



CITY OF FAIRFAX

Department of Community Development & Planning

Special Exception SE 17040071

PUBLIC HEARING DATE

June 6, 2017

APPLICANT

One God Ministry Church,
Owner/Applicant

AGENT

Ruth M. Van Landingham, Agent

PARCEL DATA

Tax Map IDs

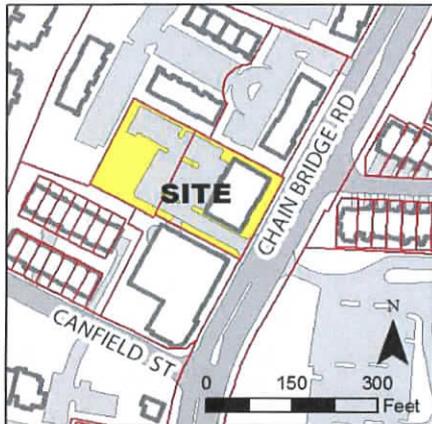
57-4-02-014 and 57-3-02-031

Street Addresses

4280 Chain Bridge Road

Zoning Districts

R-H - Residential High



APPLICATION SUMMARY

Request of One God Ministry Corp., property owner/applicant, by Ruth M. Van Landingham, authorized agent, pursuant to City Code Section 110-6.17, for special exception to City Code Section 110-4.6.5.C.1 to allow an internally-illuminated monument sign to be located within a residential district (where illumination is not allowed) on property zoned RH Residential High and located at 4280 Chain Bridge Road and more particularly described as Tax Map Parcels 57-4-02-014 and 57-3-02-031.

STAFF RECOMMENDATION

Staff recommends that the Board of Zoning Appeals approve the Special Exception request subject to the following development conditions:

1. The applicant shall ensure prior to the issuance of sign permits and installation of proposed signage that additional photometric information is submitted as needed for review and approval by the Zoning Administrator to establish the intensity of the proposed sign lighting, the increase of light in the immediate vicinity compared to an absence of such illuminated signs, the extent of any light spill and the extent to which proposed timers and dimmers will mitigate any increased light.
2. The applicant shall ensure all building-mounted signs are installed consistent with the plans and drawings submitted by Service Neon Signs, Inc and dated April 18, 2017, and subject to final determination of Zoning Administrator on illumination levels.

BACKGROUND INFORMATION

The One God Ministry Church was built in 2004 with brick façade, pitched roof and steeple. The site is located on the west side of Chain Bridge Road across from the townhouses along Courtney Drive which is in the Crestmont residential community. Surrounding land uses are a mix of offices, retail, townhouses and institutional. The following table summarizes adjacent property zoning districts, uses and distances from residential districts to the proposed sign as follows:

	Existing Zoning*	Current Land Use	Existing Description	Comprehensive Plan - Future Land Use	Distance from Residential District to Building
Site	R-H - Residential High	Institutional	One God Ministry Church	Institutional	Site is within residential district
North	PD-M – Planned Development Mix	Offices	George Mason University LLC	Mixed Use	
East (across Chain Bridge Road)	PD-R – Planned Development Residential	Townhouses	Crestmont Subdivision	Residential High	104'
	RH – Residential High	Institutional	INOVA Emergency Care Center	Institutional	100.9'
South	PD-C - Planned Development Commercial TOD - Transition Overlay District	Townhouses & Commercial – Retail, Personal Service and Office	Townhouses & Edosomwan Building	Mixed Use	
West	PD-M - Planned Development Mixed Use	Mixed Use	George Mason University LLC	Mixed Use	

*Existing zoning refers to the zoning designation in place at the time the application was filed.

The aerial photo (Figure 1) depicts the distance from the residential zoning districts to the building.



Figure 1

Currently, there is a monument sign located in the southeast corner of property along the Chain Bridge Road frontage. The existing externally-illuminated monument sign was constructed by-right in 2007 and illuminated as specifically allowed for civic/religious uses in the previous Code. The existing sign is set back 10 feet from the front property line that is also the right-of-way line of Chain Bridge Road. It measures four feet in height by 9.3' in length for a total of 37.2 square feet. The applicant proposes to install the new internally-illuminated monument sign in the same location.

The proposed sign complies with the regulations for sign area per City Code Section 110-4.6.9 as it will measure six feet high by seven feet long for a total of 42 square feet. The maximum allowed sign height is six feet and the maximum allowed sign area is 50 square feet. The base will be 10" tall with the address number of "4280". The permanent message "One God Ministry a Global Church 703-591-6161 www.OneGodMinistry.org" will be on Plexiglas/acrylic with translucent vinyl showing white letters on a blue background.

APPLICATION REQUEST

The applicant requests approval to internally illuminate the proposed monument sign on the One God Ministry Church site. The applicant has described the lighting of the ground-mounted sign as readable from a 150-foot distance for the 6" letters and 120 feet for the 4" letters. The proposed hours of operation are from dark until midnight and unlit from midnight to 6AM.

LAND USE REQUEST

The applicant requests special exception to the City Code Section 110-4.6.5.C.1 to allow an internally illuminated monument sign located within a residential district. The Board of Zoning Appeals may approve special exception requests to modify the sign standards of Article 4 using the criteria of City Code Section 110-6.17.7.

