in the neighborhood.
5. In addition to the standards which may set forth in this Article for a particular category or use, the Board shall require landscaping and screening in accordance with the provisions of Article 13.
6. Open space shall be provided in an amount equivalent to that specified for the zoning district in which the proposed use is located.
7. Adequate utility, drainage, parking, loading and other necessary facilities to serve the proposed use shall be provided. Parking and loading requirements shall be in accordance with the provisions of Article 11.
8. Signs shall be regulated by the provisions of Article 12; however, the Board may impose more strict requirements for a given use than those set forth in this Ordinance.

9-620 Waiver of Certain Sign Regulations

The purpose of this special exception is to provide some relief where appropriate for those signs in the C and I districts which, because of unusual circumstances as specified below, do not provide identification as intended by the sign regulations. In the C and I districts, the Board may approve, either in conjunction with the approval of a rezoning or as a Category 6 special exception, a modification or waiver of the sign regulations in accordance with the following:

1. Such waiver may be for an increase in sign area, increase in sign height or different location of a sign, not otherwise provided by Section 12-304. Such a waiver shall not allow the erection of a freestanding sign or off-site sign, not otherwise permitted by this Ordinance, or the establishment of any sign prohibited by the provisions of Section 12-104.
2. Such waiver may be approved only when it is demonstrated by the applicant that there are unusual circumstances or conditions in terms of location, topography, size or configuration of the lot; access to the lot; unusual size or orientation of the structure of the lot; or other unique circumstance of the land or structure that impacts the applicant's ability to provide for a reasonable identification of the use.
3. It is determined that such waiver will be in harmony with the policies of the adopted comprehensive plan.
4. A waiver of the sign provisions may be approved only in those locations where, based upon review of the relationship of the sign to the land, buildings and conforming signs in the neighborhood, it is determined that the sign will not have any deleterious effect on the existing or planned development of adjacent properties and that it is consistent with the purpose and intent of Article 12.

9-622 Provisions for Modifications/Waivers/Increases and Uses in a Commercial Revitalization District

1. In a Commercial Revitalization District, the Board may approve, either in conjunction with the approval of a rezoning or as a special exception, the following:
 - A. A modification or waiver of the minimum lot size, minimum yard and/or minimum open space requirements of the underlying zoning district regulations,
 - B. An increase in the amount of office use permitted, increase in the maximum permitted building height or increase in the maximum permitted FAR in accordance with the underlying zoning district regulations,
 - C. A use allowed by special exception in the underlying zoning district regulations, to include other applicable Category 6 special exception uses,
 - D. A modification or waiver of the provisions of a Commercial Revitalization district, as provided for in that district, and/or
 - E. The establishment of a vehicle transportation service establishment in the C-6, C-7, C-8, C-9 Districts.
2. *NA submission requirements*
3. The approval of a requested modifications/waiver/increase or use shall be in accordance with and shall further the implementation of the adopted comprehensive plan for the commercial revitalization area.

GLOSSARY

This Glossary is provided to assist the public in understanding the staff evaluation and analysis of development proposals. It should not be construed as representing legal definitions. Refer to the Fairfax County Zoning Ordinance, Comprehensive Plan, or Public Facilities Manual for additional information.

ABANDONMENT: Refers to road or street abandonment, an action taken by the Board of Supervisors, usually through the public hearing process, to abolish the public's right-of-passage over a road or road right-of way. Upon abandonment, the right-of-way automatically reverts to the underlying fee owners. If the fee to the owner is unknown, Virginia law presumes that fee to the roadbed rests with the adjacent property owners if there is no evidence to the contrary.

ACCESSORY DWELLING UNIT (OR APARTMENT): A secondary dwelling unit established in conjunction with and clearly subordinate to a single family detached dwelling unit. An accessory dwelling unit may be allowed if a special permit is granted by the Board of Zoning Appeals (BZA). Refer to Sect. 8-918 of the Zoning Ordinance.

AFFORDABLE DWELLING UNIT (ADU) DEVELOPMENT: Residential development to assist in the provision of affordable housing for persons of low and moderate income in accordance with the affordable dwelling unit program and in accordance with Zoning Ordinance regulations. Residential development which provides affordable dwelling units may result in a density bonus (see below) permitting the construction of additional housing units. See Part 8 of Article 2 of the Zoning Ordinance.

