



County of Fairfax, Virginia

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

October 21, 2015

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

RECEIVED
Department of Planning & Zoning

NOV 09 2015

Zoning Evaluation Division

RE: Special Exception Amendment Application SEA 89-Y-035

Dear Ms. Stagg:

At a regular meeting of the Board of Supervisors on October 20, 2015, the Board approved Special Exception Amendment Application SEA 89-Y-035 in the name of Haft/Equities - Sully Plaza Limited Partnership. The subject property is located at 13960 Lee Jackson Memorial Highway, on approximately 20,600 square feet of land zoned C-8, WS and HC in the Sully District [Tax Map 34-4 ((1)) 16C pt.]. The Board's action amends Special Exception Application SE 89-Y-035 previously approved for a drive-in financial institution and a waiver of minimum lot size and lot width requirements, to permit modifications to site design and development conditions to permit waiver of certain sign regulations and an increase in sign height and sign area in a highway corridor overlay district and reaffirm waivers of minimum lot size and lot width requirements. Previously approved conditions or those with minor modifications are marked with an asterisk (*).

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 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 "Sully Plaza", prepared by Urban, Ltd., consisting of five sheets dated March 19, 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: 711
Email: clerktothebos@fairfaxcounty.gov
<http://www.fairfaxcounty.gov/bosclerk>

4. The maximum number of employees for the drive-in bank shall not exceed seven (7) on site at any one time.*
5. The hours of operation for all banking operations shall be limited to 8:00 a.m. to 7:00 p.m. Monday through Friday; and 9:00 a.m. to 12:00 noon on Saturdays.*
6. Parking and loading shall be in accordance with Article 11 of the Zoning Ordinance.*

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.

The Board also:

- Approved the reaffirmation of the Waivers of Minimum Lot Area and Minimum Lot Width requirements

Sincerely,



Catherine A. Chianese
Clerk to the Board of Supervisors

cc: Chairman Sharon Bulova
Supervisor Michael Frey, Sully 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



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 89-Y-035
 (Staff will assign)

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MAR 20 2015

Zoning Evaluation Division

APPLICATION FOR A SPECIAL EXCEPTION

(PLEASE TYPE or PRINT IN BLACK INK)

APPLICANT	NAME Haft/Equities - Sully Plaza Limited Partnership
	MAILING ADDRESS c/o Combined Properties, Inc 1025 Thomas Jefferson Street, N.W., Floor 7 East Washington, DC 20007-5201
	PHONE HOME () WORK ()
	PHONE MOBILE ()
PROPERTY INFORMATION	PROPERTY ADDRESS 13960 Lee Jackson Memorial Highway (Rt. 50) Chantilly, VA 20151
	TAX MAP NO. TM 34-4((1))16C pt. SIZE (ACRES/SQ FT) 20,600 sq. ft.
	ZONING DISTRICT C-8, HC, WS MAGISTERIAL DISTRICT Sully
	PROPOSED ZONING IF CONCURRENT WITH REZONING APPLICATION: N/A
SPECIAL EXCEPTION REQUEST INFORMATION	ZONING ORDINANCE SECTION 9-620, 4-804, 7-607, 7-807, 9-601
	PROPOSED USE Amend SE 89-Y-035 previously approved for drive-in financial institution in a Highway Corridor Overlay Dist. and Waiver of Minimum Lot Size Requirements to modify site and development Conditions to permit waiver of certain sign regulations.
AGENT/CONTACT INFORMATION	NAME Inda E. Stagg, Senior Land Use Planner
	MAILING ADDRESS c/o Walsh, Colucci, Lubeley & Walsh, PC 2200 Clarendon Blvd., Suite 1300, Arlington, VA 22201 istagg@thelandlawyers.com
	PHONE HOME () WORK (703) 528-4700 x-5423
	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</p> <p>TYPE/PRINT NAME OF APPLICANT/AGENT SIGNATURE OF APPLICANT/AGENT</p>	

DO NOT WRITE IN THIS SPACE

Deborah L. Suber

SEA 2015-0062

myc
3/25/15

Date Application accepted: March 25, 2015

Application Fee Paid: \$ 16,375.00