



County of Fairfax, Virginia

October 13, 2015

RECEIVED
Department of Planning & Zoning

OCT 16 2015

Zoning Evaluation Division

2015 Planning
Commission

Peter F. Murphy
Chairman
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Hunter Mill District

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Secretary
At-Large

Timothy J. Sargeant
Parliamentarian
At-Large

Ellen J. "Nell" Hurley
Braddock District

John Ulfelder
Dranesville District

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Earl L. Flanagan
Mount Vernon District

Kenneth A. Lawrence
Providence District

Janyce N. Hedetniemi
At-Large

Jill G. Cooper
Executive Director

Kimberly A. Bassarab
Assistant Director

John W. Cooper
Clerk to the Commission

Jack Wilbern
ButzWilbern, LTD
800 West Broad Street, Suite 363
Falls Church, VA 22046

**Re: SEA 97-M-016 – EXTRA SPACE STORAGE INC.
Mason District**

Dear Mr. Wilbern:

At its October 7, 2015 meeting, the Planning Commission voted 10-0 (Commissioners Lawrence and Litzenberger were absent from the meeting) to **RECOMMEND APPROVAL** of the above referenced application to the Board of Supervisors. A copy of the verbatim transcript and the proposed development conditions, dated September 21, 2015, are attached.

This letter serves as a record of the Planning Commission's recommendation to the Board of Supervisors and not as the final approval. The application is still subject to final decision by the Board of Supervisors.

This action does not constitute exemption from the various requirements of this county and state. The applicant is responsible for ascertaining if permits are required and obtaining the necessary permits such as Building Permits, Residential Use Permits and Non Residential Use Permits. Information concerning building permits may be obtained by calling 703-222 0801.

Sincerely,

John W. Cooper, Clerk
Fairfax County Planning Commission

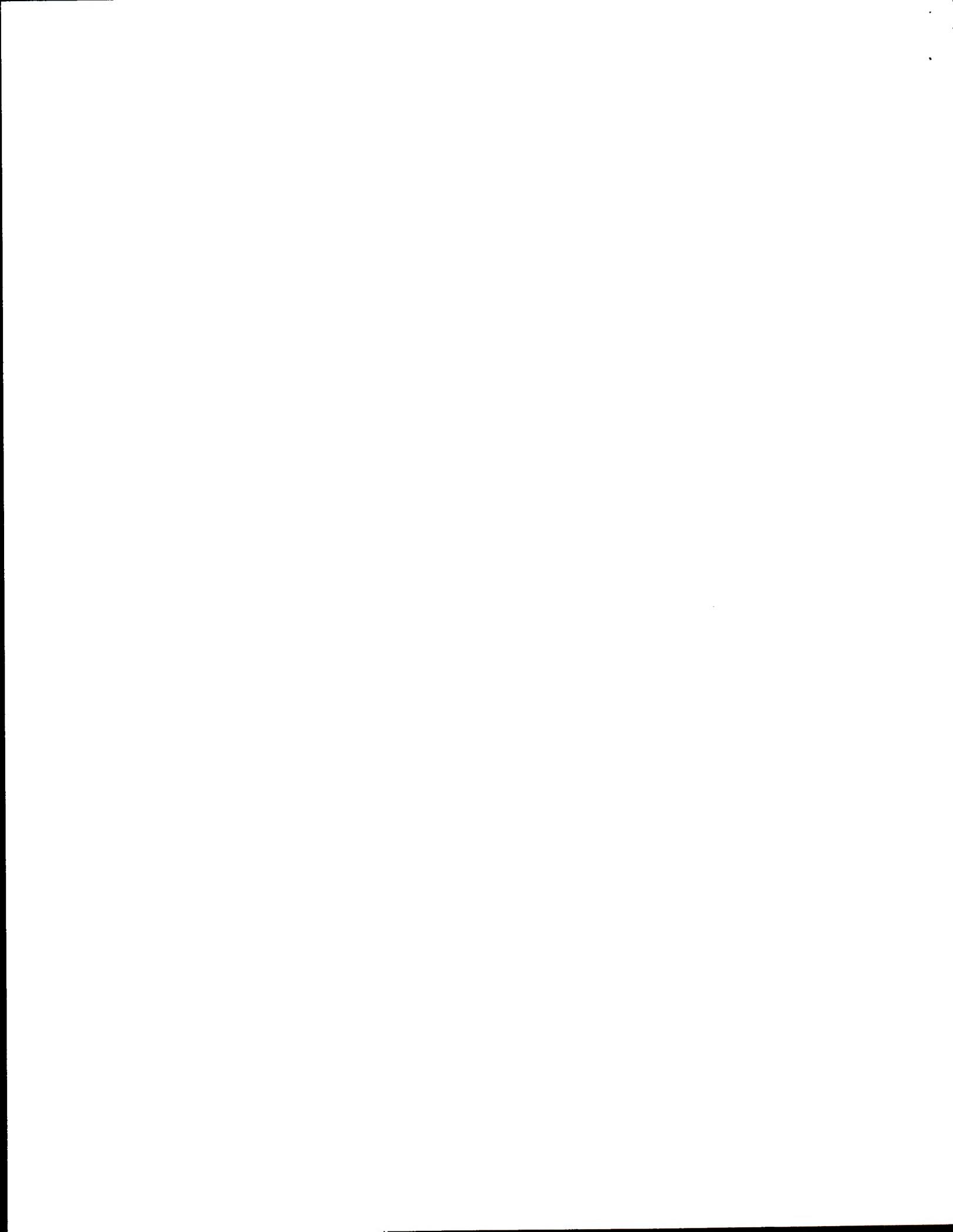
Attachments (a/s)