ANALYSIS

Staff analysis of the request for a modification to City Code Section 110-4.6.5.C using the special exception criteria in City Code Section 110-6.17.7 is provided in Attachment 1.

RECOMENDATIONS

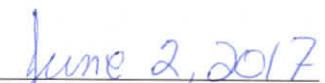
Staff recommends that the Board of Zoning Appeals approve the request for a Special Exception subject to the following conditions:

1. The applicant shall ensure prior to the issuance of sign permits and installation of proposed signage that additional photometric information is submitted as needed for review and approval by the Zoning Administrator to establish the intensity of the proposed sign lighting, the increase of light in the immediate vicinity compared to an absence of such illuminated signs, the extent of any light spill and the extent to which proposed timers and dimmers will mitigate any increased light.
2. The applicant shall ensure all building-mounted signs are installed consistent with the plans and drawings submitted by Service Neon Signs, Inc and dated April 18, 2017, and subject to final determination of Zoning Administrator on illumination levels.

PREPARED BY:

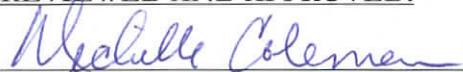


Lisa G. Feibelman, AICP
Deputy Zoning Administrator

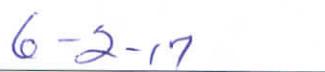


Date

REVIEWED AND APPROVED:



Michelle Coleman
Zoning Administrator



Date

ATTACHMENTS:

1. Staff Analysis
2. Application
3. Statement of Support
4. Sample Motions
5. Proposed Resolutions

ATTACHMENT 1

ANALYSIS One God Ministry Church

The applicant's request is for relief from City Code Section 110-4.6.5.C.1 to allow an internally-illuminated sign that is less than 100 feet from the adjacent residential district.

Section 110-4.6.5.C.1. (Sign Illumination)

C. Illumination

Unless otherwise specified in 4.6, signs may be illuminated from within or from an external source, as follows:

- 1. Illuminated signs shall not be located within 100 feet of any residential district. No sign greater than six feet in height that is located within 200 feet of any residential district shall be illuminated between the hours of 10:00pm and 6:00am.**
2. Sign illumination shall not cause glare onto any building or land, or interfere with pedestrian, vehicular or bicycle traffic safety.
3. Except as specified for seasonal displays (4.6.3.F.) and "open" signs (4.6.3.C.), all external and internal lighting, including illuminated tubing, exposed bulbs, strings of lights and other lights sources, shall be directed toward a sign face and shielded from direct view.
4. Signs shall not be illuminated by a string of lights placed around the sign.

The applicant's request is evaluated using the criteria listed in City Code Section 110-6.17.7.A:

1. Ensure the same general level of land use compatibility as the otherwise applicable standards;

The subject site is located in the RH residential district and is developed for nonresidential use. The use of the property as a religious facility was allowed by Special Use Permit approved in 2005. The church's existing sign was allowed by-right to have an external floodlight illuminate the existing monument sign that was installed in 2007. Consequently, the existing light source (bulb) projects a beam of light directly onto the sign face. This method of illumination minimizes visibility of the light source, reduces glare and prevents light spill onto adjacent property although some limited glow or reflection may occur from the side view of the light source.

The applicant proposes to remove the existing sign and install an internally-illuminated sign on the subject site that is in a residential district. The applicable standard restricts sign lighting that is within 100 feet of a residential district and is understood to exclude such lighting within a residential district.

The proposal is to replace the existing external light source with an internal light source (light-emitting diodes, LED) having the effect of emitting light or allowing light through the entire sign face. The applicant has indicated the LED source will not project an outward beam of light as would a flashlight or beacon. Although the LED bulbs would be behind the sign face the exposed surface of the sign face will emit light outward and increase readability of the sign text at a greater distance than the existing external floodlight that shines directly onto the existing sign. The applicant has indicated that the 4" letters will be visible from 120 feet and the 6" letters visible from 150 feet while the glow factor around the sign is about 10-15 feet. The applicant has also indicated the sign can be equipped with a dimmer to reduce the brightness of illumination. Specific information about the extent to which the dimmer will reduce visibility of the sign has not been provided.

There are two residential districts (Crestmont neighborhood and INOVA Urgent Care facility) on the opposite side of Chain Bridge Road from which the readability of the sign will be increased. The monument sign at the urgent care facility is an internally-illuminated sign similar to the proposed sign. The effect of having a second such sign, approved by special exception, in close proximity that emits light outward instead of directly at the sign face could change the character of this area along Chain Bridge Road. Additionally, the proposed sign's visibility at 120 and 150 feet means increased visibility from at least three townhouse properties within Crestmont (compared to the limited visibility of the existing external light source that is allowed by-right). The boundary of Crestmont's residential district is 103 feet from

the proposed sign. The applicant has not provided an illumination study to indicate the extent to which mitigation measures such as a dimmer could decrease visibility of the sign from Crestmont.

Staff recommends that prior to issuance of a sign permit the applicant provide photometric information for review and approval by the Zoning Administrator to establish the intensity of the proposed illumination, how much the illumination will increase light in this area compared to the existing external light source and the extent to which dimmers or other design consideration could mitigate any increased light.

