



**WALSH COLUCCI  
LUBELEY & WALSH PC**

Inda E. Stagg  
Senior Land Use Planner  
(703) 528-4700 Ext. 5423  
[istagg@thelandlawyers.com](mailto:istagg@thelandlawyers.com)

April 27, 2015

**Via Hand Delivery**

Barbara C. Berlin  
Director, Fairfax County DPZ/ZED  
12055 Government Center Parkway, Suite 801  
Fairfax, Virginia 22035

Re: Request for Modification of Submission Requirements  
BBCN Bank – Special Exception Application for Drive-In Bank  
13890 Braddock Road (TM 54-4 ((1)) 87D pt.) (the “Property”)

Dear Barbara:

I am requesting a modification of submission requirements for this Special Exception request to permit a previously approved Special Exception plat and As-Built Site Plan for the Property be permitted to meet the intent of the submission requirements.

A drive-in bank was previously approved by the Board of Supervisors pursuant to Special Exception SE 86-S-102. The drive-through lanes were constructed and the drive-in bank use was established pursuant to this approval; unfortunately, after many years that drive-in bank vacated the Property. A drive-in bank use did not exist on the Property for more than two years, which resulted in the expiration of SE 86-S-102. The Property's owner would like to lease the drive-in bank location in this existing office building with a drive-in bank use, but cannot without a new Special Exception approval.

I am not working with an engineer and do not have the ability to create new graphics. If necessary, we will generate new graphics; however, as there is no new construction proposed with this application and no modifications to the previous approval, I am hopeful you will agree that the provided graphics are sufficient for review of this current Special Exception request.

ATTORNEYS AT LAW

703 528 4700 • [WWW.THELANDLAWYERS.COM](http://WWW.THELANDLAWYERS.COM)  
2200 CLARENDON BLVD. • SUITE 1300 • ARLINGTON, VA 22201-3359

LOUDOUN 703 737 3633 • WOODBRIDGE 703 680 4664

Submission Requirement Modification Request  
BBCN Bank  
April 27, 2015  
Page 2 of 2

Please let me know if you should have any questions regarding this modification request.

Very truly yours,

WALSH, COLUCCI, LUBELEY & WALSH, P.C.



Inda E. Stagg  
Senior Land Use Planner

cc: Sully District Supervisor Michael R. Frey/Leila Mosadegh  
Sully District Planning Commissioner John L. Litzenberger  
John K. Lee, SVP and Assistant General Counsel; BBCN Bank (Applicant)  
Eric C. Lee, FVP and General Services Manager; BBCN Bank (Applicant)  
Jonathan M. Cutler – Agent for G. Melo, LLC (Owner)  
Lynne J. Strobel, Esq.; Walsh, Colucci, Lubeley & Walsh, P.C.



**COUNTY OF FAIRFAX****APPLICATION No:** \_\_\_\_\_**Department of Planning and Zoning****(Staff will assign)****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 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
	<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
<b>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.</b>  Inda E. Stagg, Senior Land Use Planner  <b>TYPE/PRINT NAME OF APPLICANT/AGENT</b> <b>SIGNATURE OF APPLICANT/AGENT</b>	

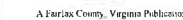
DO NOT WRITE IN THIS SPACE

Date Application accepted: \_\_\_\_\_

Application Fee Paid: \$ \_\_\_\_\_







Map file is 50" X 75" based on USGS 1:250,000 scale  
7 1/2 minute Quad Vargia Coordinate System  
values are of 1983 North Zone in U.S. feet based on  
NAD 83/93 High Precision GPS Network adjustment.  
National Geodetic Vertical Datum 1929

Age Group	Percentage
18-24	10%
25-34	20%
35-44	25%
45-54	20%
55-64	15%
65-74	10%
75-84	5%
85+	5%

ACROSS

### Profilers and Communities

of preprocessor values of the framing  
applied as indicated, is stretched beyond

A complete expansion is provided

Zanag revised 13-03-16-2015  
Subsequent changes not reflected

The information contained on this page is NOT to be construed or used as a "Buy American" or "Buy U.S. Made" product. Buy

Physical representations, property lines or boundaries are for general information only and shall not be used for the design modification.

**Disclaimer:** While I do not want to overpromise by saying that I can provide any system of training or motivation, I can provide a good reference to help you.

Information for writer and Mapping The user Manual of the  
 Department of Information Technology. It is an excellent tool for

of data, but profiles, however. Copyrights, Journal of Insurance Information on any other property, Inc. Data in this case from the

London  Montgomery

Prince William (1982-1983)

[illegible]

ADMINISTRATIVE INDEX

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PROPERTY MAP  
ZONING  
54-4

Revised to : 03 - 16 - 2015

Prepared by  
DEPARTMENT OF INFORMATION TECHNOLOGY  
GIS and Mapping Services Branch  
12000 Government Center Parkway, Suite 117  
Fairfax, Virginia 22035-0010  
(703) 324-2712  
FAX (703) 324-3937  
E-mail [gis\\_help@fairfaxcounty.gov](mailto:gis_help@fairfaxcounty.gov)