AGRICULTURAL AND FORESTAL DISTRICTS: A land use classification created under Chapter 114 or 115 of the Fairfax County Code for the purpose of qualifying landowners who wish to retain their property for agricultural or forestal use for use/value taxation pursuant to Chapter 58 of the Fairfax County Code.

BARRIER: A wall, fence, earthen berm, or plant materials which may be used to provide a physical separation between land uses. Refer to Article 13 of the Zoning Ordinance for specific barrier requirements.

BEST MANAGEMENT PRACTICES (BMPs): Stormwater management techniques or land use practices that are determined to be the most effective, practicable means of preventing and/or reducing the amount of pollution generated by nonpoint sources in order to improve water quality.

BUFFER: Graduated mix of land uses, building heights or intensities designed to mitigate potential conflicts between different types or intensities of land uses; may also provide for a transition between uses. A landscaped buffer may be an area of open, undeveloped land and may include a combination of fences, walls, berms, open space and/or landscape plantings. A buffer is not necessarily coincident with transitional screening.

CHESAPEAKE BAY PRESERVATION ORDINANCE: Regulations which the State has mandated must be adopted to protect the Chesapeake Bay and its tributaries. These regulations must be incorporated into the comprehensive plans, zoning ordinances and subdivision ordinances of the affected localities. Refer to Chesapeake Bay Preservation Act, Va. Code Section 10.1-2100 et seq and VR 173-02-01, Chesapeake Bay Preservation Area Designation and Management Regulations.

CLUSTER DEVELOPMENT: Residential development in which the lots are clustered on a portion of a site so that significant environmental/historical/cultural resources may be preserved or recreational amenities provided. While smaller lot sizes are permitted in a cluster subdivision to preserve open space, the overall density cannot exceed that permitted by the applicable zoning district. See Sect. 2-421 and Sect. 9-615 of the Zoning Ordinance.

COUNTY 2232 REVIEW PROCESS: A public hearing process pursuant to Sect. 15.2-2232 (Formerly Sect. 15.1-456) of the Virginia Code which is used to determine if a proposed public facility not shown on the adopted Comprehensive Plan is in substantial accord with the plan. Specifically, this process is used to determine if the general or approximate location, character and extent of a proposed facility is in substantial accord with the Plan.

dBa: The momentary magnitude of sound weighted to approximate the sensitivity of the human ear to certain frequencies; the dBa value describes a sound at a given instant, a maximum sound level or a steady state value. See also Ldn.

DENSITY: Number of dwelling units (du) divided by the gross acreage (ac) of a site being developed in residential use; or, the number of dwelling units per acre (du/ac) except in the PRC District when density refers to the number of persons per acre.

DENSITY BONUS: An increase in the density otherwise allowed in a given zoning district which may be granted under specific provisions of the Zoning Ordinance when a developer provides excess open space, recreation facilities, or affordable dwelling units (ADUs), etc.

DEVELOPMENT CONDITIONS: Terms or conditions imposed on a development by the Board of Supervisors (BOS) or the Board of Zoning Appeals (BZA) in connection with approval of a special exception, special permit or variance application or rezoning application in a "P" district. Conditions may be imposed to mitigate adverse impacts associated with a development as well as secure compliance with the Zoning Ordinance and/or conformance with the Comprehensive Plan. For example, development conditions may regulate hours of operation, number of employees, height of buildings, and intensity of development.

DEVELOPMENT PLAN: A graphic representation which depicts the nature and character of the development proposed for a specific land area: information such as topography, location and size of proposed structures, location of streets trails, utilities, and storm drainage are generally included on a development plan. A development plan is a submission requirement for rezoning to the PRC District. A GENERALIZED DEVELOPMENT PLAN (GDP) is a submission requirement for a rezoning application for all conventional zoning districts other than a P District. A development plan submitted in connection with a special exception (SE) or special permit (SP) is generally referred to as an SE or SP plat. A CONCEPTUAL DEVELOPMENT PLAN (CDP) is a submission requirement when filing a rezoning application for a P District other than the PRC District; a CDP characterizes in a general way the planned development of the site. A FINAL DEVELOPMENT PLAN (FDP) is a submission requirement following the approval of a conceptual development plan and rezoning application for a P District other than the PRC District; an FDP further details the planned development of the site. See Article 16 of the Zoning Ordinance.