cc: Penelope Gross, Supervisor, Mason District
Julie Strandlie, Planning Commissioner, Mason District
Catherine A. Chianese, Assistant County Executive, Clerk to the Board of Supervisors, County Executive Office
Joseph Gorney, Staff Coordinator, Zoning Evaluation Division (ZED), Department of Planning and Zoning (DPZ)
Robert Harrison, ZED, DPZ
October 7, 2015 date file

 To request special accommodations, call the Planning Commission office at 703-324-2865, TTY 703-324-7951. Please allow seven working days to make the appropriate arrangements.

Fairfax County Planning Commission
12000 Government Center Parkway, Suite 330, Fairfax, VA 22035
703-324-2865 (Voice) 703-324-7951 (TTY) 703-324-3948 (Fax)
www.fairfaxcounty.gov/planning





PROPOSED DEVELOPMENT CONDITIONS

SEA 97-M-016

September 1, 2015

If it is the intent of the Board of Supervisors to approve Special Exception Amendment SEA 97-M-016, located at Tax Map 61-2 ((21)) 1, to permit the development of a mini-warehousing establishment with an accessory caretaker's residence, pursuant to Section 4-804 of the Fairfax County Zoning Ordinance, staff recommends that the Board condition the approval by requiring conformance with the following development conditions. (Those conditions that are identical to conditions that were included in the previous approval or that contain only minor editorial changes 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 special exception amendment (SEA) plat entitled "Extra Space Storage" prepared by Butz Wilbern, dated June 18, 2015, consisting of 2 sheets, and these conditions. Minor modifications to the approved special exception amendment may be permitted pursuant to Par. 4 of Sect. 9-004 of the Zoning Ordinance.*
4. No structural alterations shall be made to the existing building which would affect the nonconforming status of the building, as determined by the Zoning Administrator.*
5. The building façade shall be generally consistent with the architectural elevations provided on the SEA Plat, in terms of building materials and style.
6. All new windows shall be transparent with no reflective glazing.
7. Vehicular barriers, such as curb wheel stops or bollards, shall be installed along the south side of the building adjacent to customer parking spaces to prevent damage to the building façade.
8. All fences shall be in good order and repaired as necessary along all property lines.
9. Signage shall be in conformance with Article 12 of the Zoning Ordinance. No pole-mounted signs shall be permitted. No temporary signs (including "popsicle" style

paper or cardboard signs), and no signs which are prohibited by Chapter 7 of Title 33.1 or Chapter 8 of Title 46.2 of the Code of Virginia shall be placed on-site or off-site.

10. There shall be no advertising signage and/or promotional displays including banners, flags, inflated balloons, or figures displayed on the roof, the external sides of the building, lightpoles, windows, or anywhere else on the Special Exception Amendment site, as prohibited by Article 12 of the Zoning Ordinance.
11. Except for purposes of loading and unloading, there shall be no incidental parking or storage of trucks and/or moving vans on the subject property.*
12. All exterior, security, pedestrian and/or other incidental lighting shall be in conformance with Part 9 of Article 14 of the Zoning Ordinance.
13. Landscaping shall be provided as generally shown on the SEA plat, subject to the review and approval of UFMD.* All landscaping provided shall be native to the Middle Atlantic region, to the extent feasible, and shall be non-invasive, as determined by UFMD.

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 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 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 amendment. 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.

Planning Commission Meeting
October 7, 2015
Verbatim Excerpt

SEA 97-M-016 – EXTRA SPACE STORAGE INC.