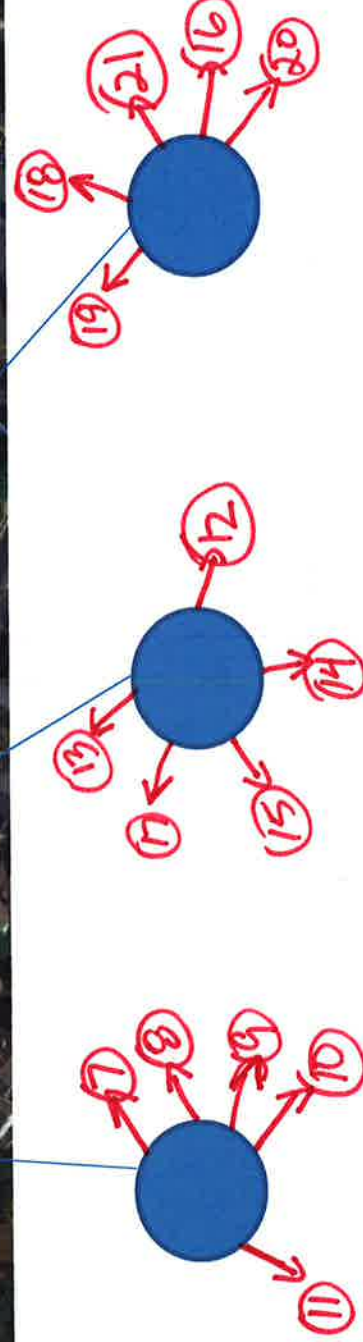
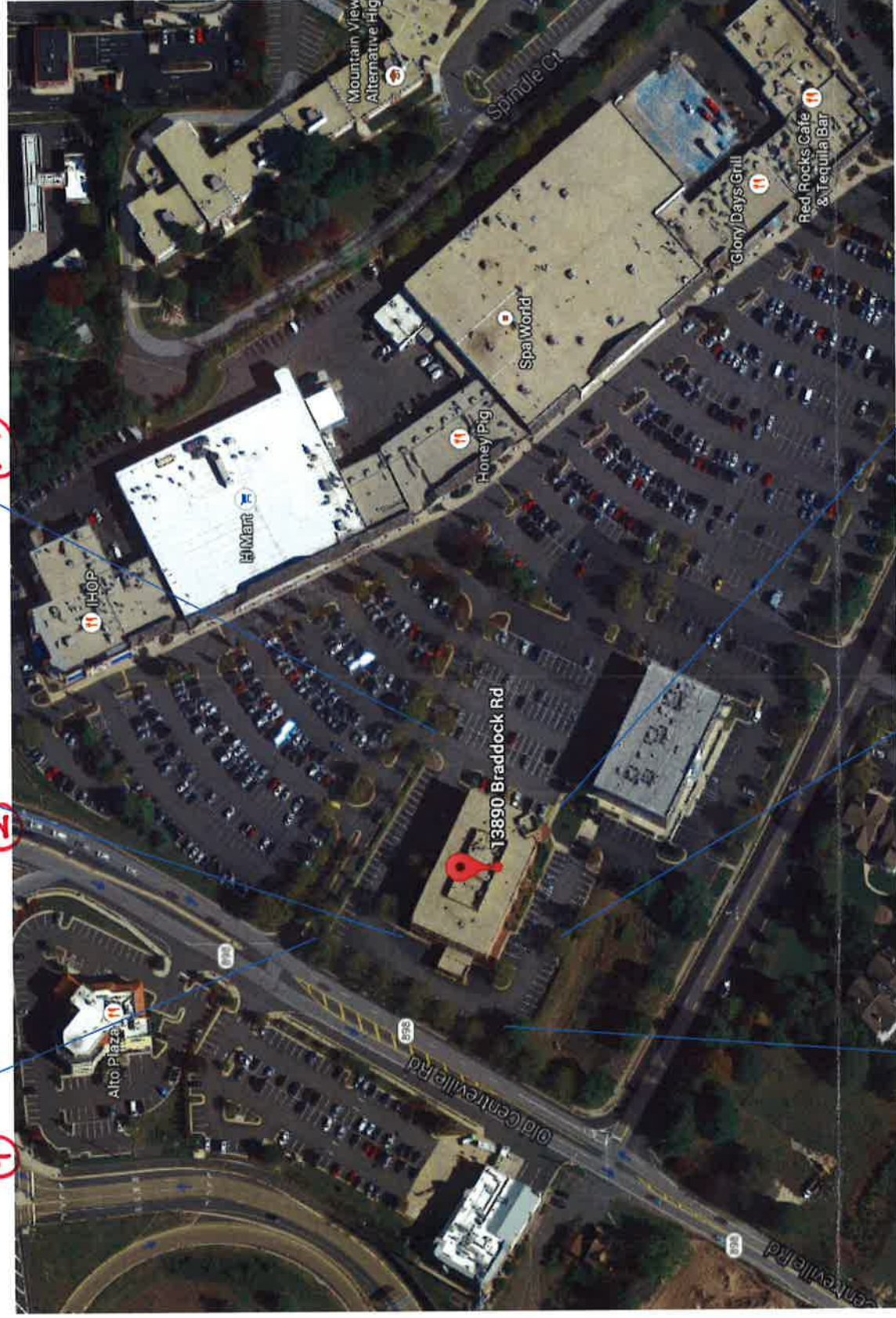
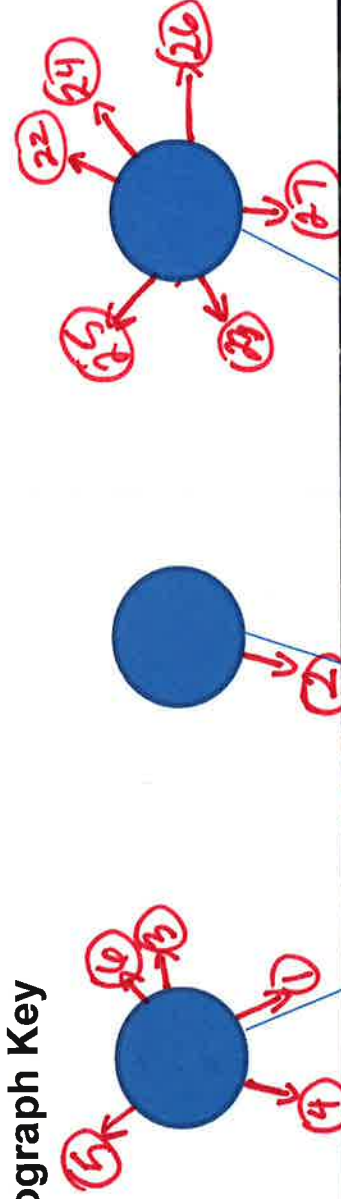
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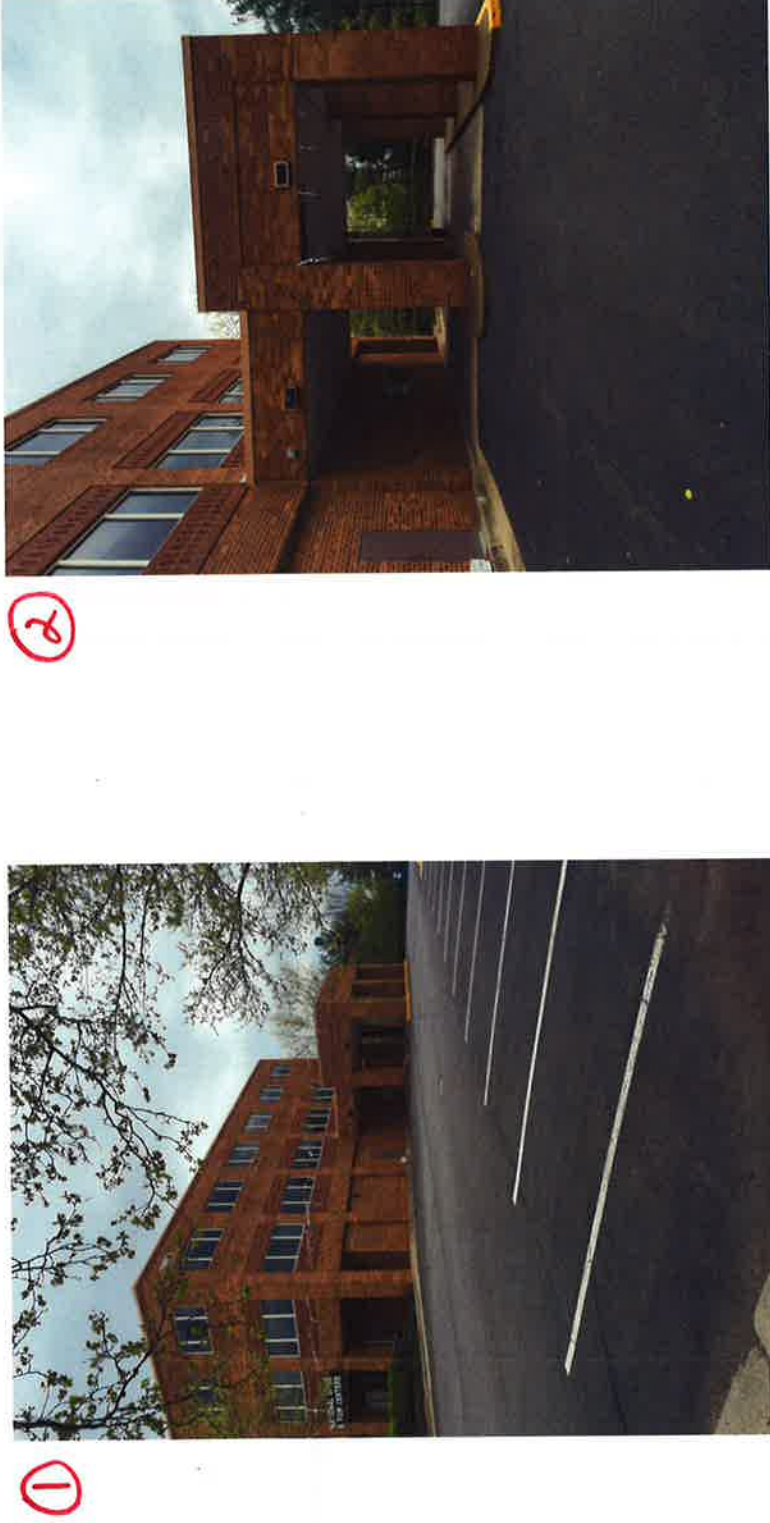




