



# County of Fairfax, Virginia

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

January 3, 2007

Robert Flinn  
Flinn and Beagan  
8300 Boone Blvd., Suite 225  
Vienna, VA 22182

Re: Special Exception Application Number SE 2006-SP-010

Dear Mr. Flinn:

At a regular meeting of the Board of Supervisors held on December 4, 2006, the Board approved Special Exception Application Number SE 2006-SP-010 in the name of Chevy Chase Bank FSB. The subject property is located at 11611 and 11617 Lee Highway (Tax Map 56-2 ((1)) 63 and 63A) for a drive-in bank and a waiver of certain sign regulations, pursuant to Sections 4-804 and 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 plat approved with the application (Drive In Bank), 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 "Chevy Chase Bank; 11611 Lee Highway" prepared by Walter L. Phillips, Inc., and dated March 21, 2006, as revised through November 6, 2006, 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.
4. Architectural elevations shall be in substantial conformance with those shown on the SE Plat; however, no wall-mounted signage shall be permitted on the south face of the building. Materials shall be brick with painted trim, as shown on the elevations in the SE Plat.

Office of Clerk to the Board of Supervisors  
12000 Government Center Parkway, Suite 533  
Fairfax, Virginia 22035

Phone: 703-324-3151 ♦ Fax: 703-324-3926 ♦ TTY: 703-324-3903  
Email: [clerktothebos@fairfaxcounty.gov](mailto:clerktothebos@fairfaxcounty.gov)  
<http://www.fairfaxcounty.gov/bosclerk>

5. One of the two drive through lanes shown on the SE Plat shall have ATM facilities only, no "window" or tube facilities.
6. Wall mounted signage shall be in substantial conformance with that shown on the elevations, excepting no signage shall be provided on the south side of the building and that the exact lettering of the signs may be modified. Each of the three signs shall have a maximum size of 18 inches in height and 23 feet 4 5/8 inches in length (35.08 square feet). The total sign area provided shall not exceed 105.24 square feet. If lit, the signs will be internally illuminated.
7. The free standing sign shall be in substantial conformance with the illustration shown in the SE Plat.
8. Except for such temporary signs as are permitted by ordinance, promotional banners, balloons, flags, or rooftop displays shall not be permitted on site or in the adjacent right-of-way.
9. A landscape plan shall be submitted concurrent with site plan review and shall provide for the number and sizes of trees and plantings consistent with that shown on the SE plat and the additional requirements of these conditions. The landscape plan shall be subject to the review and approval of Urban Forest Management.
10. In addition to the landscaping shown on the SE Plat, the landscape plan shall include additional understory vegetation within the transitional screening area along the southern boundary to supplement the existing vegetation, if and as recommended by Urban Forest Management.
11. All "proposed deciduous trees" shall have a minimum caliper of 3 to 3.5 inches at the time of planting (not 2 to 2.5 inches as shown on the SE Plat). This condition shall not apply to "proposed flowering trees."
12. Prior to site plan approval the applicant shall enter into a license agreement with the County to permit landscaping to be provided and maintained in the area to be dedicated along the Route 29 frontage of the site, as shown on the SE Plat.
13. A bio-retention facility shall be provided to enhance water quality in the location shown on the SE Plat. Such facility shall be constructed and maintained in accordance with DPWES recommendations.
14. The existing septic tank/field shall be abandoned in accordance with Health Department regulations.

15. All lighting, including streetlights, security lighting, signage lighting and pedestrian or other incidental lighting, shall be in conformance with Part 9 of Article 14 of the Zoning Ordinance.
16. At the time of site plan approval, or on demand (whichever occurs first) right-of-way as shown on the SE Plat shall be dedicated to the Board of Supervisors in fee simple at no cost as shown on the SE Plat.
17. At the time of site plan approval, a contribution shall be made to the Fairfax Center Area Road Fund in accordance with the Procedural Guidelines adopted by the Board of Supervisors on November 22, 1982, as amended, subject to credit for all creditable expenses as determined by the Fairfax County Department of Transportation and/or DPWES.
18. If credit is taken against the Fairfax Center Area Road Fund for right-of-way dedication, no density credit for the dedicated area shall be retained for the site.
19. At the time of site plan approval, the applicant shall provide for a public access easement in a form approved by the County Attorney, for the purpose of providing an interparcel access to the west [Tax Map 56-2 ((1)) 63B], in the approximate location shown on the SE plat.
20. Prior to site plan approval, the applicant shall apply to VDOT for approval of the following roadway improvements, and shall provide a copy of said application to the Springfield Supervisor's Office and all homeowners of the Leehigh Village and Estates of Leewood subdivisions for review and comment. The applicant shall install those improvements which are approved by VDOT at the applicant's sole expense, although such installation shall not be required to be complete prior to issuance of a Non-residential Use Permit.
  - a. Install "no parking" signs on the service drive abutting the property between Village Drive and the existing western terminus of the service drive next to the Estates at Leewood subdivision;
  - b. Install a "no right on red" sign for the east-bound right turn lane on Lee Highway (Route 29) at its intersection with Village Drive; and
  - c. Install a loop detector in the east-bound lane of the existing service drive at its intersection with Village Drive, to allow additional time on green for the traffic signal at Village Drive and Route 29 so that east-bound vehicles on the service drive have additional time to make left turns onto Village Drive and continue through the traffic signal.