- 2. Not materially and adversely affect adjacent land uses and the physical character of uses in the immediate vicinity of the proposed development because of inadequate transitioning, screening, setbacks and other land use considerations;**

The subject site is a single property residential district that abuts property zoned and developed for commercial office uses. The property is across the street from an urgent care medical facility (INOVA) and diagonal to the frontage of a townhouse community (Crestmont). Generally, internally-illuminated signs are associated with commercial or industrial uses and development. It is not anticipated that the proposed internally-illuminated monument sign would materially and adversely affect the adjacent or nearby commercial properties or the physical character of the office and medical care uses. The proposed illumination is not expected to contribute to any increase in the intensity of the property's use. However, it is anticipated that the visibility of the proposed sign illumination could be more pronounced to the nearby residential community than the existing external light. The applicant has not provided information about the extent to which mitigation measures such as a dimmer could minimize the visual impact to the residential community.

Staff recommends that prior to issuance of sign permits the applicant provide additional information to establish measures to mitigate any adverse effect on the character of nearby residential development.

- 3. Be generally consistent with the purposes and intent of this chapter and the adopted *comprehensive plan*;**

The *Comprehensive Plan's* Future Land Use Map indicates that the subject site is designated for institutional use.

The *Comprehensive Plan's* Community Appearance section contains the following:

Goal: Establish and maintain an attractive, distinctive image for the city based on well-maintained buildings, green spaces and plantings.

Objective CA-1: Improve the appearance of the major commercial corridors.

Strategy CA-1.6: Bring nonconforming signs into compliance with current regulations. In part is as follows:

“Although signs serve a useful purpose, they can quickly overpower and dominate an area if not controlled. In an effort to provide for signage that is adequate but not excessive, the City has amended its sign regulations on four occasions since 1987. However, because nonconforming signs are protected as “grandfathered,” there is little incentive for sign owners to replace or upgrade nonconforming signs...”

“Provisions for special exceptions are included in the City's sign regulations. The City should evaluate each request for an exception from the sign regulations from a critical perspective, with an eye toward reducing visual clutter and improving the appearance of the City. Special exceptions should only be granted for unusual circumstances, and emerging patterns of granted exception requests should be monitored to aid in determining whether amendments to the sign regulations are indicated.” Pg. 104

The proposed internally-illuminated sign does appear to be more visible along Chain Bridge Road without being overly glaring for motorists or pedestrians. The applicant has stated the most closely similar sign is the INOVA emergency room sign across the street which has white illuminated letters. The INOVA sign that was approved by special exception has been on the property since 1996.

Staff believes the applicant's request is consistent with the goal and objectives of the Comprehensive Plan to provide adequate, but not excessive, signs in this part of the City.

4. Be based on the physical constraints and land use specifics, rather than on economic hardship of the applicant.

The location of the One God Ministry Church building is not physically constrained from public view due to factors such as building placement, topography, vegetation or any other site condition. The subject site is relatively flat, has 167 feet of frontage along Chain Bridge Road, no unusual vegetation (in fact, some required trees are missing) or other physical constraints that would obstruct visibility of the building or the existing sign. Its architecture, including steeple, are commonly identified with similar religious uses. The property is located 25 feet from the right-of-way for Chain Bridge Road which is a major arterial through the City and which has significance in the regional roadway network. This location affords the church high visibility to passing traffic.

The applicant's written statement indicates that the existing monument sign is not effective which could be a result of its placement so that it faces onto Chain Bridge Road. An externally-illuminated, double-faced sign placed perpendicular to the roadway and that utilizes the maximum allowed sign area of 50 feet and six-foot height could render a more effective sign.

Internally-illuminated signage is typically associated with uses in appropriately zoned areas where multiple commercial or industrial properties need to clearly establish separate identities and locations to the public. From a land use perspective, the subject property is not similarly situated with other religious uses where its individual identity needs to be advertised. The internally-illuminated sign approved for the urgent care facility provides a higher level of identification that allows immediate and accurate location of the emergency medical care facility's entrance on a 24-hour basis. The urgent care building is set back more than xxx feet from Chain Bridge Road which limits visibility of the facility from the public roadway.

The subject site is the only property in its RH zoning district. The area around the subject site is planned for mixed use development to the north that would include first floor retail uses with office or residential use above. Currently property to the south is developed for mixed use (Johnson Edosomwan Building, retail with upper story office and townhouses behind retail/office building) Future requests for illuminated signage on property within 100 feet of the subject site would require special exception approval. However, given the right-of-way width of at least 100 feet for Chain Bridge Road it is unlikely that an illuminated sign along the frontage of these mixed use parcels would need special exception approval for being within 100 feet of the Crestmont residential community (on the opposite side of Chain Bridge Road).

Based on staff's review the subject site is not physically constrained from public view. However, the proposed sign is more than 100 feet from any other nearby residential district, is not expected to increase the intensity of the use or be incompatible with adjacent existing office development or with any future mixed use redevelopment in the vicinity of the subject site.



