



County of Fairfax, Virginia

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

June 24, 2015

Jane Kelsey
Jane Kelsey & Associates, Inc.
4041 Autumn Court
Fairfax, VA 22030

RECEIVED
Department of Planning & Zoning
AUG 28 2015
Zoning Evaluation Division

RE: Special Exception Amendment Application SEA 2004-DR-004

Dear Ms. Kelsey:

At a regular meeting of the Board of Supervisors on June 23, 2015, the Board approved Special Exception Amendment Application SEA 2004-DR-004 in the name of Shore Armani, Trustee A/K/A Shoreh H. Armani. The subject property is located at 1580 Chain Bridge Road, on approximately 19,500 square feet of land zoned R-3, CRD, and SC in the Dranesville District [Tax Map 30-4 ((2)) (6) 46]. The Board's action amends Special Exception Application SE 2004-DR-004 previously approved for an existing office use in a residential district to permit change in development conditions. Previously approved conditions or those with minor modifications are marked with an asterisk (*).

1. This Special Exception Amendment is granted for and runs with the land indicated in this application and is not transferable to other land.*
2. This Special Exception Amendment is granted only for the purpose(s), structure(s) and/or use(s) indicated on the Special Exception Amendment Plat approved with the application, as qualified by these development conditions.*
3. This Special Exception Amendment 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 Amendment shall be in substantial conformance with the approved Special Exception Amendment Plat entitled "Lot 46-48, Block 6, West McLean," prepared by Farrang Mojgani and dated October 8, 2001 as revised through November 15, 2004 and these conditions. 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>

4. This Special Exception Amendment shall remain valid for ten years from the date of issuance of a Non-Residential Use Permit (Non-RUP). Extensions beyond that time may be granted by the Zoning Administrator for five-year increments. Any request for such extension shall be submitted by the applicant to the Zoning Administrator in writing, no later than thirty days prior to the expiration date of the Special Exception Amendment. Based upon an inspection of the Special Exception Amendment use and a review of the applicant's record of compliance with conditions and restrictions imposed by the Board in this approval, the Zoning Administrator shall make a determination on whether the Special Exception Amendment use still satisfies the provisions of the Zoning Ordinance, including the conditions of this Special Exception Amendment. Upon a favorable finding, the Zoning Administrator shall approve the five-year extension of the Special Exception Amendment. If it is determined that the use is not in compliance with all conditions and restrictions imposed by the Board of Supervisors, the Zoning Administrator shall take immediate action per the provisions of Paragraph 4 of Sect. 9-012 of the Zoning Ordinance, which may include a determination that results in the expiration of the Special Exception Amendment.
5. The hours of operations shall be limited to Monday through Friday, 8:30 a. m. to 5:30 p.m. *
6. There shall be no more than one medical practitioner at the site. One additional employee of the medical practitioner may be permitted to live at the site for security purposes. The number of employees on site at any one time shall be limited to two.
7. The maximum number of clients shall be thirteen (13) per day. There shall be no more than two clients on-site at any one time; with appointments scheduled at least 20 minutes apart.*
8. All exterior lighting on the property shall conform to the requirements of Part 9 of Article 14, Outdoor Lighting Standards. Pole lights shall be limited to seven feet in height. All lighting shall be residential in character.*
9. Notwithstanding the provisions of Article 12, Signs, the on-site signage shall be limited to one free-standing sign no more than 1.5 square feet in size and no more than four feet in height.*
10. To retain the existing residential character of the building, the exterior appearance of the building shall not be changed; however, this does not preclude routine exterior maintenance or alterations.*
11. The landscaping shown on the Special Exception Amendment Plat shall be maintained for the office use.

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12. The existing vegetation along the northern, southern and eastern property boundaries shall be retained, however plant material determined by the Urban Forestry Division to be a hazard or diseased or dying may be removed. The existing six inch maple tree and 20 foot forsythia bush located within 35 feet of the northern property line shall be preserved.*
13. Adequate emergency egress shall be provided for at least one of the windows in the lower level bedroom.

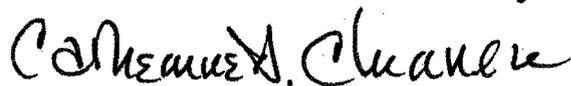
This approval, contingent on the above noted conditions, shall not relieve the applicant from compliance with the provisions of any applicable ordinances, regulations, or adopted standards. The applicant shall be him/herself responsible for obtaining the required Non-Residential Use Permit through established procedures, and this Special Exception Amendment shall not be valid until this has been accomplished.

Pursuant to Section 9-015 of the Zoning Ordinance, this Special Exception Amendment shall automatically expire, without notice, thirty (30) months after the date of approval unless the use has been established or construction has commenced and been diligently prosecuted. 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.

The Board also:

- Modified the transitional screening yard requirements and barrier requirements per Par. 3 of Sect. 13-304 and Par. 12 of Sect. 13-304 of the Zoning Ordinance to that shown on the SEA Plat
- Waived the loading space requirement, pursuant to the provisions of Section 11-202 of the Zoning Ordinance
- Modified the travel lane requirement to allow a 15-foot wide travel lane as shown on the SEA Plat
- Waived the frontage improvements, including curb and gutter and right-of-way improvements, along Pathfinder Lane

Sincerely,



Catherine A. Chianese
Clerk to the Board of Supervisors

June 24, 2015

cc: Chairman Sharon Bulova
Supervisor John Foust, Dranesville 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
Michael Davis, 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

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 2004-DR-004
 (Staff will assign)

RECEIVED
 Department of Planning & Zoning

JAN 30 2015

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

APPLICANT	NAME Shore Armani, Trustee a/k/a Shoreh H. Armani	
	MAILING ADDRESS 650 Ad Hoc Road Great Falls, VA 22066	
	PHONE HOME ()	WORK (703) 883-9696
	PHONE MOBILE ()	
PROPERTY INFORMATION	PROPERTY ADDRESS 1580 Chain Bridge Road McLean, VA 22101	
	TAX MAP NO. 30-4 ((2)) (6) 46	SIZE (ACRES/SQ FT) 19,500 square feet
	ZONING DISTRICT R-3; CRD, SC	MAGISTERIAL DISTRICT Dranesville
	PROPOSED ZONING IF CONCURRENT WITH REZONING APPLICATION: NA	
	ZONING ORDINANCE SECTION 3-304	
SPECIAL EXCEPTION REQUEST INFORMATION	PROPOSED USE Amendment to SE 2004-DR-004 for an existing office use in a residential district to permit change in development conditions.	
AGENT/CONTACT INFORMATION	NAME Susan Langdon, Jane Kelsey & Associates, Inc.	
	MAILING ADDRESS 4041 Autumn Court Fairfax, VA 22030 susan.langdon@reagan.com	
	PHONE HOME (703) 273-3234	WORK ()
	PHONE MOBILE (703) 999-3027	
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>Susan Langdon</p>		
TYPE/PRINT NAME OF APPLICANT/AGENT		SIGNATURE OF APPLICANT/AGENT

DO NOT WRITE IN THIS SPACE

Deborah Lester Leubsdorn SEA 2015-0034 MPC
2/24/15

Date Application accepted: February 24, 2015 Application Fee Paid: \$ 8,187.50