



# County of Fairfax, Virginia

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

RECEIVED  
Department of Planning & Zoning

OCT 26 2015

Zoning Evaluation Division

October 21, 2015

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

Re: Special Exception Application SE 2015-SU-017

Dear Ms. Stagg:

At a regular meeting of the Board of Supervisors held on October 20, 2015, the Board approved Special Exception Application SE 2015-SU-017 in the name of BBCN Bank. The subject property is located at 13890 Braddock Road, on approximately of 1.26 acres land, zoned C-6, WS, and HC in the Sully District [Tax Map 54-4 ((1)) 87D pt.]. The Board's action permits a drive-in financial institution in a highway corridor overlay district, pursuant to Section 7-607 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.
3. This Special Exception 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 shall be in substantial conformance with the approved Special Exception Plat entitled "Special Exception on a portion of the land of NV land, Inc.", prepared by Brian Lundstrom, dated July, 1986, and these conditions. Minor modifications to the approved Special Exception Amendment may be permitted pursuant to Paragraph 4 of Section 9-004 of the Zoning Ordinance. \*

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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>

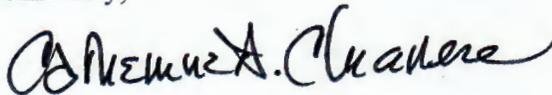
October 21, 2015

4. A coordinated signage system shall be developed to direct customers to and from the drive-in banking facility. These signs shall be located for the benefit of customers coming from or choosing to leave through either the Braddock Road and Old Centreville Road shopping center access points. These signs shall be in conformance with the requirements of Article 12 of the Zoning Ordinance and shall be erected prior to the date that the drive-in bank begins serving customers.\*
5. Parking shall be provided in conformance with the regulations of Article 11.

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 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 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

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



**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](http://www.fairfaxcounty.gov/dpz/zoning/applications)

APPLICATION No: SE 2015-54-017  
 (Staff ~~REASSIGN~~)  
 Department of Planning & Zoning

APR 28 2015

Zoning Evaluation Division

**APPLICATION FOR A SPECIAL EXCEPTION**

(PLEASE TYPE or PRINT IN BLACK INK)

<b>APPLICANT</b>	<b>NAME</b> BBCN Bank
	<b>MAILING ADDRESS</b> 3731 Wilshire Boulevard, Suite 1000 Los Angeles, CA 90010
	<b>PHONE HOME</b> ( ) <b>WORK</b> (703 ) 528-4700
	<b>PHONE MOBILE</b> ( )
<b>PROPERTY INFORMATION</b>	<b>PROPERTY ADDRESS</b> 13890 Braddock Road Centreville, VA 20121
	<b>TAX MAP NO.</b> 54-4 ((1)) 87D pt. <b>SIZE (ACRES/SQ FT)</b> 1.26 acres / 54,751 sq. ft.
	<b>ZONING DISTRICT</b> C-6, HC, SC, WS <b>MAGISTERIAL DISTRICT</b> Sully
	<b>PROPOSED ZONING IF CONCURRENT WITH REZONING APPLICATION:</b> N/A
<b>SPECIAL EXCEPTION REQUEST INFORMATION</b>	<b>ZONING ORDINANCE SECTION</b> 4-604 and 9-601 47-607
	<b>PROPOSED USE</b> Request approval of a drive-in bank with no new construction. A drive-in bank was previously approved on the Property pursuant to SE 86-S-102, was established, but has since expired.
<b>AGENT/CONTACT INFORMATION</b>	<b>NAME</b> Lynne J. Strobel, Esq. or Inda E. Stagg, Senior Land Use Planner
	<b>MAILING ADDRESS</b> Walsh, Colucci, Lubeley & Walsh, PC 2200 Clarendon Boulevard, Suite 1300 Arlington, VA 22201 <a href="mailto:istagg@thelandlawyers.com">istagg@thelandlawyers.com</a>
	<b>PHONE HOME</b> ( ) <b>WORK</b> (703 ) 528-4700
	<b>PHONE 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.

Inda E. Stagg, Senior Land Use Planner

*Inda E. Stagg*  
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 SIGNATURE OF APPLICANT/AGENT

TYPE/PRINT NAME OF APPLICANT/AGENT

DO NOT WRITE IN THIS SPACE

*Deborah L. Lumberton* SE 2015-0139

Date Application accepted: 5/7/2015

Application Fee Paid: \$ 16,375.00