ATTACHMENT: 2

City of Fairfax - Community Development and Planning
10455 Armstrong Street #207A Fairfax, VA 22030
Phone: 703-385-7820

Application #: SE-17040071
Receipt #: 38526

LAND USE APPLICATION

- NON REFUNDABLE FEE -

Special Use [] Special Exception [x] Variance [] Amendment [] Renewal []

RECEIVED
APR 21 2017
Community Dev & Planning

1. PROPERTY LOCATION INFORMATION

Property Address 4280 Chain Bridge Road Tax Map # 57 4 02 014 AND 57-3-02-031

Project Name One God Ministry Church Project Description Monument Sign

Requesting internal illumination less than 100' from residential district

Monument sign does not face residential district, Sign will be a maximum of 6' above
grade in height, not to exceed 50 square feet. Sign will be illuminated from dark
until midnight and off until 6AM Sec 110-4.6.5.c.1

2. APPLICANT or AUTHORIZED AGENT INFORMATION (check as appropriate)

Applicant Name JOHNSON A. EDSON WAIN, ONE GOD MINISTRY - A GLOBAL CHURCH
(circle one): Corporation / Gen Partnership / Ltd Partnership / Sole Proprietorship / Individual

Applicant Address Service Neon Signs Inc. 6611 Iron Place Springfield VA 22151

Phone (o) 703.354.3000 x 317 (c) 703. 864.2427 Email ruth@snsigns.org

Applicant or Authorized Agent Signature Ruth Edson Wain

Relationship to project (circle one): Property owner / Contract purchaser / Lessee / Agent

3. APPLICANT CERTIFICATION STATEMENT Section 110-6.2.3

I certify that I have read and understand my application to comply with Zoning Ordinance Section 6.2.3 which states that an
application shall be sufficient for processing when it contains all of the information necessary to decide whether or not the
development as proposed will comply with the applicable requirements of this chapter; that the burden of demonstrating that an
application complies with applicable review and approval criteria is on the applicant; that each application is unique and, therefore,
more or less information may be required according to the needs of the particular case; that staff has the flexibility to specify
submission requirements for each application and to waive requirements as appropriate; and that the applicant shall rely on the
review official as to whether more or less information should be submitted.

Applicant or Authorized Agent Signature (REQUIRED) Ruth Edson Wain Date 4/13/17

4. ENGINEER, ARCHITECT, SURVEYOR or LANDSCAPE ARCHITECT (Same as Applicant [])

Licensed Professional's Name

Licensed Professional's Address

Phone (o) (c) Email

OFFICE USE ONLY

Current status of business license and fees
Treasurer:

Commissioner of Revenue:



OFFICE OF THE APOSTLE AND TRUSTEE

4280 CHAIN BRIDGE ROAD ♦ FAIRFAX, VA 22030 ♦ PHONE: 703-591-6161 ♦ FAX: 703-591-6262
E-MAIL: [PRAISEGOD@ONEGODMINISTRY.ORG](mailto:praisegod@onegodministry.org) ♦ WEBSITE: [WWW.ONEGODMINISTRY.ORG](http://www.onegodministry.org)

April 21, 2017

City of Fairfax
10455 Armstrong Street
Fairfax VA 22030
Attn: Lisa Feibelman
Deputy Zoning Administrator
Phone: 703.385.7820
Email: lisa.feibelman@fairfaxva.gov

RE: Special Exception
One God Ministry Church
4280 Chain Bridge Road
Fairfax VA 22030

RECEIVED
APR 21 2017
Community Dev & Planning

Dear Ms. Feibelman,

On behalf of the members of One God Ministry – A Global Church, we need your help in approving an internally illuminated monument sign that will allow the community to know our destination for the salvation of souls. We are requesting approval for this monument sign as it is designed to comply with the size and placement as noted in Section 110-4.6.5.C.

The Proposed church monument sign will meet the criteria in 4.6.9 because of the following:

- A. The proposed monument sign will identify a church which is in a non-residential use zone.
- B. 1.(c) The sign is 49 square feet which is less than the 50 square foot maximum allowed in a Residential district
- C. The height of the sign is 6' above grade
- D. We are requesting only one monument sign
- E.1. Sign located on a lot of 128' which exceeds minimum street frontage of 100' as shown on submitted site plan.
- E.2. Sign will have setback 10' from all property lines as noted on submitted site plan.

We are requesting this special exception so sign can be internally illuminated. The sign will not cause glare onto any building or land or interfere with pedestrian, vehicular or bicycle traffic safety as the sign faces the road and does not illuminate toward any residential district.

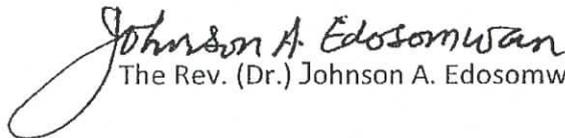
The sign will be single faced and the lighted portion of the sign will face Chain Bridge Road. The Sign face will have a background of translucent vinyl which will soften the illumination as opposed to a completely white face. The design of the sign will be compatible with the church and will not adversely affect adjacent land uses. The internal illumination will help guide traffic to the church.