Photograph Key



Photographs of the Property







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## SPECIAL EXCEPTION AFFIDAVIT

DATE: April 22, 2015  
(enter date affidavit is notarized)

I, Inda E. Stagg, agent, do hereby state that I am an  
(enter name of applicant or authorized agent)

(check one)            ☐ applicant  
                             ☒ applicant's authorized agent listed in Par. 1(a) below

in Application No.(s): SEA  
(enter County-assigned application number(s), e.g. SE 88-V-001)

and that, to the best of my knowledge and belief, the following information is true:

1(a). The following constitutes a listing of the names and addresses of all **APPLICANTS, TITLE OWNERS, CONTRACT PURCHASERS**, and **LESSEES** of the land described in the application,\* and, if any of the foregoing is a **TRUSTEE,\*\*** each **BENEFICIARY** of such trust, and all **ATTORNEYS** and **REAL ESTATE BROKERS**, and all **AGENTS** who have acted on behalf of any of the foregoing with respect to the application:

(**NOTE:** All relationships to the application listed above in **BOLD** print are to be disclosed. Multiple relationships may be listed together, e.g., **Attorney/Agent, Contract Purchaser/Lessee, Applicant/Title Owner**, etc. For a multiparcel application, list the Tax Map Number(s) of the parcel(s) for each owner(s) in the Relationship column.)

NAME (enter first name, middle initial, and last name)	ADDRESS (enter number, street, city, state, and zip code)	RELATIONSHIP(S) (enter applicable relationships listed in <b>BOLD</b> above)
BBCN Bank Agents: John K. Lee Eric (nmi) Lee	3731 Wilshire Boulevard, Suite 1000 Los Angeles, CA 90010	Applicant/Lessee of Tax Map 54-4 ((1)) 87D pt.
G. Melo, LLC Agent: Jonathan M. Cutler	c/o Premier Management Services LC 7910 Woodmont Avenue, #1405 Bethesda, MD 20814	Title Owner of Tax Map 54-4 ((1)) 87D pt.

(check if applicable)            ☒ There are more relationships to be listed and Par. 1(a) is continued on a "Special Exception Attachment to Par. 1(a)" form.

\* In the case of a condominium, the title owner, contract purchaser, or lessee of 10% or more of the units in the condominium.

\*\* List as follows: Name of trustee, Trustee for (name of trust, if applicable), for the benefit of: (state name of each beneficiary).

**Special Exception Attachment to Par. 1(a)**

DATE: April 22, 2015  
(enter date affidavit is notarized)

for Application No. (s): \_\_\_\_\_  
(enter County-assigned application number (s))

**(NOTE):** All relationships to the application are to be disclosed. Multiple relationships may be listed together, e.g., **Attorney/Agent, Contract Purchaser/Lessee, Applicant/Title Owner**, etc. For a multiparcel application, list the Tax Map Number(s) of the parcel (s) for each owner(s) in the Relationship column.)

<b>NAME</b> (enter first name, middle initial, and last name)	<b>ADDRESS</b> (enter number, street, city, state, and zip code)	<b>RELATIONSHIP(S)</b> (enter applicable relationships listed in <b>BOLD</b> above)
Premier Management Services, LC Agent: Jonathan M. Cutler	7910 Woodmont Avenue, Suite 1405 Bethesda, MD 20814	Manager/Agent for Title Owner
Walsh, Colucci, Lubeley & Walsh, P.C.	2200 Clarendon Boulevard, Suite 1300 Arlington, VA 22201	Attorneys/Agents for Applicant
Agents: Martin D. Walsh Lynne J. Strobel M. Catharine Puskar Sara V. Mariska G. Evan Pritchard Andrew A. Painter Matthew J. Allman Jeffrey R. Sunderland Elizabeth D. Baker Inda E. Stagg Amy E. Friedlander		Attorney/Agent Attorney/Agent Attorney/Agent Attorney/Agent Attorney/Agent Attorney/Agent Attorney*/Agent Planner/Agent Planner/Agent Planner/Agent

\*Admitted in New York and California. Admission to Virginia Bar pending.

(check if applicable) ☐ There are more relationships to be listed and Par. 1(a) is continued further on a "Special Exception Attachment to Par. 1(a)" form.



**SPECIAL EXCEPTION AFFIDAVIT**

DATE: April 22, 2015  
(enter date affidavit is notarized)

for Application No. (s): \_\_\_\_\_  
(enter County-assigned application number(s))

1(b). The following constitutes a listing\*\*\* of the **SHAREHOLDERS** of all corporations disclosed in this affidavit who own 10% or more of any class of stock issued by said corporation, and where such corporation has 10 or less shareholders, a listing of all of the shareholders:

**(NOTE: Include SOLE PROPRIETORSHIPS, LIMITED LIABILITY COMPANIES, and REAL ESTATE INVESTMENT TRUSTS herein.)**

**CORPORATION INFORMATION**

**NAME & ADDRESS OF CORPORATION:** (enter complete name and number, street, city, state, and zip code)  
BBCN Bank  
3731 Wilshire Boulevard, Suite 1000  
Los Angeles, CA 90010

**DESCRIPTION OF CORPORATION:** (check one statement)

- ☒ There are 10 or less shareholders, and all of the shareholders are listed below.  
☐ There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.  
☐ There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

**NAMES OF SHAREHOLDERS:** (enter first name, middle initial and last name)

BBCN Bancorp, Inc.

(check if applicable) ☒ There is more corporation information and Par. 1(b) is continued on a "Special Exception Affidavit Attachment 1(b)" form.

\*\*\* All listings which include partnerships, corporations, or trusts, to include the names of beneficiaries, must be broken down successively until: (a) only individual persons are listed or (b) the listing for a corporation having more than 10 shareholders has no shareholder owning 10% or more of any class of stock. *In the case of an APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE\* of the land that is a partnership, corporation, or trust, such successive breakdown must include a listing and further breakdown of all of its partners, of its shareholders as required above, and of beneficiaries of any trusts. Such successive breakdown must also include breakdowns of any partnership, corporation, or trust owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE\* of the land. Limited liability companies and real estate investment trusts and their equivalents are treated as corporations, with members being deemed the equivalent of shareholders; managing members shall also be listed.* Use footnote numbers to designate partnerships or corporations, which have further listings on an attachment page, and reference the same footnote numbers on the attachment page.

**Special Exception Attachment to Par. 1(b)**DATE: April 22, 2015  
(enter date affidavit is notarized)for Application No. (s): \_\_\_\_\_  
(enter County-assigned application number (s))**NAME & ADDRESS OF CORPORATION:** (enter complete name, number, street, city, state, and zip code)BBCN Bancorp, Inc.  
3731 Wilshire Boulevard, Suite 1000  
Los Angeles, CA 90010**DESCRIPTION OF CORPORATION:** (check one statement)

- ☐ There are 10 or less shareholders, and all of the shareholders are listed below.
- ☐ There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- ☒ There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

**NAMES OF THE SHAREHOLDERS:** (enter first name, middle initial, and last name)

Publicly traded on NASDAQ.