EASEMENT: A right to or interest in property owned by another for a specific and limited purpose. Examples: access easement, utility easement, construction easement, etc. Easements may be for public or private purposes.

ENVIRONMENTAL QUALITY CORRIDORS (EQCs): An open space system designed to link and preserve natural resource areas, provide passive recreation and protect wildlife habitat. The system includes stream valleys, steep slopes and wetlands. For a complete definition of EQCs, refer to the Environmental section of the Policy Plan for Fairfax County contained in Vol. 1 of the Comprehensive Plan.

ERODIBLE SOILS: Soils that wash away easily, especially under conditions where stormwater runoff is inadequately controlled. Silt and sediment are washed into nearby streams, thereby degrading water quality.

FLOODPLAIN: Those land areas in and adjacent to streams and watercourses subject to periodic flooding; usually associated with environmental quality corridors. The 100 year floodplain drains 70 acres or more of land and has a one percent chance of flood occurrence in any given year.

FLOOR AREA RATIO (FAR): An expression of the amount of development intensity (typically, non-residential uses) on a specific parcel of land. FAR is determined by dividing the total square footage of gross floor area of buildings on a site by the total square footage of the site itself.

FUNCTIONAL CLASSIFICATION: A system for classifying roads in terms of the character of service that individual facilities are providing or are intended to provide, ranging from travel mobility to land access. Roadway system functional classification elements include Freeways or Expressways which are limited access highways, Other Principal (or Major) Arterials, Minor Arterials, Collector Streets, and Local Streets. Principal arterials are designed to accommodate travel; access to adjacent properties is discouraged. Minor arterials are designed to serve both through traffic and local trips. Collector roads and streets link local streets and properties with the arterial network. Local streets provide access to adjacent properties.

GEOTECHNICAL REVIEW: An engineering study of the geology and soils of a site which is submitted to determine the suitability of a site for development and recommends construction techniques designed to overcome development on problem soils, e.g., marine clay soils.

HYDROCARBON RUNOFF: Petroleum products, such as motor oil, gasoline or transmission fluid deposited by motor vehicles which are carried into the local storm sewer system with the stormwater runoff, and ultimately, into receiving streams; a major source of non-point source pollution. An oil-grit separator is a common hydrocarbon runoff reduction method.

IMPERVIOUS SURFACE: Any land area covered by buildings or paved with a hard surface such that water cannot seep through the surface into the ground.

INFILL: Development on vacant or underutilized sites within an area which is already mostly developed in an established development pattern or neighborhood.

INTENSITY: The magnitude of development usually measured in such terms as density, floor area ratio, building height, percentage of impervious surface, traffic generation, etc. Intensity is also based on a comparison of the development proposal against environmental constraints or other conditions which determine the carrying capacity of a specific land area to accommodate development without adverse impacts.

Ldn: Day night average sound level. It is the twenty-four hour average sound level expressed in A-weighted decibels; the measurement assigns a "penalty" to night time noise to account for night time sensitivity. Ldn represents the total noise environment which varies over time and correlates with the effects of noise on the public health, safety and welfare.

LEVEL OF SERVICE (LOS): An estimate of the effectiveness of a roadway to carry traffic, usually under anticipated peak traffic conditions. Level of Service efficiency is generally characterized by the letters A through F, with LOS-A describing free flow traffic conditions and LOS-F describing jammed or grid-lock conditions.

MARINE CLAY SOILS: Soils that occur in widespread areas of the County generally east of Interstate 95. Because of the abundance of shrink-swell clays in these soils, they tend to be highly unstable. Many areas of slope failure are evident on natural slopes. Construction on these soils may initiate or accelerate slope movement or slope failure. The shrink-swell soils can cause movement in structures, even in areas of flat topography, from dry to wet seasons resulting in cracked foundations, etc. Also known as slippage soils.

OPEN SPACE: That portion of a site which generally is not covered by buildings, streets, or parking areas. Open space is intended to provide light and air; open space may function as a buffer between land uses or for scenic, environmental, or recreational purposes.