Zoning Ordinance Approval Criteria (6.17.7)

1. The general land use is similar to the surrounding area and is compatible to the internally illuminated monument sign across the street for Inova Medical Offices.
2. The illuminated sign will not adversely affect the neighboring lands as the sign faces Chain Bridge Road and does the light does not shine toward any residential buildings. The sign is also compatible with the Inova monument sign facing Chain Bridge Road which is also a commercial business located in a residential district.
3. The sign is consistent and purpose and intent of the Comprehensive Sign Plan with respect to the design, placement and use of materials. Sign will be constructed to be of materials that are compatible with the church building presenting a unified overall appearance.
4. We request this special exception to allow internal lighting for the benefit of the church which has experienced constraints without the visibility for night hours causing confusion for resident looking for the church.

We hope you will rule on this application favorably. Please let us know if you have any questions.

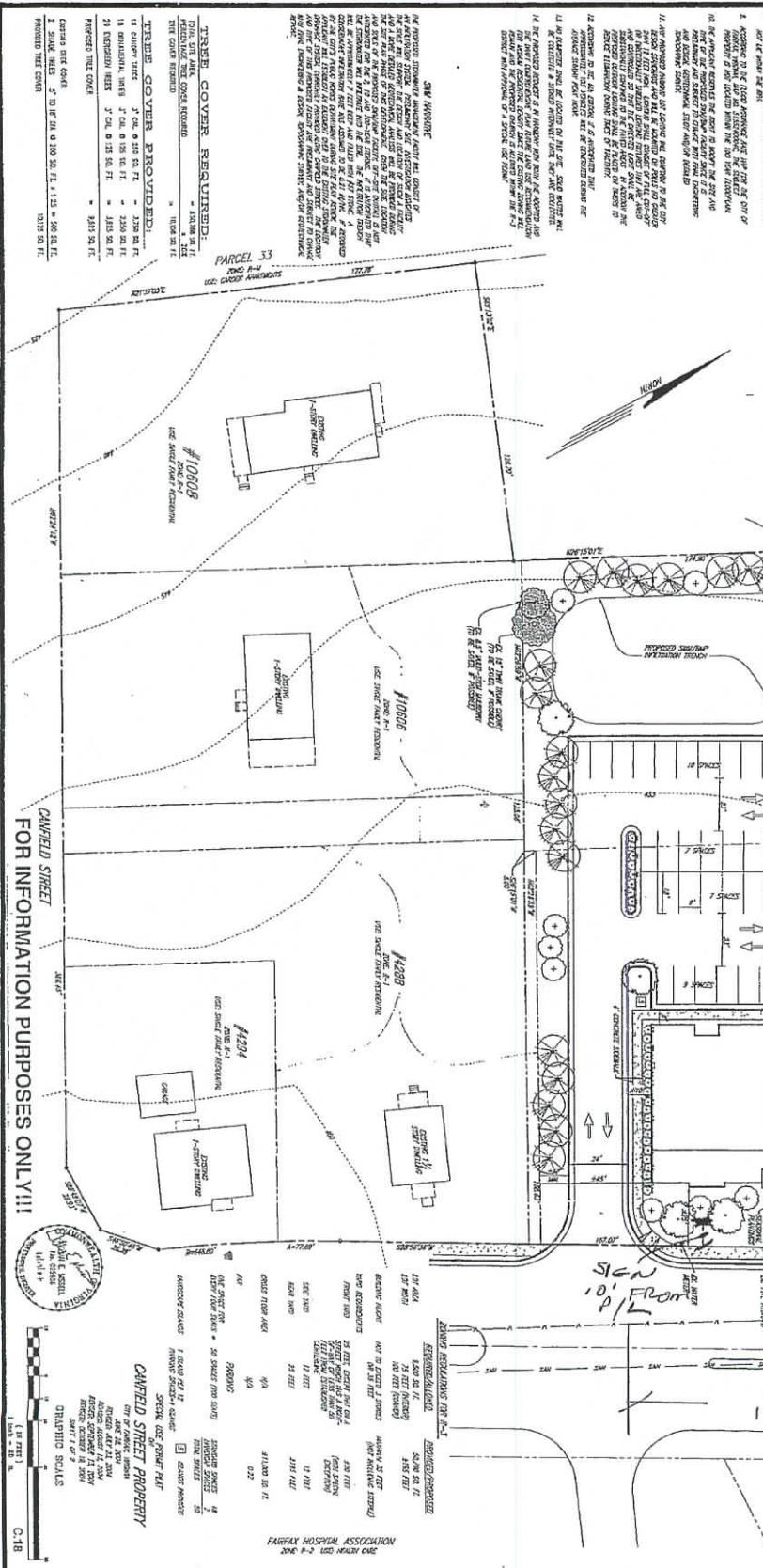
Ambassador for the Lord,


The Rev. (Dr.) Johnson A. Edosomwan

04-080-H

- NOTES:**
1. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
 2. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE APPROPRIATE AGENCIES.
 3. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE APPROPRIATE AGENCIES.
 4. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE APPROPRIATE AGENCIES.
 5. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE APPROPRIATE AGENCIES.
 6. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE APPROPRIATE AGENCIES.
 7. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE APPROPRIATE AGENCIES.
 8. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE APPROPRIATE AGENCIES.
 9. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE APPROPRIATE AGENCIES.
 10. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE APPROPRIATE AGENCIES.
 11. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE APPROPRIATE AGENCIES.
 12. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE APPROPRIATE AGENCIES.