**NAME & ADDRESS OF CORPORATION:** (enter complete name, number, street, city, state, and zip code)G. Melo, LLC  
c/o Premier Management Services LC  
7910 Woodmont Avenue, #1405  
Bethesda, MD 20814**DESCRIPTION OF CORPORATION:** (check one statement)

- ☒ There are 10 or less shareholders, and all of the shareholders are listed below.
- ☐ There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- ☐ There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

**NAMES OF THE SHAREHOLDERS:** (enter first name, middle initial, and last name)Victoria (nmi) Baks, Manager  
Thomas J. Baks, Member

(check if applicable) ☒ There is more corporation information and Par. 1(b) is continued further on a "Special Exception Attachment to Par. 1(b)" form.

**Special Exception Attachment to Par. 1(b)**

DATE: April 22, 2015  
(enter date affidavit is notarized)

for Application No. (s): \_\_\_\_\_  
(enter County-assigned application number (s))

**NAME & ADDRESS OF CORPORATION:** (enter complete name, number, street, city, state, and zip code)

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

**DESCRIPTION OF CORPORATION:** (check one statement)

- ☐ There are 10 or less shareholders, and all of the shareholders are listed below.
- ☒ There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- ☐ There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

**NAMES OF THE SHAREHOLDERS:** (enter first name, middle initial, and last name)

Wendy A. Alexander	Jay du Von	J. Randall Minchew	Lynne J. Strobel
David J. Bomgardner	William A. Fogarty	Andrew A. Painter	Garth M. Wainman
E. Andrew Burcher	John H. Foote	G. Evan Pritchard	Nan E. Walsh
Thomas J. Colucci	H. Mark Goetzman	M. Catharine Puskar	
Michael J. Coughlin	Bryan H. Guidash	John E. Rinaldi	
Peter M. Dolan, Jr.	Michael J. Kalish	Kathleen H. Smith	

**NAME & ADDRESS OF CORPORATION:** (enter complete name, number, street, city, state, and zip code)

Premier Management Services, LC  
7910 Woodmont Avenue, Suite 1405  
Bethesda, MD 20814

**DESCRIPTION OF CORPORATION:** (check one statement)

- ☒ There are 10 or less shareholders, and all of the shareholders are listed below.
- ☐ There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- ☐ There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

**NAMES OF THE SHAREHOLDERS:** (enter first name, middle initial, and last name)

Jonathan M. Cutler  
Paula (nmi) Parsons  
Adam K. Santos

(check if applicable) ☐ There is more corporation information and Par. 1(b) is continued further on a "Special Exception Attachment to Par. 1(b)" form.



**SPECIAL EXCEPTION AFFIDAVIT**

DATE: April 22, 2015  
(enter date affidavit is notarized)

for Application No. (s): \_\_\_\_\_  
(enter County-assigned application number(s))

1(c). The following constitutes a listing\*\*\* of all of the **PARTNERS**, both **GENERAL** and **LIMITED**, in any partnership disclosed in this affidavit:

**PARTNERSHIP INFORMATION**

**PARTNERSHIP NAME & ADDRESS:** (enter complete name, and number, street, city, state, and zip code)

None

(check if applicable) ☐ The above-listed partnership has no limited partners.

**NAMES AND TITLE OF THE PARTNERS** (enter first name, middle initial, last name, and title, e.g. **General Partner, Limited Partner, or General and Limited Partner**)

(check if applicable) ☒ There is more partnership information and Par. 1(c) is continued on a "Special Exception Affidavit Attachment to Par. 1(c)" form.

\*\*\* All listings which include partnerships, corporations, or trusts, to include the names of beneficiaries, must be broken down successively until: (a) only individual persons are listed or (b) the listing for a corporation having more than 10 shareholders has no shareholder owning 10% or more of any class of stock. ***In the case of an APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE\* of the land that is a partnership, corporation, or trust, such successive breakdown must include a listing and further breakdown of all of its partners, of its shareholders as required above, and of beneficiaries of any trusts. Such successive breakdown must also include breakdowns of any partnership, corporation, or trust owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE\* of the land. Limited liability companies and real estate investment trusts and their equivalents are treated as corporations, with members being deemed the equivalent of shareholders; managing members shall also be listed.*** Use footnote numbers to designate partnerships or corporations, which have further listings on an attachment page, and reference the same footnote numbers on the attachment page.

## SPECIAL EXCEPTION AFFIDAVIT

DATE: April 22, 2015  
 (enter date affidavit is notarized)

for Application No. (s): \_\_\_\_\_  
 (enter County-assigned application number(s))

1(d). One of the following boxes **must** be checked:

☐ In addition to the names listed in Paragraphs 1(a), 1(b), and 1(c) above, the following is a listing of any and all other individuals who own in the aggregate (directly and as a shareholder, partner, and beneficiary of a trust) 10% or more of the **APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE\*** of the land:

☒ Other than the names listed in Paragraphs 1(a), 1(b), and 1(c) above, no individual owns in the aggregate (directly and as a shareholder, partner, and beneficiary of a trust) 10% or more of the **APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE\*** of the land.

2. That no member of the Fairfax County Board of Supervisors, Planning Commission, or any member of his or her immediate household owns or has any financial interest in the subject land either individually, by ownership of stock in a corporation owning such land, or through an interest in a partnership owning such land.

**EXCEPT AS FOLLOWS:** (**NOTE:** If answer is none, enter "NONE" on the line below.)

None

(check if applicable) ☐ There are more interests to be listed and Par. 2 is continued on a "Special Exception Attachment to Par. 2" form.

**SPECIAL EXCEPTION AFFIDAVIT**

DATE: April 22, 2015  
(enter date affidavit is notarized)

for Application No. (s): \_\_\_\_\_  
(county-assigned application number(s), to be entered by County Staff)

3. That within the twelve-month period prior to the public hearing of this application, no member of the Fairfax County Board of Supervisors, Planning Commission, or any member of his or her immediate household, either directly or by way of partnership in which any of them is a partner, employee, agent, or attorney, or through a partner of any of them, or through a corporation in which any of them is an officer, director, employee, agent, or attorney or holds 10% or more of the outstanding bonds or shares of stock of a particular class, has, or has had any business or financial relationship, other than any ordinary depositor or customer relationship with or by a retail establishment, public utility, or bank, including any gift or donation having a value of more than \$100, singularly or in the aggregate, with any of those listed in Par. 1 above.  
**EXCEPT AS FOLLOWS:** (**NOTE:** If answer is none, enter "NONE" on line below.)

None

**NOTE:** Business or financial relationships of the type described in this paragraph that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings. See Par. 4 below.)

(check if applicable) ☐ There are more disclosures to be listed and Par. 3 is continued on a "Special Exception Attachment to Par. 3" form.

4. That the information contained in this affidavit is complete, that all partnerships, corporations, and trusts owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE\* of the land have been listed and broken down, and that prior to each and every public hearing on this matter, I will reexamine this affidavit and provide any changed or supplemental information, including business or financial relationships of the type described in Paragraph 3 above, that arise on or after the date of this application.

WITNESS the following signature:

(check one)

☐ Applicant

☒ Applicant's Authorized Agent

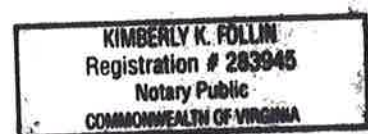
Inda E. Stagg, agent

(type or print first name, middle initial, last name, and & title of signee)

Subscribed and sworn to before me this 22 day of April 2015, in the State/Comm. of Virginia, County/City of Arlington.

