



County of Fairfax, Virginia

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

July 29, 2015

Inda E. Stagg
Walsh, Colucci, Lubeley & Walsh, P.C.
2200 Clarendon Boulevard, Suite 1300
Arlington, VA 22201

RECEIVED
Department of Planning & Zoning

AUG 13 2015

Zoning Evaluation Division

Re: Special Exception Application SE 2015-SP-012

Dear Ms. Stagg:

At a regular meeting of the Board of Supervisors held on July 28, 2015, the Board approved Special Exception Application SE 2015-SP-012 in the name of Macy's Retail Holdings, Inc. The subject property is located at 11700 Lee Jackson Memorial Highway, on approximately 14.19 acres of land, zoned C-7 and HC in the Springfield District [Tax Map 46-3 ((8)) 5]. The Board's action permits a waiver of certain sign regulations, pursuant to Section 9-620 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. Minor deviations in sign location, design and area may be permitted when the Zoning Administrator determines that such deviations are minor and are in substantial conformance with the SE Plat.
2. The scope of this Special Exception shall apply only to building-mounted signage as specifically depicted on the SE Plat, and shall supersede all previous Special Exceptions and Special Permits for building-mounted signage on this parcel. Separate Special Exceptions or Special Permits shall be allowed for freestanding signage, including SE 2014-SP-007 (approved June 17, 2014). Any additional building-mounted signs on this parcel that require a permit shall require an amendment to this Special Exception.
3. Any sign permitted pursuant to this Special Exception shall be in substantial conformance with the approved Special Exception Plat entitled "Macy's at Fair Oaks Mall", consisting of five sheets and prepared by Walter L. Phillips, Incorporated, dated March 31, 2015, and these conditions. The number, size and total sign area for each sign type shall be consistent with the table of signage on Sheet 1 of the SE Plat. Signs not requiring permits, allowed by Section 12-103 in the Ordinance, may be permitted, as qualified by these development conditions.

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

4. All sign lighting shall be in conformance with Part 9 of Article 14 of the Zoning Ordinance.

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 Sign Permits 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; for the purpose of this SE, the use shall be deemed to be established with the issuance of the first sign permit for an approved sign, and the installation of such sign. 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 Pat Herrity, Springfield 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

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: SE 2015-SP-012
 (Staff will assign)

RECEIVED
 Department of Planning & Zoning

MAR 31 2015

Zoning Evaluation Division

APPLICATION FOR A SPECIAL EXCEPTION

(PLEASE TYPE or PRINT IN BLACK INK)

APPLICANT	NAME Macy's Retail Holdings, Inc.	
	MAILING ADDRESS 7 West 7th Street Cincinnati, OH 45202	
	PHONE HOME ()	WORK ()
	PHONE MOBILE ()	
PROPERTY INFORMATION	PROPERTY ADDRESS 11700 Lee Jackson Memorial Highway Fairfax, VA 22033	
	TAX MAP NO. 46-3 ((8)) 5	SIZE (ACRES/SQ FT) 14.19 ac / 618,003 sf
	ZONING DISTRICT C-7, HC pt. <input checked="" type="checkbox"/>	MAGISTERIAL DISTRICT Springfield <input checked="" type="checkbox"/>
	PROPOSED ZONING IF CONCURRENT WITH REZONING APPLICATION: N/A	
	ZONING ORDINANCE SECTION 9-620 Waiver of Certain Sign Regulations	
SPECIAL EXCEPTION REQUEST INFORMATION	PROPOSED USE Increased Signage on a Portion of an Existing Retail Shopping Center (Fair Oaks Mall)	
AGENT/CONTACT INFORMATION	NAME Inda E. Stagg, Senior Land Use Planner	
	MAILING ADDRESS c/o Walsh, Colucci, Lubeley & Walsh, P.C. 2200 Clarendon Boulevard, Suite 1300 Arlington, VA 22201 istagg@thelandlawyers.com	
	PHONE HOME ()	WORK (703) 528-4700 x5423
	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>Inda E. Stagg, Senior Land Use Planner/Agent</p> <p>TYPE/PRINT NAME OF APPLICANT/AGENT SIGNATURE OF APPLICANT/AGENT</p>		

DO NOT WRITE IN THIS SPACE

M. Linnaw

SE 2015-0080

mpc
4/3/15

Date Application accepted: April 4, 2015

Application Fee Paid: \$ 16,375.00