



# 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

RECEIVED  
Department of Planning & Zoning

DEC 18 2015

Zoning Evaluation Division

Jack M. Wilbern, Jr.  
800 W Broad Street, Suite 363  
Falls Church, VA 22046

RE: Special Exception Amendment Application SEA 97-M-016

Dear Mr. Wilbern:

At a regular meeting of the Board of Supervisors on October 20, 2015, the Board approved Special Exception Amendment Application SEA 97-M-016 in the name of the Extra Space Storage Inc. The subject property is located at 5821 Seminary Road, on approximately 2.09 acres of land zoned C-8, CRD, HC and SC in the Mason District [Tax Map 61-2 ((21)) 1]. The Board's action amends Special Exception Application SE 97-M-016 previously approved for a mini-warehousing establishment to permit modifications to site and development conditions in a Commercial Revitalization District. 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 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.\*

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](mailto:clerktothebos@fairfaxcounty.gov)

<http://www.fairfaxcounty.gov/bosclerk>

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.

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.

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  
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 97-M-016  
 (Staff will assign)

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 Department of Planning & Zoning

FEB 03 2015

Zoning Evaluation Division

**APPLICATION FOR A SPECIAL EXCEPTION**  
 (PLEASE TYPE or PRINT IN BLACK INK)

<b>APPLICANT</b>	<b>NAME</b> Extra Space Storage Inc.
	<b>MAILING ADDRESS</b> 2795 Cottonwood Parkway suite 400 Salt Lake City, UT 84121
	<b>PHONE HOME</b> ( ) <b>WORK</b> (801) 365-2096
	<b>PHONE MOBILE</b> ( )
<b>PROPERTY INFORMATION</b>	<b>PROPERTY ADDRESS</b> 5821 Seminary Road Falls church, VA 22041
	<b>TAX MAP NO.</b> <b>SIZE (ACRES/SQ FT)</b> 61-2-21-0001      2.09 Acres
	<b>ZONING DISTRICT</b> <b>MAGISTERIAL DISTRICT</b> C-8, CRD, H-C, SC      Mason
	<b>PROPOSED ZONING IF CONCURRENT WITH REZONING APPLICATION:</b>
<b>SPECIAL EXCEPTION REQUEST INFORMATION</b>	<b>ZONING ORDINANCE SECTION</b> 9-511, 9-622
	<b>PROPOSED USE</b> Amend SE 97-M-016 previously approved mini warehouse establishment to allow modifications to development conditions and waivers + modifications in a commercial revitalization district
<b>AGENT/CONTACT INFORMATION</b>	<b>NAME</b> Jack Wilbern
	<b>MAILING ADDRESS</b> 80 West Broad Street Suite 303 Falls church, VA 22046
	<b>PHONE NUMBER</b> <b>HOME</b> <b>WORK</b> 703-356-6711
	<b>PHONE NUMBER</b> <b>MOBILE</b>
<b>MAILING</b>	Send all correspondence to (check one): <input type="checkbox"/> Applicant -or- <input checked="" type="checkbox"/> Agent/Contact

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.

Jack Wilbern  
 TYPE/PRINT NAME OF APPLICANT/AGENT

[Signature]  
 SIGNATURE OF APPLICANT/AGENT

**DO NOT WRITE IN THIS SPACE**      Debrah Lebo Lubertson      SEA 2015-0008      mjc  
 Date application accepted: February 4, 2015      Application Fee Paid: \$ 8187.50      2/4/15