My commission expires: 11/30/2015

Kimberly K. Pollin  
Notary Public







April 9, 2015

Barbara C. Berlin, Director  
Zoning Evaluation Division  
Fairfax County Department of Planning and Zoning  
12055 Government Center Parkway, Suite 801  
Fairfax, Virginia 22035-5505

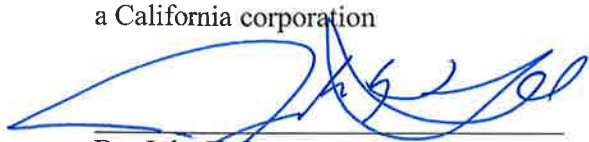
Re: Authorization to File Application for Special Exception Amendment  
Subject Property: Tax Map 54-4 ((1)) 87D pt.  
Applicant: BBCN Bank

Dear Ms. Berlin:

On behalf of BBCN Bank, I hereby authorize Walsh, Colucci, Lubeley & Walsh, P.C. including Martin D. Walsh, Lynne J. Strobel, M. Catharine Puskar, Sara V. Mariska, G. Evan Pritchard, Andrew A. Painter, Matthew J. Allman, Jeffrey R. Sunderland, Elizabeth D. Baker, Inda E. Stagg and Amy E. Friedlander to act as agent on our behalf for the filing of a Special Exception Amendment application, and any related applications, on the Subject Property.

Very truly yours,

BBCN BANK,  
a California corporation



By: John K. Lee  
Its: Senior Vice President, Assistant General Counsel

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA)  
COUNTY OF Los Angeles ) ss.

On April 10, 2015, before me, Katherine Tang, Notary Public, personally appeared John K. Lee, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Katherine Tang  
Notary Public









Inda E. Stagg  
Senior Land Use Planner  
(703) 528-4700 Ext. 5423  
[istagg@thelandlawyers.com](mailto:istagg@thelandlawyers.com)

**WALSH COLUCCI  
LUBELEY & WALSH PC**

April 27, 2015

**Via Hand Delivery**

Barbara C. Berlin  
Director, Fairfax County DPZ/ZED  
12055 Government Center Parkway; Suite 801  
Fairfax, Virginia 22035

Re: Statement of Justification  
Special Exception for Drive-In Bank  
13890 Braddock Road, Centreville  
TM 54-4 ((1)) 87D pt. (the "Property")

Dear Ms. Berlin:

We represent BBCN Bank in their efforts to seek approval of a Special Exception to reestablish a drive-in bank on the Property. As will be discussed in more detail in the Zoning History section of this statement, the Property was previously approved for a drive-in bank use and was constructed; however, the use of the drive-in bank lapsed for more than two years, which caused that approval to expire. For this reason, reinstatement of a drive-in bank on the Property requires a new special exception approval.

**Property Description**



The Property is located within the northeastern quadrant of the intersections of Centreville Road (Rt. 898) and Braddock Road (Rt. 7759) in the Sully Magisterial District.

According to the Department of Tax Administration, TM 54-4 ((1)) 87D ("Parcel 87D") contains 131,025 square feet of land area. The Property consists of only the northern portion of Parcel 87D and contains only 54,751 square feet of land area. The Property's boundaries coincide with the land area previously approved for a drive-in bank pursuant to SE 86-S-102 (see Zoning History section below.)

ATTORNEYS AT LAW

703 528 4700 ■ [WWW.THELANDLAWYERS.COM](http://WWW.THELANDLAWYERS.COM)  
2200 CLARENDON BLVD. ■ SUITE 1300 ■ ARLINGTON, VA 22201-3359

LOUDOUN 703 737 3633 ■ WOODBRIDGE 703 680 4664



According to the Department of Tax Administration, the Property contains a 61,740 square foot, low-rise office building that was constructed in 1988.

The office building and associated parking are located on the northern portion of Parcel 87D. The drive-in bank lanes are constructed, but are not currently in use, as depicted in the photograph below. No new construction is proposed with this application.



The Property is zoned C-6 (Community Retail Commercial District), HC (Highway Corridor Overlay District) and SC (Sign Control Overlay District) and WS (Water Supply Protection Overlay District).

### **Description of Use**

Type of operation(s) – BBCN is proposing to reestablish a drive-in bank with two drive-through lanes in an existing office building located at 13890 Braddock Road. A drive-through bank was previously approved for the Property pursuant to Special Exception (SE 86-S-102) and was constructed; however, it has been more than two years since the drive-through lanes

have be used for this purpose and the previous Special Exception has expired. A new Special Exception approval is required in order for BBCN Bank to occupy and utilize the existing drive-through lanes.

Hours of operation – BBCN is proposing assisted drive-though and lobby hours of 9:00 a.m. until 5:00 p.m., Monday through Friday, and from 9:00 a.m. until 1:00 p.m. on Saturdays. No assisted Sunday hours are proposed. There is no restriction of hours proposed for any ATM that may be located in the drive-through lanes.

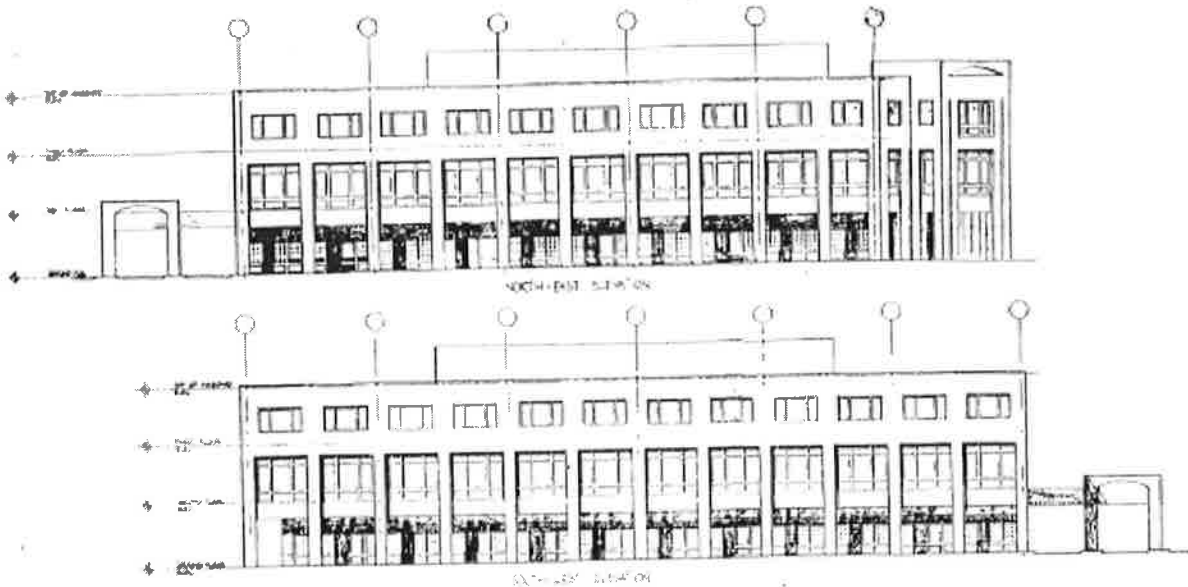
Estimated number of patrons/clients/patients/pupils/etc. – The Applicant estimates that actual use will be approximately 80 to 100 customers per day.