OPEN SPACE EASEMENT: An easement usually granted to the Board of Supervisors which preserves a tract of land in open space for some public benefit in perpetuity or for a specified period of time. Open space easements may be accepted by the Board of Supervisors, upon request of the land owner, after evaluation under criteria established by the Board. See Open Space Land Act, Code of Virginia, Sections 10.1-1700, et seq.

P DISTRICT: A "P" district refers to land that is planned and/or developed as a Planned Development Housing (PDH) District, a Planned Development Commercial (PDC) District or a Planned Residential Community (PRC) District. The PDH, PDC and PRC Zoning Districts are established to encourage innovative and creative design for land development; to provide ample and efficient use of open space; to promote a balance in the mix of land uses, housing types, and intensity of development; and to allow maximum flexibility in order to achieve excellence in physical, social and economic planning and development of a site. Refer to Articles 6 and 16 of the Zoning Ordinance.

PROFFER: A written condition, which, when offered voluntarily by a property owner and accepted by the Board of Supervisors in a rezoning action, becomes a legally binding condition which is in addition to the zoning district regulations applicable to a specific property. Proffers are submitted and signed by an owner prior to the Board of Supervisors public hearing on a rezoning application and run with the land. Once accepted by the Board, proffers may be modified only by a proffered condition amendment (PCA) application or other zoning action of the Board and the hearing process required for a rezoning application applies. See Sect. 15.2-2303 (formerly 15.1-491) of the Code of Virginia.

PUBLIC FACILITIES MANUAL (PFM): A technical text approved by the Board of Supervisors containing guidelines and standards which govern the design and construction of site improvements incorporating applicable Federal, State and County Codes, specific standards of the Virginia Department of Transportation and the County's Department of Public Works and Environmental Services.

RESOURCE MANAGEMENT AREA (RMA): That component of the Chesapeake Bay Preservation Area comprised of lands that, if improperly used or developed, have a potential for causing significant water quality degradation or for diminishing the functional value of the Resource Protection Area. See Fairfax County Code, Ch. 118, Chesapeake Bay Preservation Ordinance.

RESOURCE PROTECTION AREA (RPA): That component of the Chesapeake Bay Preservation Area comprised of lands at or near the shoreline or water's edge that have an intrinsic water quality value due to the ecological and biological processes they perform or are sensitive to impacts which may result in significant degradation of the quality of state waters. In their natural condition, these lands provide for the removal, reduction or assimilation of sediments from runoff entering the Bay and its tributaries, and minimize the adverse effects of human activities on state waters and aquatic resources. New development is generally discouraged in an RPA. See Fairfax County Code, Ch. 118, Chesapeake Bay Preservation Ordinance.

SITE PLAN: A detailed engineering plan, to scale, depicting the development of a parcel of land and containing all information required by Article 17 of the Zoning Ordinance. Generally, submission of a site plan to DPWES for review and approval is required for all residential, commercial and industrial development except for development of single family detached dwellings. The site plan is required to assure that development complies with the Zoning Ordinance.

SPECIAL EXCEPTION (SE) / SPECIAL PERMIT (SP): Uses, which by their nature, can have an undue impact upon

or can be incompatible with other land uses and therefore need a site specific review. After review, such uses may be allowed to locate within given designated zoning districts if appropriate and only under special controls, limitations, and regulations. A special exception is subject to public hearings by the Planning Commission and Board of Supervisors with approval by the Board of Supervisors; a special permit requires a public hearing and approval by the Board of Zoning Appeals. Unlike proffers which are voluntary, the Board of Supervisors or BZA may impose reasonable conditions to assure, for example, compatibility and safety. See Article 8, Special Permits and Article 9, Special Exceptions, of the Zoning Ordinance.

STORMWATER MANAGEMENT: Engineering practices that are incorporated into the design of a development in order to mitigate or abate adverse water quantity and water quality impacts resulting from development. Stormwater management systems are designed to slow down or retain runoff to re-create, as nearly as possible, the pre-development flow conditions.

SUBDIVISION PLAT: The engineering plan for a subdivision of land submitted to DPWES for review and approved pursuant to Chapter 101 of the County Code.

TRANSPORTATION DEMAND MANAGEMENT (TDM): Actions taken to reduce single occupant vehicle automobile trips or actions taken to manage or reduce overall transportation demand in a particular area.

