



County of Fairfax, Virginia

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

April 29, 2015

Sara V. Mariska
Walsh, Colucci, Lubeley & Walsh, P.C.
2200 Clarendon Boulevard, 13th Floor
Suite 1300
Arlington, VA 22201

RECEIVED
Department of Planning & Zoning

AUG 28 2015
Zoning Evaluation Division

Re: Special Exception Application SE 2014-MA-069

Dear Ms. Mariska:

At a regular meeting of the Board of Supervisors held on April 28, 2015, the Board approved Special Exception Application SE 2014-MA-069 in the name of Seven Corners Shopping Center Falls Church, VA. Limited Partnership. The subject property is located at 6270, 6290, and 6288 Arlington Boulevard, on approximately 6.46 acres of land, zoned C-7, SC, CRD and HC, in the Mason District [Tax Map 51-3 ((1)) 35A and 35B]. 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.
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 as revised through March 12, 2015, 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.

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

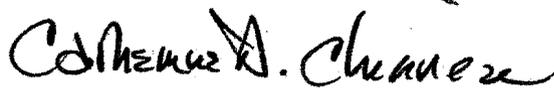
Phone: 703-324-3151 ♦ Fax: 703-324-3926 ♦ TTY: 703-324-3903
Email: clerktothebos@fairfaxcounty.gov
<http://www.fairfaxcounty.gov/bosclerk>

4. Architectural treatment of the sign shall be consistent with the sign elevation detail shown on the Special Exception plat. The signs shall be internally lit. The colors shall match the updated façade treatment within the shopping center.

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.

Sincerely,



Catherine A. Chianese
Clerk to the Board of Supervisors

cc: Chairman Sharon Bulova
Supervisor Penelope Gross, Mason 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

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: SE 2014-MA-069
 (Staff will assign)

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 Department of Planning & Zoning

AUG 26 2014

Zoning Evaluation Division

APPLICATION FOR A SPECIAL EXCEPTION

(PLEASE TYPE or PRINT IN BLACK INK)

APPLICANT	NAME	Seven Corners Shopping Center Falls Church, Va. Limited Partnership		
	MAILING ADDRESS	270 Commerce Drive Rochester, New York 14623		
	PHONE HOME ()	WORK ()		
	PHONE MOBILE ()			
PROPERTY INFORMATION	PROPERTY ADDRESS	6270, 6290 and 6288 Arlington Boulevard Falls Church, Virginia 22044		
	TAX MAP NO.	51-3 ((1)) 35A and 35B	SIZE (ACRES/SQ FT)	Approximately 6.46 acres
	ZONING DISTRICT	C-7, SC, CRD, HC	MAGISTERIAL DISTRICT	Mason
	PROPOSED ZONING IF CONCURRENT WITH REZONING APPLICATION: N/A			
SPECIAL EXCEPTION REQUEST INFORMATION	ZONING ORDINANCE SECTION 12-305, 9-601			
	PROPOSED USE Special exception to allow waiver of certain sign regulations.			
AGENT/CONTACT INFORMATION	NAME	Sara V. Mariska, attorney/agent		
	MAILING ADDRESS	Walsh, Colucci, Lubeley & Walsh, P.C. 2200 Clarendon Boulevard, Suite 1300 Arlington, Virginia 22201		
	PHONE HOME ()	WORK (703) 528-4700		
	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>Sara V. Mariska, attorney/agent</p> <p style="text-align: right;"><i>Sara V. Mariska</i></p>				
TYPE/PRINT NAME OF APPLICANT/AGENT			SIGNATURE OF APPLICANT/AGENT	

DO NOT WRITE IN THIS SPACE

Deborah Lewis Schubert

SE 2014-0426

MPC
10/22/14

Date Application accepted: October 22, 2014

Application Fee Paid: \$ 16,375.00