Proposed number of employees/attendants/teachers/etc. – Approximately 7 employees at any one time.

Estimate of traffic impact of the proposed use, including the maximum expected trip generation and the distribution of such trips by mode and time of day. – The Transportation consultant, Wells + Associates, estimates that the drive-in bank use will result in a total of 40 weekday AM peak hour, 61 weekday PM peak hour, 337 weekday average daily trips and 196 Saturday average trips. Given that the trips generated would be less than the 5,000 vehicle per day trip threshold, the drive-in bank use is not considered to substantially affect the transportation network and is exempt from Chapter 870 compliance.

Vicinity or general area to be served by the use is approximately a three mile radius.

Description of building facade and architecture of proposed new building or additions –  
There are no new buildings or additions proposed with this application. The existing building is three stories in height and is constructed with a brick façade. A canopy, which is also brick, is located over the two drive-through lanes. This canopy design was included in the staff report for SE 86-S-102 and is inserted below for reference.



To the best of my knowledge, there are no known hazardous or toxic substances or hazardous waste as set forth in Title 40, Code of Federal Regulations Parts 116.4, 302.4 and 355 or Title 40, Code of Federal Regulations Part 280, generated, utilized, stored, treated, and/or disposed of on the Property.

### Zoning History

On March 21, 1986, the Board of Supervisors approved:

- RZ 84-S-012 to rezone 27.43 acres of land from the R-1 District to the C-6 and PDH-16 Districts; and,
- PCA 86-S-014-1 to add proffer to an adjacent 10.59 acres of land zoned C-6 and C-8.

On April 27, 1987, the Board of Supervisors approved:

- Special Exception Application SE 86-S-102 to permit a drive-in bank on the Property;
- PCA 84-S-012-1 and PCA 86-S-014-2, in the name of N.V. Land, Incorporated on property, including the Property, to include a stormwater management facility, to add 12,000 square feet to the gross floor area of the shopping center, to



relocate two office buildings (the Property contains one of these buildings), and to modify the site entrance configuration from Old Centreville Road.

### **Comprehensive Plan**

The Property is located in the Centreville Area and Suburban Center (Area III); Land Unit C-1. The Property is planned for coordinated mixed-use development with neighborhood-serving retail commercial use and low-rise office use at an FAR not to exceed 0.30.

### **Response to Sect. 9-006 – General Standards**

In addition to the specific standards for particular special exception uses, all Special Exception uses must satisfy the following general standards:

1. The proposed use at the specified location shall be in harmony with the adopted comprehensive plan.

Answer: The retail shopping center, of which the Property is a part, was approved at a 0.296 FAR. The proposed use is in harmony with the adopted comprehensive plan which recommends coordinated mixed-use development with neighborhood-serving retail commercial use and low-rise office use at an FAR not to exceed 0.30 on the Property.

2. The proposed use shall be in harmony with the general purpose and intent of the applicable zoning district regulations.

Answer: The proposed use is permitted with the approval of a special exception within the existing zoning district. Further, the use was previously found to be in harmony with the general purpose and intent of the applicable zoning district regulations with approval of Special Exception application SE 86-S-076 for a drive-in bank

3. The proposed use shall be such that it will be harmonious with and will not adversely affect the use or development of neighboring properties in accordance with the applicable zoning district regulations and the adopted comprehensive plan. The location, size and height of buildings, structures, walls and fences, and the nature and extent of screening, buffering and landscaping shall be such that the use will not hinder or discourage the appropriate development and use of adjacent or nearby land and/or buildings or impair the value thereof.

Answer: The proposed use of the drive-through lanes (which are already physically existing, and which were used for many years) will not

adversely affect the use or development of neighboring properties. Neighboring properties are already developed in accordance with the applicable zoning district regulations and the adopted comprehensive plan.

4. The proposed use shall be such that pedestrian and vehicular traffic associated with such use will not be hazardous or conflict with the existing and anticipated traffic in the neighborhood.

Answer: The traffic patterns for the drive-through use were reviewed and approved pursuant to SE 86-S-102, and were established with the construction of the office building on the Property. Approval of the As-Built Site Plan for the Property, 6653-SAB-001-1, is an indication that the office building was constructed in accordance with the regulations of Fairfax County. The re-opening of the drive-through lanes, which already physically exist on the Property, will not generate significant additional traffic and will not be hazardous or conflict with the existing and anticipated traffic in the neighborhood.

5. In addition to the standards which may be set forth in this Article for a particular category or use, the Board shall require landscaping and screening in accordance with the provisions of Article 13.

Answer: No new construction is proposed with this application. The Property is part of a shopping center that is subject to proffers and development plan that included a landscaping plan. The Board of Supervisors approved modifications to the transitional screening for the shopping center.

The office structure on the Property was developed in 1988 and was approved for occupation by Fairfax County as an office building with a drive-in bank. Significant, mature vegetation exists within the parking lot and along the periphery of the Property.

For these reasons, it is assumed that the shopping center and the Property complied with the provisions of Article 13 when developed.

6. Open space shall be provided in an amount equivalent to that specified for the zoning district in which the proposed use is located.

Answer: According the GDP proffered pursuant to PCA 84-S-012-1 and PCA 86-S-014-2, the shopping center, including the Property, contain 15% open space. According to the approved SE Plat for SE 86-S-102, the Property contains 19% open space. No

construction is proposed with this application and no revision to the open space is proposed.

7. Adequate utility, drainage, parking, loading and other necessary facilities to serve the proposed use shall be provided. Parking and loading requirements shall be in accordance with the provisions of Article 11.

Answer: Adequate facilities are provided for the proposed use. Conformance with parking and loading requirements is combined with the requirements for the shopping center and shall be confirmed at time of NonRUP. 10 stacking spaces are provided for the drive-through windows as approved pursuant to SE 86-S-102.

8. Signs shall be regulated by the provisions of Article 12; however, the Board may impose more strict requirements for a given use than those set forth in this Ordinance.

Answer: Signage will be in conformance with Article 12.

**Response to Sect. 9-505 – Additional Standards for Automobile-Oriented Uses, Car Washes, Drive-In Financial Institutions, Drive-Through Pharmacies, Fast Food Restaurants, Quick-Service Food Stores, Service Stations and Service Stations/Mini-Marts**

1. In all districts where permitted by special exception:
  - A. Such a use shall have on all sides the same architectural features or shall be architecturally compatible with the building group or neighborhood with which it is associated.

Answer: The three-story, brick office structure on the Property shall remain. No modifications are proposed. The building is treated similarly on all four facades.

- B. Such a use shall be designed so that pedestrian and vehicular circulation is coordinated with that on adjacent properties.

Answer: Pedestrian and vehicular circulation is coordinated with adjacent properties. Entrance onto the Property is via an internal shopping center drive.

- C. The site shall be designed to minimize the potential for turning movement conflicts and to facilitate safe and efficient on-site circulation. Parking and stacking spaces shall be provided and located in such a manner as to



facilitate safe and convenient vehicle and pedestrian access to all uses on the site.

Answer: No modifications to the previously approved turning movements are proposed with this application. Fairfax County determined that the turning movements did not provide conflicts, and that safe and efficient on-site circulation was provided on the Property pursuant to approval of SE 86-S-012.

- D. In reviewing such a use or combination of uses, it shall be determined that the lot is of sufficient area and width to accommodate the use and that any such use will not adversely affect any nearby existing or planned residential areas as a result of the hours of operation, noise generation, parking, glare or other operational factors.