TRANSPORTATION SYSTEM MANAGEMENT (TSM) PROGRAMS: This term is used to describe a full spectrum of actions that may be applied to improve the overall efficiency of the transportation network. TSM programs usually consist of low-cost alternatives to major capital expenditures, and may include parking management measures, ridesharing programs, flexible or staggered work hours, transit promotion or operational improvements to the existing roadway system. TSM includes Transportation Demand Management (TDM) measures as well as H.O.V. use and other strategies associated with the operation of the street and transit systems.

URBAN DESIGN: An aspect of urban or suburban planning that focuses on creating a desirable environment in which to live, work and play. A well-designed urban or suburban environment demonstrates the four generally accepted principles of design: clearly identifiable function for the area; easily understood order; distinctive identity; and visual appeal.

VACATION: Refers to vacation of street or road as an action taken by the Board of Supervisors in order to abolish the public's right-of-passage over a road or road right-of-way dedicated by a plat of subdivision. Upon vacation, title to the road right-of-way transfers by operation of law to the owner(s) of the adjacent properties within the subdivision from whence the road/road right-of-way originated.

VARIANCE: An application to the Board of Zoning Appeals which seeks relief from a specific zoning regulation such as lot width, building height, or minimum yard requirements, among others. A variance may only be granted by the Board of Zoning Appeals through the public hearing process and upon a finding by the BZA that the variance application meets the required Standards for a Variance set forth in Sect. 18-404 of the Zoning Ordinance.

WETLANDS: Land characterized by wetness for a portion of the growing season. Wetlands are generally delineated on the basis of physical characteristics such as soil properties indicative of wetness, the presence of vegetation with an affinity for water, and the presence or evidence of surface wetness or soil saturation. Wetland environments provide water quality improvement benefits and are ecologically valuable. Development activity in wetlands is subject to permitting processes administered by the U.S. Army Corps of Engineers

TIDAL WETLANDS: Vegetated and nonvegetated wetlands as defined in Chapter 116 Wetlands Ordinance of the Fairfax County Code: includes tidal shores and tidally influenced embayments, creeks, and tributaries to the Occoquan and Potomac Rivers. Development activity in tidal wetlands may require approval from the Fairfax County Wetlands Board.

Abbreviations Commonly Used in Staff Reports

A&F	Agricultural & Forestal District	PDH	Planned Development Housing
ADU	Affordable Dwelling Unit	PFM	Public Facilities Manual
ARB	Architectural Review Board	PRC	Planned Residential Community
BMP	Best Management Practices	RC	Residential-Conservation
BOS	Board of Supervisors	RE	Residential Estate
BZA	Board of Zoning Appeals	RMA	Resource Management Area
COG	Council of Governments	RPA	Resource Protection Area
CBC	Community Business Center	RUP	Residential Use Permit
CDP	Conceptual Development Plan	RZ	Rezoning
CRD	Commercial Revitalization District	SE	Special Exception
DOT	Department of Transportation	SEA	Special Exception Amendment
DP	Development Plan	SP	Special Permit
DPWES	Department of Public Works and Environmental Services	TDM	Transportation Demand Management
DPZ	Department of Planning and Zoning	TMA	Transportation Management Association
DU/AC	Dwelling Units Per Acre	TSA	Transit Station Area
EQC	Environmental Quality Corridor	TSM	Transportation System Management
FAR	Floor Area Ratio	UP & DD	Utilities Planning and Design Division, DPWES
FDP	Final Development Plan	VC	Variance
GDP	Generalized Development Plan	VDOT	Virginia Dept. of Transportation
GFA	Gross Floor Area	VPD	Vehicles Per Day
HC	Highway Corridor Overlay District	VPH	Vehicles per Hour
HCD	Housing and Community Development	WMATA	Washington Metropolitan Area Transit Authority
LOS	Level of Service	WS	Water Supply Protection Overlay District
Non-RUP	Non-Residential Use Permit	ZAD	Zoning Administration Division, DPZ
OSDS	Office of Site Development Services, DPWES	ZED	Zoning Evaluation Division, DPZ
PCA	Proffered Condition Amendment	ZPRB	Zoning Permit Review Branch
PD	Planning Division		
PDC	Planned Development Commercial		