



# FAIRFAX COUNTY

OFFICE OF THE CLERK  
BOARD OF SUPERVISORS  
12000 Government Center Parkway, Suite 533  
Fairfax, Virginia 22035-0072

V I R G I N I A

November 20, 2002

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Robert A. Young  
Jefferson Investment Group, Inc.  
6718 Whittier Avenue, Suite 220  
McLean, Virginia 22101

RE: Special Exception Application  
Number SE 2002-PR-018  
(Concurrent with RZ 2001-PR-053)

Dear Mr. Young:

At a regular meeting of the Board of Supervisors held on October 28, 2002, the Board approved Special Exception Application Number SE 2002-PR-018 in the name of Jefferson Investment Group, Incorporated, located at 2000 Gallows Road, Tap Map 39-2 ((1)) 18 for use as a drive-in bank pursuant to Section 4-104 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 Generalized Development Plan/Special Exception (GDP/SE) Plat entitled 2000 Gallows Road, prepared by Walter L. Phillips, Inc. and dated October 17, 2001 as revised through September 19, 2002, and these conditions. The GDP/SE Plat consists of five sheets entitled:
  - a) Generalized Development Plan/Special Exception Plat
  - b) Landscape Planting Plan dated 9/12/02 and prepared by Butz Wilbern

- c) Front Elevation dated 5/21/02 and prepared by Butz Wilbern
- d) Side Elevation From Parking Lot dated 5/21/02 and prepared by Butz Wilbern
- e) Side Elevation From Drive Aisle dated 5/21/02 and prepared by Butz Wilbern

Minor modifications to the approved Special Exception may be permitted pursuant to Paragraph 4 of Section 9-004 of the Zoning Ordinance.

4. The applicant shall demonstrate to DPWES that the radius of the curve in the drive through lane is adequate for a passenger car. If the curve is inadequate, it shall be made adequate.
5. The wall sections located between the piers shall be located no further above the finished grade than is necessary to provide for adequate drainage.

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 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.

**The Board also:**

- **Modified the transitional screening yard and barrier requirements along the southern boundary in favor of that shown on the GDP/SE Plat and referenced in the proffers and development conditions.**
- **Waived the trail requirement along Gallows Road in favor of the streetscape shown on the GDP/SE Plat.**
- **Waived the loading space requirement.**

**In addition, the Board:**

- **Modified the transitional screening and waived the barrier along Gallows Road.**

- **Modified the screening and barrier on the northwest of the property.**

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 Vehrs  
Clerk to the Board of Supervisors

NV/ns

cc: Chairman Katherine K. Hanley  
Supervisor Connolly, Providence District  
Janet Coldsmith, Director, Real Estate Div., Dept. of Tax Administration  
Michael R. Congleton, Deputy Zoning Enforcement Branch  
John Crouch, Deputy, Zoning Enforcement Branch, ZPRB  
Audrey Clark, Director, BPRD, DPWES  
Barbara A. Byron, Director, Zoning Evaluation Div., DPZ  
Angela K. Rodeheaver, Section Chief, Trnsprt'n. Planning Div.,  
Charles Strunk, Project Planning Section, Department of Transportation  
Michelle A. Brickner, Director, Site Development Services, DPWES  
DPWES – Bonds & Agreements  
Department of Highways, VDOT  
Land Acqu. & Planning Div., Park Authority  
District Planning Commissioner  
Jim Clark, 602 Bruton Place, Vienna, VA 22180