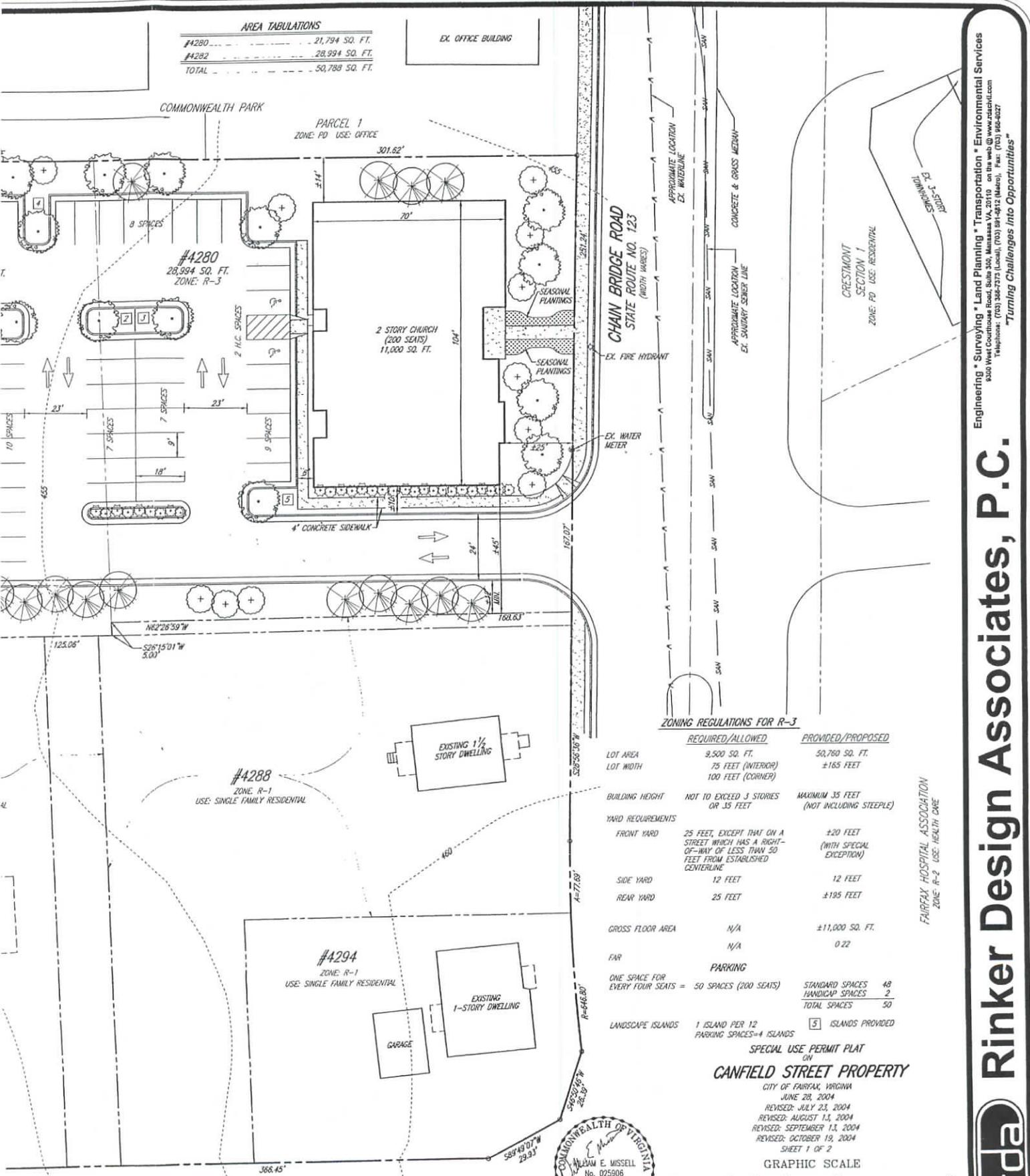
ITEM NO.	DESCRIPTION	QUANTITY	UNIT	PRICE	TOTAL
1	ASPHALT DRIVE	100	LINEAL FEET	1.50	150.00
2	CONCRETE DRIVE	50	LINEAL FEET	2.50	125.00
3	GRAVEL DRIVE	200	LINEAL FEET	0.75	150.00
4	LANDSCAPING	1	LOT	500.00	500.00
5	PAVING	100	SQUARE FEET	1.00	100.00
6	CONCRETE	50	SQUARE FEET	2.00	100.00
7	GRAVEL	200	SQUARE FEET	0.50	100.00
8	LANDSCAPING	1	LOT	500.00	500.00
9	PAVING	100	SQUARE FEET	1.00	100.00
10	CONCRETE	50	SQUARE FEET	2.00	100.00
11	GRAVEL	200	SQUARE FEET	0.50	100.00
12	LANDSCAPING	1	LOT	500.00	500.00
13	PAVING	100	SQUARE FEET	1.00	100.00
14	CONCRETE	50	SQUARE FEET	2.00	100.00
15	GRAVEL	200	SQUARE FEET	0.50	100.00
16	LANDSCAPING	1	LOT	500.00	500.00
17	PAVING	100	SQUARE FEET	1.00	100.00
18	CONCRETE	50	SQUARE FEET	2.00	100.00
19	GRAVEL	200	SQUARE FEET	0.50	100.00
20	LANDSCAPING	1	LOT	500.00	500.00



Rinker Design Associates, P.C. Engineering • Surveying • Land Planning • Transportation • Environmental Services
 800 West Chesapeake Blvd., Suite 200, Chesapeake, VA 23041 • 800-848-8888 • www.rinkerdesign.com
 Telephone: (757) 598-1111 • Fax: (757) 598-4022
 "Turning Challenges Into Opportunities"

AREA TABULATIONS

#4280	21,794 SQ. FT.
#4282	28,994 SQ. FT.
TOTAL	50,788 SQ. FT.