After Close of the Public Hearing

Chairman Murphy: Public hearing is closed; recognize Ms. Strandlie.

Commissioner Strandlie: Thank you, Mr. Chairman. And the affidavit is the one dated September 25th, 2015. Mr. Chairman, I request that the applicant confirm for the record their agreement to the development conditions dated September 1st, 2015?

Jack M Wilbern Jr., Applicant's Agent: Yes, we agree.

Commissioner Strandlie: Thank you. I MOVE THAT THE PLANNING COMMISSION RECOMMEND APPROVAL TO THE BOARD OF SUPERVISORS OF SEA 97-M-016, SUBJECT TO DEVELOPMENT CONDITIONS CONSISTENT WITH THOSE DATED SEPTEMBER 1ST, 2015.

Commissioners Hedetniemi: Second.

Chairman Murphy: Seconded by Mr. Hedetniemi. Is there a discussion of the motion? All those in favor of the motion to recommend to the Board of Supervisors that it approve SEA 97-M-016, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

//

(The motion carried by a vote of 10-0. Commissioners Lawrence and Litzenberger were absent from the meeting.)

JN



County of Fairfax, Virginia

September 25, 2015

**2015 Planning
Commission**

Peter F. Murphy
Chairman
Springfield District

Frank de la Fe
Vice Chairman
Hunter Mill District

James R. Hart
Secretary
At-Large

Timothy J. Sargeant
Parliamentarian
At-Large

John Ulfelder
Dranesville District

Earl L. Flanagan
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Kimberly A. Bassarab
Assistant Director

John W. Cooper
Clerk to the Commission

Jack Wilbern
ButzWilbern, LTD
800 West Broad Street, Suite 363
Falls Church, VA 22046

**Re: SEA 97-M-016 – EXTRA SPACE STORAGE INC.
Mason District**

Dear Mr. Wilbern:

At its September 24, 2015 meeting, the Planning Commission voted 9-0 (Commissioners Lawrence, Litzenberger, and Ulfelder were absent from the meeting) to **DEFER THE PUBLIC HEARING** of the above-referenced application to a date certain of October 7, 2015. A copy of the verbatim transcript is attached.

Sincerely,



John W. Cooper
Clerk to the Planning Commission

cc: Penelope Gross, Supervisor, Mason District
Julie Strandlie, Planning Commissioner, Mason District
Catherine A. Chianese, Assistant County Executive, Clerk to the Board of Supervisors, County Executive Office
Joseph Gorney, Staff Coordinator, ZED, DPZ
Robert Harrison, ZED, DPZ
September 24, 2015 date file

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Planning Commission Meeting
September 24, 2015
Verbatim Excerpt

SEA 97-M-016 – EXTRA SPACE STORAGE INC.

During Commission Matters.

Commissioner Strandlie: Mr. Chairman?

Chairman Murphy: Yes, Ms. Strandlie.

Commissioner Strandlie: I also have a deferral. I MOVE THAT THE PLANNING COMMISSION DEFER THE PUBLIC HEARING FOR SEA 97-M-016 TO A DATE CERTAIN OF OCTOBER 7TH, 2015.

Commissioner Flanagan: Second.

Chairman Murphy: Seconded by Mr. Flanagan. Welcome back. Is there a discussion of the motion? All those in favor of the motion, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

Commissioner Strandlie: WE'D ALSO LIKE TO RECOMMEND THAT THE BOARD OF SUPERVISORS DEFER THEIR PUBLIC HEARING ON SEA 97-M-016 UNTIL OCTOBER 20TH.

Commissioner Hedetniemi:

Chairman Murphy: Okay. Seconded-

Commissioner Hart: Jan did.

Chairman Murphy: Seconded by Ms. Hedetniemi. Discussion? All those in favor of the motion, say aye.

Commissioners: Aye.

Chairman Murphy: Motion carries. Thank you very much.

//

(Each motion carried by a vote of 9-0. Commissioners Lawrence, Litzenberger, and Ulfelder were absent from the meeting.)