The Board also:

- Added a phrase to condition number 20 of the development conditions dated November 13, 2006 to read **“And shall provide a copy of said application to the Springfield Supervisor’s Office and all homeowners of the Lee High Village and Estates of Leewood subdivision for review and comment.”**
- Modified the transitional screening requirement to the south to allow existing vegetation to be utilized.
- Modified the transitional screening requirement and waived the barrier requirement to the north in favor of that shown on the SE Plat.

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. 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.

If you have questions regarding the expiration of this Special Exception or filing a request for additional time, they should be directed to the Zoning Evaluation Division in the Department of Planning and Zoning at 703-324-1290. The mailing address for the Zoning Evaluation Division is Suite 801, 12055 Government Center Parkway, Fairfax, Virginia 22035.

Sincerely,



Nancy Vehr  
Clerk to the Board of Supervisors

NV/cwb

Cc: Chairman Gerald E. Connolly  
Supervisor Elaine McConnell, Springfield District  
Janet Coldsmith, Director, Real Estate Division. Dept. of Tax Administration

Barbara A. Byron, Director, Zoning Evaluation Division, DPZ  
Diane Johnson-Quinn, Deputy Zoning Administrator, Dept. of Planning and Zoning  
Thomas Conry, Dept. Manager. – GIS - Mapping/Overlay  
Angela K. Rodeheaver, Section Chief, Transportation. Planning Division  
Ellen Gallagher, Capital Projects and Operations Div., Dept. of Transportation  
Audrey Clark, Director – Building Plan Review, DPWES  
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  
District Planning Commissioner  
Barbara J. Lippa, Executive Director, Planning Commission  
Jose Comayagua, Director, Facilities Management  
Gary Chevalier, Office of Capital Facilities/Fairfax County Public Schools



PLEASE TYPE OR PRINT IN BLACK INK

COMMONWEALTH OF VIRGINIA  
COUNTY OF FAIRFAX  
APPLICATION FOR SPECIAL EXCEPTION

APPLICATION NO. SE 2006-51010  
(Assigned by Staff)

ZONING ORDINANCE SECTION UNDER WHICH APPLICATION IS FILED: 4-804 and 9-620

PROPOSED USE: Drive-in Bank waver of certain sign regulations

NAME OF APPLICANT(S): Chevy Chase Bank, F.S.B.

POSTAL ADDRESS OF PROPERTY: 11611 and 11617 Lee Highway, Fairfax, Virginia

TAX MAP DESCRIPTION: 56-2-01-63 & 63A

Map No.	Double Circle No.	Single Circle No.	Parcel(s)/Lot(s) No.
SUBDIVISION NAME: <u>Harvey W. Fox Property, Lots 1 and 2</u>			
TOTAL AREA (AC. OR SQ.FT.): <u>64,481 sq. ft.</u>			
PRESENT ZONING: <u>C-8</u>			
PROPOSED ZONING IF CONCURRENT WITH REZONING APPLICATION: <u>N/A</u>			
SUPERVISOR DISTRICT: <u>Springfield</u>			

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 on the subject property as necessary to process the application.

ROBERT F. FLINN  
Type or Print Name of Applicant or Agent

[Signature]  
Signature of Applicant or Agent

Flinn & Beagan, 8300 Boone Boulevard, Suite 225, Vienna, Virginia 22182  
Address

(703) 448-6800  
Telephone No. Home Work

Please provide name and telephone number of contact person if different from above.

DO NOT WRITE IN THIS SPACE

Date application received: \_\_\_\_\_ Application Fee Paid: \$ 5,950.00

Date application accepted: 4.19.06 \_\_\_\_\_ Form SE (10/89)

NOTED

SE 2006-51010  
JUL 4 2006