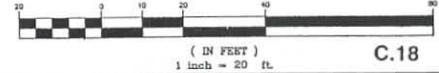
ZONING REGULATIONS FOR R-3

	REQUIRED/ALLOWED	PROVIDED/PROPOSED
LOT AREA	9,500 SQ. FT.	50,780 SQ. FT.
LOT WIDTH	75 FEET (INTERIOR) 100 FEET (CORNER)	±165 FEET
BUILDING HEIGHT	NOT TO EXCEED 3 STORIES OR .35 FEET	MAXIMUM 35 FEET (NOT INCLUDING STEEPLE)
YARD REQUIREMENTS		
FRONT YARD	25 FEET, EXCEPT THAT ON A STREET WHICH HAS A RIGHT-OF-WAY OF LESS THAN 50 FEET FROM ESTABLISHED CENTERLINE	±20 FEET (WITH SPECIAL EXCEPTION)
SIDE YARD	12 FEET	12 FEET
REAR YARD	25 FEET	±195 FEET
GROSS FLOOR AREA	N/A	±11,000 SQ. FT.
FAR	N/A	0.22
PARKING		
ONE SPACE FOR EVERY FOUR SEATS = 50 SPACES (200 SEATS)		STANDARD SPACES 48 HANDICAP SPACES 2 TOTAL SPACES 50
LANDSCAPE ISLANDS	1 ISLAND PER 12 PARKING SPACES=4 ISLANDS	5 ISLANDS PROVIDED

SPECIAL USE PERMIT PLAT ON
CANFIELD STREET PROPERTY

CITY OF FAIRFAX, VIRGINIA
JUNE 28, 2004
REVISED: JULY 23, 2004
REVISED: AUGUST 13, 2004
REVISED: SEPTEMBER 13, 2004
REVISED: OCTOBER 19, 2004
SHEET 1 OF 2

GRAPHIC SCALE



FAIRFAX HOSPITAL ASSOCIATION
ZONE R-2 USE: HEALTH CARE



CANFIELD STREET
FOR INFORMATION PURPOSES ONLY!!!

Engineering * Surveying * Land Planning * Transportation * Environmental Services
9300 Westpark Drive, Suite 100, Manassas, VA 20108
Telephone: (703) 286-7275 (Local), (703) 991-9212 (Toll-Free), Fax: (703) 998-8007

Rinker Design Associates, P.C.



RECEIVED

APR 19 2017

Community Dev & Planning



PHOTO VIEW

SCALE 1/4" = 1'-0"

DESCRIPTION OF WORK:

REMOVE AND JUNK ONE NON ELECTRIC S/F SIGN FROM FRONT OF BUILDING WITH SERVICE HOURS NOTED FILL HOLES WITH CAULKING

REMOVE AND JUNK EXISTING SINGLE FACED NON ELECTRIC MONUMENT SIGN AND BRICK BASE. MANUFACTURE AND INSTALL ONE (1) SINGLE FACED INTERNALLY ILLUMINATED MONUMENT SIGN AS NOTED ON OUR DRAWING # 4-17-156

MESSAGE: LOGO/ ONE GOD MINISTRY A GLOBAL CHURCH
PHONE: 703-591-6161
www.OneGodMinistry.org
4280

MATERIALS:

SIGN CABINET: TO BE CONSTRUCTED OF ALUMINUM SPRAYED BRUSHED ALUMINUM ON EXTERIOR SURFACE, INTERIOR TO BE WHITE

LIGHTING: FROM AN INTERNAL SOURCE OF AURORA G2G TRIDENT WITH 12 VOLT POWER PACK LOCATED IN THE SIGN

SIGN FACE: TO BE CONSTRUCTED OF 3/16" WHITE #2447 PLEXIGLAS OVERLAID WITH TRANSLUCENT BLUE 3630-97 BRISTOL BLUE

STAR LOGO: TO BE 3/4 CLEAR PLEX APPLIED TO FACE WITH 3M #4905 TAPE W. VINYL APPLIED TO FACE

COPY: TO BE FRISK OUT OF OUT OF BLUE BACKGROUND AS NOTED

ADDRESS: 4280 TO BE 3/4" BLACK SINTRA APPLIED ON BASE AS NOTED.

BASE AND MOLDING AT TOP OF SIGN: TO BE FABRICATED OF HIGH DENSITY FOAM APPLIED TO INNER ANGLE FRAME AS NOTED.