Answer: The Property is zoned commercial and is developed with commercial uses. It is proposed that the assisted drive-through lane and lobby hours be 9:00 a.m. until 5:00 p.m., Monday through Friday, and from 9:00 a.m. until 1:00 p.m. on Saturdays. No assisted Sunday hours are proposed. There are no nearby existing or planned residential uses to be adversely affected by the operation of the drive-in bank.

- E. For a drive-through pharmacy, signs shall be required to be posted in the vicinity of the stacking area stating the limitations on the use of the window service and/or drive-through lane. Such signs shall not exceed two (2) square feet in area or be located closer than five (5) feet to any lot line.

Answer: This paragraph does not apply to the request.

3. In the C-5 and C-6 Districts, in addition to Par. 1 above:

- A. There shall be no outdoor storage or display of goods offered for sale except for the outdoor storage or display of goods permitted at a service station or service station/mini-mart.

Answer: This paragraph does not apply to the request.

- B. Service stations and service station/mini-marts shall not be used for the performance of major repairs, and no wrecked, inoperative or abandoned vehicles may be temporarily stored outdoors for a period in excess of seventy-two (72) hours, subject to the limitation that there shall be no dismantling, wrecking or sale of said vehicles or parts thereof. In addition, there shall be no more than two (2) such vehicles on site at any one time.

Answer: This paragraph does not apply to the request.

### **Response to Sect. 7-608 Use Limitations (in Highway Corridor Overlay Districts)**

All uses shall be subject to the use limitations set forth in the underlying zoning district(s), and, in addition, drive-in financial institutions, fast food restaurants, quick-service food stores, service stations and service station/mini-marts shall be subject to the following use limitations:

1. In any Highway Corridor Overlay District:

- A. Such a use shall be designed so that pedestrian and vehicular circulation is coordinated with that on adjacent properties.

Answer: The Property is part of a shopping center and is accessed via an internal driveway that provides coordinated access for the entire shopping center. There is no direct access to a public street from the Property.

- B. Such a use shall have access designed so as not to impede traffic on a public street intended to carry through traffic. To such end, access via the following means may be given favorable consideration:

- 1) Access to the site is provided by a public street other than one intended to carry through traffic, and/or
- 2) Access to the site is provided via the internal circulation of a shopping center, which center contains at least six (6) other commercial uses, or an office complex having a limited number of well-designed access points to the public street system and no additional direct access is provided to the site from a public street intended to carry through traffic over and above those entrances which may exist to provide access to the shopping center, and/or
- 3) Access to the site is provided by a functional service drive, which provides controlled access to the site.

Answer: Access to the Property is provided via the internal circulation of a shopping center that contains at least six (6) other commercial uses.

- C. There shall be no outdoor storage or display of goods offered for sale except for the outdoor storage or display of goods permitted at a service station or service station/mini-mart.

Answer: There will be no outdoor storage or display of goods offered for sale resultant from the drive-in bank use.

3. Where the underlying district is C-5 or C-6, in addition to Par. 1 above:

- A. Service stations and service station/mini-marts shall not be used for the performance of major repairs, and no wrecked, inoperative or abandoned

vehicles may be temporarily stored outdoors for a period in excess of seventy-two (72) hours, subject to the limitation that there shall be no dismantling, wrecking or sale of said vehicles or parts thereof. In addition, there shall be no more than two (2) such vehicles on site at any one time.

Answer: This paragraph does not apply to the request.

### **Summary**

This Special Exception application seeks to reestablish a use that was previously reviewed and approved by the Board of Supervisors pursuant to Special Exception SE 86-S-102. The associated office building and drive through lanes were constructed and a drive-in bank occupied the location for many years; unfortunately, that user vacated the building and the vacated space was not used for a drive-in bank for more than two years, causing that special exception approval to expire. No revisions to the previously approved drive-in bank are approved with this application. The proposed drive-in bank use is in conformance with the regulations of Fairfax County and in substantial conformance with the recommendations of the Comprehensive Plan. For these reasons, I respectfully request your favorable consideration of this request.

Please do not hesitate to contact me if you should have any questions regarding this application.

Very truly yours,

WALSH, COLUCCI, LUBELEY & WALSH, P.C.

Inda E. Stagg  
Senior Land Use Planner

Enclosures

cc: Sully District Supervisor Michael R. Frey/Leila Mosadegh  
Sully District Planning Commissioner John L. Litzenberger  
John K. Lee, SVP and Assistant General Counsel; BBCN Bank (Applicant)  
Eric C. Lee, FVP and General Services Manager; BBCN Bank (Applicant)  
Jonathan M. Cutler – Agent for G. Melo, LLC (Owner)  
Lynne J. Strobel, Esq.; Walsh, Colucci, Lubeley & Walsh, P.C.





April 17, 2015

Barbara C. Berlin, Director  
Zoning Evaluation Division  
Fairfax County Department of Planning and Zoning  
12055 Government Center Parkway, Suite 801  
Fairfax, Virginia 22035-5505

Re: Consent to File Application for Special Exception Amendment  
Subject Property: Tax Map 54-4 ((1)) 87D pt.  
Applicant: BBCN Bank

Dear Ms. Berlin:

I am an authorized representative of the title owner of property in Fairfax County identified as Tax Map Tax Map 54-4 ((1)) 87D pt. (the "Subject Property"). The title owner hereby consents to the filing of Special Exception Amendment application, and any related applications, on the Subject Property by BBCN Bank.

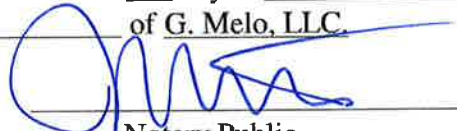
Very truly yours,

G. MELO, LLC

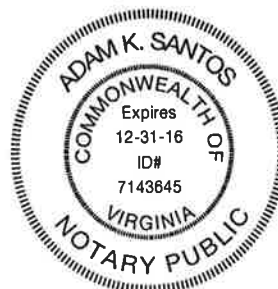
  
By: Jonathan Cutler  
Its: Authorized Agent

STATE OF Virginia :  
COUNTY OF Fairfax : to-wit

The foregoing instrument was acknowledged before me this 17 day of April, 2015, by  
Jonathan Cutler, Manager of G. Melo, LLC.

  
Notary Public

My Commission Expires: 12/31/16  
Registration #: 7143645







## WELLS + ASSOCIATES



April 24, 2015

Ms. Michelle Guthrie  
Fairfax County Department of Transportation  
4050 Legato Road, 4<sup>th</sup> Floor  
Fairfax, Virginia 22030

11441 Robertson Drive  
Suite 201  
Manassas, VA 20109  
703-365-9262  
703-365-9265 FAX  
[www.mjwells.com](http://www.mjwells.com)

Re: BBCN Bank – 13890 Braddock Road  
2015 Tax Map #54-4 ((1)) 87D pt.  
VDOT Chapter 870 (formally 527) Regulations – Determination of Compliance

Dear Ms. Guthrie:

Wells + Associates has completed a trip generation assessment in support of a special exception (SE) application to permit a drive-in bank use at 13890 Braddock Road (Tax Map #54-4 ((1)) 87D pt.) in Fairfax County. The site is generally located south of Lee Highway (Route 29), north of Braddock Road (Route 620), and east of Old Centerville Road (Route 898) in the Sully Magisterial District of Fairfax County, Virginia. Previous approvals (PCA 84-S-012 and SE 86-S-102) permitted a drive-in bank use on this property. However, the previous bank vacated the property leaving the drive-in use out of operation for more than two years; thus the previous SE expired. The purpose of this SE application is to reestablish a drive-in bank use for the property.

