



County of Fairfax, Virginia

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

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Department of Planning & Zoning

AUG 05 2015

Zoning Evaluation Division

June 24, 2015

Sarah E. Hall
Blankingship & Keith, P.C.
4020 University Drive, Suite 300
Fairfax, VA 22030

Re: Special Exception Application SE 2015-BR-001
(Concurrent with Rezoning Application RZ 2015-BR-001)

Dear Ms. Hall:

At a regular meeting of the Board of Supervisors held on June 23, 2015, the Board approved Special Exception Application SE 2015-BR-001 in the name of AREC 2018, LLC. The subject property is located at 5271 and 5285 Port Royal Road, on approximately 5.03 acres of land, zoned I-4 to I-5 in the Braddock District [Tax Map 70-4 ((10)) 503 and 503 A]. The Board's action permits an increase in Floor Area Ratio (FAR) to 0.90, pursuant to Section 9-618 of the Fairfax County Zoning Ordinance, by requiring conformance with the following development conditions:

1. This Special Exception is granted for and runs with the land indicated in this application and is not transferable to other land.
2. This Special Exception is granted only for the purpose(s), structure(s), and/or use(s) indicated on the special exception plat approved with the application, as qualified by these development conditions.
3. This Special Exception is subject to the provisions of Article 17, Site Plans, as may be determined by the Director, Department of Public Works and Environmental services (DPWES). Any plan submitted pursuant to this special exception shall be in substantial conformance with the approved Special Exception Plat entitled "U-Haul It" prepared by Walter L. Phillips and dated December 31, 2014 as revised through April 9, 2015, consisting of eight sheets. Minor modifications to the approved Special Exception may be permitted pursuant to Par. 4 of Sect. 9-004 of the Zoning Ordinance.

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

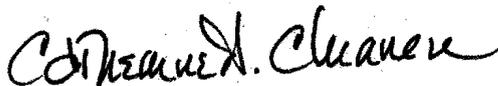
Phone: 703-324-3151 ♦ Fax: 703-324-3926 ♦ TTY: 703-324-3903
Email: clerktothebos@fairfaxcounty.gov
<http://www.fairfaxcounty.gov/bosclerk>

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4. The development conditions and Non-Residential Use Permit (Non-RUP) shall be displayed on-site or notice shall be posted that the development conditions and Non-RUP are available for review on-site.
5. All parking spaces on-site shall be striped in accordance with the Public Facilities Manual and as shown on the Generalized Development Plan/ Special Exception Plat. Wheel stops shall be provided for each of the truck rental parking spaces at the periphery of the Property. Signage shall be provided to designate the customer and employee parking spaces as being for customer and employee parking only.
6. Rental trucks and trailers shall not be parked or stored within 15 feet of the front lot line.

The 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 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.

Sincerely,



Catherine A. Chianese
Clerk to the Board of Supervisors

cc: Chairman Sharon Bulova
Supervisor John Cook, Braddock 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
Thomas Conry, Dept. Manager, GIS, Mapping/Overlay
Michael Davis, Section Chief, Transportation Planning Division
Donald Stephens, Transportation Planning Division
Ken Williams, Plans & Document Control, ESRD, DPWES
Department of Highways-VDOT
Sandy Stallman, Park Planning Branch Manager, FCPA
Charlene Fuhrman-Schulz, Development Officer, DHCD/Design Development Division
Jill Cooper, Executive Director, Planning Commission
Karyn Moreland, Chief Capital Projects Sections, Dept. of Transportation