



County of Fairfax, Virginia

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

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Department of Planning & Zoning

NOV 09 2015

Zoning Evaluation Division

October 21, 2015

Shawn Smith
Trulie Investment Corporation
9986 Manchester Road
St. Louis, MO 63122

Re: Special Exception Application SE 2014-HM-066

Dear Mr. Smith:

At a regular meeting of the Board of Supervisors held on October 20, 2015, the Board approved Special Exception Application SE 2014-HM-066 in the name of Sports Authority, Inc. The subject property is located at 8355 Leesburg Pike, on approximately 14.02 acres of land, zoned C-7, SC and HC Districts in the Hunter Mill District [Tax 29-3 ((1)) 32]. The Board's action permits modification in certain sign regulations to permit an increase in sign area, 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 diagrams 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 submitted pursuant to this special exception shall be in substantial conformance with the Special Exception diagrams titled "Sports Authority, 8355 Leesburg Pike", prepared by SES, and dated June 2, 2014, consisting of seven pages. 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
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4. Lighting associated with all signs shall conform to the requirement of Part 9, Outdoor Lighting Standards, of Article 14, Performance Standards, of the Fairfax County Zoning Ordinance.
5. Prior to the issuance of the Sign Permit, the applicant shall demonstrate to the satisfaction of the Zoning Administrator that the freestanding sign complies with the sight distance requirements of Sect. 2-505 of the Zoning Ordinance.
6. Prior to the issuance of the Sign Permit, the applicant shall demonstrate to the satisfaction of the Zoning Administrator that the freestanding sign is located outside of the right-of-way of Leesburg Pike.
7. No unpermitted temporary advertising signs, including but not limited to banners and "popsicle" signs, shall be placed on the building or along the street frontages of the subject property. Any such signs placed by tenants shall be promptly removed by the management of the site. This shall not preclude temporary signs allowed by Article 12 that do not require permits. No signs permits shall be issued for the site if there are existing signs in violation with the Zoning Ordinance or the Special Exception conditions.

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 or construction has commenced and been diligently prosecuted as evidenced by issuance of a sign permit in accordance with this special exception. 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

SE 2014-HM-066

October 21, 2015

cc: Chairman Sharon Bulova

Supervisor Catherine Hudgins, Hunter Mill 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