



County of Fairfax, Virginia

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

May 19, 2016

David R. Gill
McGuireWoods LLP
1750 Tyson Blvd, Suite 1800
Tysons Corner, VA 22102

RECEIVED
Department of Planning & Zoning

JUL 22 2016

Zoning Evaluation Division

RE: Special Exception Application SE 2015-PR-021
(Concurrent with Proffered Condition Amendment Application PCA 75-7-004-03)

Dear Mr. Gill:

At a regular meeting of the Board of Supervisors held on May 17, 2016, the Board approved Special Exception Application SE 2015-PR-021 in the name of Meridian Science 7980 LP. The subject property is located at 7910 and 7980 Science Applications Court, on approximately 5.75 acres of land, zoned I-3 and HC in the Providence District [Tax Map 39-2 ((1)) 13D (pt.) and 13E (pt.)]. The Board's action permits a containment structure associated with outdoor recreation/sports facility playing fields/courts and golf courses, pursuant to Section 9-624 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. The height, location, color and materials of the proposed containment structure shall be in substantial conformance with that shown on the Special Exception Plat. Additionally and notwithstanding that shown on Sheet L1.0 of the GDP/SE plat, the containment structure shall be constructed of black chain link.
3. This Special Exception is subject to the provision of Article 17, Site Plans as may be determined by the 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 (SE) Plat entitled "Tysons Technology Center", consisting of twenty-nine sheets and prepared by VIKa and LandDesign, which is dated April 1, 2015 and revised through October 19, 2015, and these conditions. Minor modifications to the approved Special Exception may be permitted pursuant to Par. 4 of Sect. 9-004 of the Zoning Ordinance.

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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, at a minimum, the use has been established or construction has commenced and been diligently prosecuted as evidenced by the issuance of a Non-Residential Use Permit for the use. 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:

- Modification of Paragraph 2 of Section 2-506 of the Zoning Ordinance to allow for a parapet wall, cornice or similar projection to exceed the height limit established by more than three (3) feet to a maximum height of 4.5 feet, as shown on the General Development Plan/Special Exception (GDP/SE) Plat.
- Modification of Paragraph 4 of Section 11-202 of the Zoning Ordinance requiring a minimum distance of forty (40) feet from a loading space in proximity to a drive aisle in favor of that shown on the GDP/SE Plat.
- Waiver of the maximum length of private streets as provided in Paragraph 2 of Section 11-302 of the Zoning Ordinance to allow private streets in excess of 600 feet in length.
- Modification of peripheral landscape requirements for the existing surface lot (southeast of proposed field), as allowed by Paragraph 3 of Section 13-203 of the Zoning Ordinance, in favor of the existing and proposed landscaping as shown on the GDP/SE Plat.
- Modification of the transitional screening and barrier requirements along the eastern property boundary adjacent to I-495 to that shown on the GDP/SE Plat.
- Modification of the transitional screening and barrier requirements along the southern property line (Science Applications Court) in favor of the proposed streetscape design and containment structure as shown on the GDP/SE Plat.
- Modification of Paragraph 2 of Section 17-201 of the Zoning Ordinance regarding the construction of trails and bike trails, in favor of the streetscape and on-road bike trail system shown on the GDP/SE Plat.

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- Waiver of Paragraph 3 of Section 17-201 of the Zoning Ordinance to provide additional interparcel connection to adjoining parcels other than those specifically identified on the GDP/SE Plat.
- Waiver of Paragraph 4 of Section 17-201 of the Zoning Ordinance to not require any further dedication, construction or widening of existing roads beyond that for which is indicated on the GDP/SE Plat. Dedication and improvements shown on the SE/GDP Plan shall be deemed to meet all comprehensive policy plan requirements.
- Modification of Paragraphs 12, 13 and 14 of Section 17-201 of the Zoning Ordinance and requirement to provide improvements in a phased sequence as outlined in the GDP/SE Plat and proffers and to be determined with the site plan.
- Modification of Section 12-0510 and 12-0511 of the PFM for required 10% tree canopy coverage on individual lots/land bays, to allow for canopy coverage to be calculated as depicted on the GDP/SE Plat.
- Modification of Standard E of Sect. 9-624 of the Zoning Ordinance to permit signage at all entry points to the field.

Sincerely,



Catherine A. Chianese
Clerk to the Board of Supervisors

cc: Chairman Sharon Bulova
Supervisor Linda Smyth, Providence District
Howard W. Goodie, 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

APPLICATION No: SE 2015-PR-021
 (Staff will assign)
 Concurrent with
 PEA 75-7-004-03
 RECEIVED
 Department of Planning & Zoning

SEP 09 2015

APPLICATION FOR A SPECIAL EXCEPTION

(PLEASE TYPE or PRINT IN BLACK INK)

Zoning Evaluation Division

APPLICANT	NAME	Meridian Science 7980, LP		
	MAILING ADDRESS	7990 Science Application Court, Vienna, VA 22182		
	PHONE HOME ()	WORK ()		
	PHONE MOBILE ()			
PROPERTY INFORMATION	PROPERTY ADDRESS	7910 + 7980 Science Application Court, Vienna, VA 22182		
	TAX MAP NO.	SIZE (ACRES/SQ FT)		
	39-2 ((1)) 13D (pt) and 13E (pt)		5.64 AC	
	ZONING DISTRICT	MAGISTERIAL DISTRICT		
I-3 and HC		Providence		
PROPOSED ZONING IF CONCURRENT WITH REZONING APPLICATION:				
SPECIAL EXCEPTION REQUEST INFORMATION	ZONING ORDINANCE SECTION	9-601 + 9-624		
	PROPOSED USE	Containment structure associated with outdoor recreation/sports facility playing fields/courts and golf courses		
AGENT/CONTACT INFORMATION	NAME	David R. Gill, Esquire		
	MAILING ADDRESS	McGuireWoods LLP 1750 Tysons Boulevard, Suite 1800, Tysons Corner, VA 22102		
	PHONE NUMBER	HOME	WORK	
	703-712-5039			
	PHONE NUMBER	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>David R. Gill <u>TYPE/PRINT NAME OF APPLICANT/AGENT</u></p> <p><u>SIGNATURE OF APPLICANT/AGENT</u></p>				

DO NOT WRITE IN THIS SPACE

David R. Gill

SE 2015-0116

Date application accepted: July 1, 2015

Application Fee Paid: \$ _____

Amended: September 9, 2015