In accordance with the requirements of 24 VAC 301-155, a trip generation analysis associated with the proposed drive-in bank use was completed and is attached as Table 1. For purposes of determining compliance with the Chapter 870 regulations, trip generation calculations were based on the following trip criteria:

- Shall be based upon the rates or equations published in the Institute of Transportation Engineers Trip Generation (see the Reference Documents chapter, page 73).
- Shall *not be reduced* through internal capture rates, pass by rates, or any other reduction methods.
- For *redevelopment sites only* (defined in the Definitions chapter on page 5), when an existing use is to be developed as a different or denser use, trips currently generated by existing development that will be removed may be deducted from the total trips that are generated by the proposed land use.



Trip generation estimates, as required above, were determined based on the Institute of Transportation Engineer's (ITE's), 9<sup>th</sup> edition, Trip Generation rates/equations. The results of this estimate are provided on Table 1.

As shown on Table 1 and based on the peak hour of the generator, the proposed 2,275 GSF drive-in bank use would result in total of 40 weekday AM peak hour, 61 weekday PM peak hour, 337 weekday average daily, and 196 Saturday average daily trips. Given the trips generated would be less than the 5,000 vehicle per day trip threshold, the development plan as proposed by the applicant would not be considered to *substantially affect* the transportation network. Therefore, the application would be exempt from Chapter 870 compliance.

If you have any questions or comments, feel free to Robin Antonucci (rlantonucci@mjwells.com) at 703-365-9262.

Sincerely,

A handwritten signature in black ink, appearing to read 'Robin L. Antonucci'.

Robin L. Antonucci  
Vice President

Attachments: a/s

Table 1  
Site Trip Generation <sup>(1)(2)</sup>

Site Trip Generation

Land Use	Land Use Code	Size	Units	Weekday AM Peak Hour			Weekday PM Peak Hour			Weekday Average Daily Trips	Saturday Average Daily Trips
				In	Out	Total	In	Out	Total		
<b>Proposed</b>											
Drive-in Bank	912	2,275	GSF	21	19	40	31	30	61	337	196

**Notes:**

(1) Trip generation based on the Institute of Transportation Engineer's Trip Generation Manual, 9th Edition. Peak hour of the generator utilized where applicable.

(2) For determining VDOT compliance, VDOT regulations indicate vehicle trips shall not be reduced through internal capture rates, pass by rates, or any other reduction methods.  
The opportunity to properly use these reduction rates will be permitted for any applicable traffic impact analysis.





**Stagg, Inda E.**

---

**From:** Guthrie, Michelle <Michelle.Guthrie@Fairfaxcounty.gov>  
**Sent:** Monday, April 27, 2015 2:53 PM  
**To:** 'Lester E. Adkins'  
**Cc:** 'Robin L. Antonucci'; Stagg, Inda E.; Pemberton, Debbie; Guinaw, Kevin; Davis, Michael A.  
**Subject:** Determination of Chapter 870 Compliance - 13890 Braddock Road BBCN Bank

The proposed application to re-establish the drive in bank use at an existing bank at 13890 Braddock Rd (tax map 54-4((1))0087Dpt) does not require a Ch 870 TIA.

Additional review is required by Fairfax County Transportation which will be done when Zoning distributes the case to county agencies. If additional transportation issues need to be addressed/discussed, Transportation and Zoning will coordinate and contact you.

Please include this email correspondence with your application submittal. I'm including Zoning staff for notification purposes.

Thanks and have a good day!

Michelle Guthrie  
Fairfax County Transportation

---

**From:** Lester E. Adkins [<mailto:leadkins@mjwells.com>]  
**Sent:** Monday, April 27, 2015 10:43 AM  
**To:** Guthrie, Michelle  
**Cc:** Rodeheaver, Angela K.; Robin L. Antonucci; Inda E. Stagg ([iesta@arl.thelandlawyers.com](mailto:iesta@arl.thelandlawyers.com))  
**Subject:** Determination of Chapter 870 Compliance - 13890 Braddock Road

Good morning Michelle,  
Please find the attached letter stating the proposed drive-in bank, as part of a special exception, located at 13890 Braddock Road (Tax Map #54-4 ((1)) 87D pt.) would be exempt from Chapter 870 compliance.  
Please let me know if you concur with our assessment and/or have any questions for us.  
Thank you,



**Lester E. Adkins** | Associate

**WELLS + ASSOCIATES**

11441 Robertson Drive, Suite 201 | Manassas, VA 20109

P: (703) 365-9262

[leadkins@mjwells.com](mailto:leadkins@mjwells.com) | [www.mjwells.com](http://www.mjwells.com)



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# **MINIMUM STORMWATER INFORMATION FOR REZONING, SPECIAL EXCEPTION, SPECIAL PERMIT AND DEVELOPMENT PLAN APPLICATIONS**

The following information is required to be shown or provided in all zoning applications, or a waiver request of the submission requirement with justification shall be attached. Note: Waivers will be acted upon separately. Failure to adequately address the required submission information may result in a delay in processing this application.

This information is required under the following Zoning Ordinance paragraphs:

Special Permits (8-011 2J & 2L)	Special Exceptions (9-011 2J & 2L)
Cluster Subdivision (9-615 1G & 1N)	Commercial Revitalization Districts (9-622 2A (12)&(14))
Development Plans PRC District (16-302 2 & 4L)	PRC Plan (16-303 1E & 10)
FDP P Districts (except PRC) 916-502 1F & 1Q)	Amendments (18-202 10F & 10I)

- ☐ 1. Plat is at a minimum scale of 1"=50' (unless it is depicted on one sheet with a minimum scale of 1"=100).
- ☐ 2. A graphic depicting the stormwater management facility(ies) and limits of clearing and grading accommodate the stormwater management facility(ies), storm drainage pipe systems and outlet protection, pond spillways, access roads, site outfalls, energy dissipation devices, and stream stabilization measures as shown on Sheet \_\_\_\_\_
- ☐ 3. Provide:

Facility Name/ Type & No.	On-Site area served (acres)	Off-Site are served (acres)	Drainage area (acres)	Footprint area (sf.)	Storage Volume (cf.)	If pond, dam height (ft.)
<small>(e.g. dry pond A. inflt. Trench, underground vault, etc.)</small>						
<b>Totals</b>						
- ☐ 4. Onsite drainage channels, outfalls and pipe systems are shown on Sheet \_\_\_\_\_.
- ☐ 5. Maintenance accesses (road) to stormwater management facility(ies) are shown on Sheet \_\_\_\_\_.
- ☐ 6. Landscaping and tree preservation shown in and near the stormwater management facility is shown on Sheet \_\_\_\_\_.
- ☐ 7. A "stormwater management narrative" which contains a description of how detention and best management practices requirements will be met is provided on Sheet \_\_\_\_\_.
- ☐ 8. A description of the existing conditions of each numbered site outfall extended downstream from the site to a point which is at least 100 times the site area or which has a drainage area of at least one square mile (640 acres) is provided on Sheet \_\_\_\_\_.
- ☐ 9. A description of how the outfall requirements, including contributing drainage areas of the Public Facilities Manual will be satisfied is provided on Sheet \_\_\_\_\_.
- ☐ 10. Existing topography with maximum contour intervals of two (2) feet and a note as to whether it is an air survey or field run is provided on Sheets \_\_\_\_\_.
- ☐ 11. A submission waiver is requester for \_\_\_\_\_.
- ☒ 12. Stormwater management is not required because no new construction is proposed.