JLC



County of Fairfax, Virginia

RECEIVED
Department of Planning & Zoning
SEP 24 2015
Zoning Evaluation Division

September 21, 2015

**2015 Planning
Commission**

Peter F. Murphy
Chairman
Springfield District

Frank de la Fe
Vice Chairman
Hunter Mill District

James R. Hart
Secretary
At-Large

Timothy J. Sargeant
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Clerk to the Commission

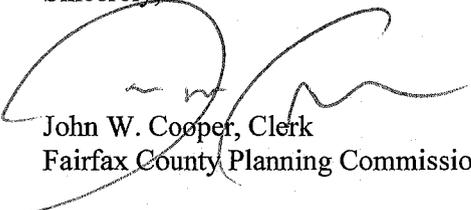
Jack M. Wilbern Jr., Agent
ButzWilbern LTD
800 W. Broad Street
Falls Church, Virginia 22046

**Re: SEA 97-M-016 – EXTRA SPACE STORAGE INC.
Mason District**

Dear Mr. Wilbern:

At its September 17, 2015 meeting, the Planning Commission voted 10-0 (Commissioners Flanagan and Lawrence were absent from the meeting) to **DEFER THE PUBLIC HEARING** of the above-referenced application to a date certain of October 7, 2015. A copy of the verbatim transcript is attached.

Sincerely,


John W. Cooper, Clerk
Fairfax County Planning Commission

Attachments (a/s)

cc: Penelope A. Gross, Supervisor, Mason District
Julie M. Strandlie, Planning Commissioner, Mason District
Catherine A. Chianese, Assistant County Executive, Clerk to the Board of Supervisors, County Executive Office
Joseph Gorney, Staff Coordinator, Zoning Evaluation Division (ZED), Department of Planning and Zoning (DPZ)
✓ Robert Harrison, ZED, DPZ
September 17, 2015 date file

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www.fairfaxcounty.gov/planning



Planning Commission Meeting
September 17, 2015
Verbatim Excerpt

SEA 97-M-016 – EXTRA SPACE STORAGE INC.

During the Public Hearing

Commissioner Strandlie: Okay, thank you. I THEREFORE MOVE THAT THE PLANNING COMMISSION DEFER THIS WHOLE CASE.

Chairman Murphy: The public hearing, yeah.

Commissioner Strandlie: THE PUBLIC HEARING FOR SEA 97-M-016 TO A DATE CERTAIN OF THURSDAY, SEPTEMBER 24TH.

Commissioner Sargeant: Second.

Chairman Murphy: Seconded by Mr. Sargeant. Is there a discussion of that motion? All those in favor of the motion to defer the public hearing on this item to a date certain of September 24th, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

//

(The motion carried by a vote of 10-0. Commissioners Flanagan and Lawrence were absent from the meeting.)

TMW



County of Fairfax, Virginia

September 17, 2015

**2015 Planning
Commission**

Peter F. Murphy
Chairman
Springfield District

Frank de la Fe
Vice Chairman
Hunter Mill District

James R. Hart
Secretary
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800 West Broad Street, Suite 363
Falls Church, VA 22046

**Re: SEA 97-M-016 – EXTRA SPACE STORAGE INC.
Mason District**

Dear Mr. Wilbern:

At its September 16, 2015 meeting, the Planning Commission voted 9-0 (Commissioners Flanagan, Lawrence, and Strandlie were absent from the meeting) to **DEFER THE PUBLIC HEARING** of the above-referenced application to a date certain of September 17, 2015. A copy of the verbatim transcript is attached.

Sincerely,



John W. Cooper
Clerk to the Planning Commission

cc: Penelope Gross, Supervisor, Mason District
Julie Strandlie, Planning Commissioner, Mason District
Catherine A. Chianese, Assistant County Executive, Clerk to the Board of Supervisors, County Executive Office
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September 16, 2015 date file

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Planning Commission Meeting
September 16, 2015
Verbatim Excerpt

SEA 97-M-016 – EXTRA SPACE STORAGE INC.

During Commission Matters

Commissioner Hedetniemi: Thank you. Due to a conflict with Holmes Middle School's Back To School Night, Ms. Strandlie requested that the two Mason District public hearings scheduled for tonight be deferred one day to September 17. Many thanks to the Planning Committee staff, Commission staff, and the applicant's – their assistance and accommodations. And she looks forward to seeing everyone tomorrow evening. Shall I go ahead and move these two deferrals?

Chairman Murphy: Please. Sure.

Commissioner Hedetniemi: First, I MOVE THAT THE PLANNING COMMISSION DEFER THE PUBLIC HEARING FOR EXTRA SPACE STORAGE INCORPORATED, SEA 97-M-016, TO A DATE CERTAIN OF SEPTEMBER 17, 2015.

Commissioner Litzenberger: Second.

Chairman Murphy: Seconded by Mr. Litzenberger. Is there a discussion? All those in favor of the motion to defer the application, say aye.

Commissioners: Aye.

Chairman Murphy: Oppose? Motion carries.

//

(The motion carried by a vote of 9-0. Commissioners Flanagan, Lawrence, and Strandlie were absent from the meeting.)

JLC