MOUNTING: SIGN MOUNTS IN DIRT SURFACE EMBEDDED IN CONCRETE AS NOTED. ELECTRICAL RUN TO SIGN LOCATED BY OTHERS. ONE (1) 20 AMP 120 VOLT CIRCUIT REQUIRED. SERVICE NEON TO SUPPLY PHOTO CELL AND TOGGLE SWITCH (NOTE: WE MAY BE ABLE TO USE ELECTRICAL FROM THE FLOOD LIGHT IN FRONT OF THE SIGN)

NOTE: ALL MATERIALS AND LABOR TO BE U.L. APPROVED.

PERMITS: SERVICE NEON SIGNS TO OBTAIN REQUIRED SIGN PERMITS FROM CITY OF FAIRFAX.

S/F LIGHTED MONUMENT SIGN LAYOUT

SCALE 3/4" = 1'-0"



REMOVE AND JUNK S/F SIGN FROM FRONT OF BUILDING WITH SERVICE HOURS

REMOVE AND JUNK SINGLE FACED NON ELECTRIC MONUMENT SIGN AND BRICK BASE

SERVICE NEON SIGNS INC
6611 IRON PLACE
SPRINGFIELD, VA.
22151
703) 354-3000 TELEPHONE
703) 354-5810 FAX

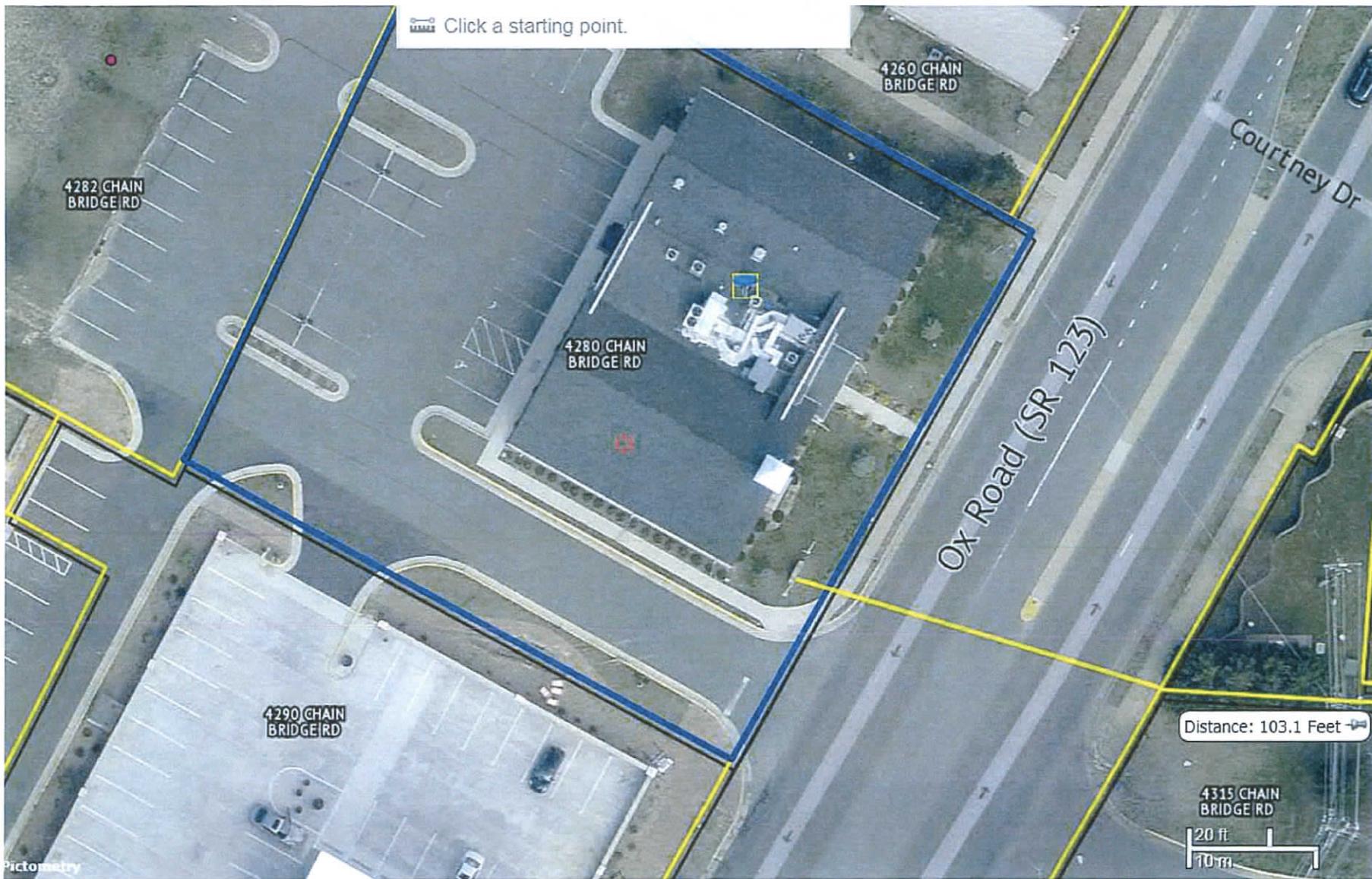
CUSTOMER'S NAME
**One God Ministry
A global Church**

LOCATION
**4280 CHAIN BRIDGE ROAD
FAIRFAX VA. 22030**

DRAWING #
4-17-156
DATE
4-18-17
SALES/PERSON
RUTH VAN / RANDY RYE

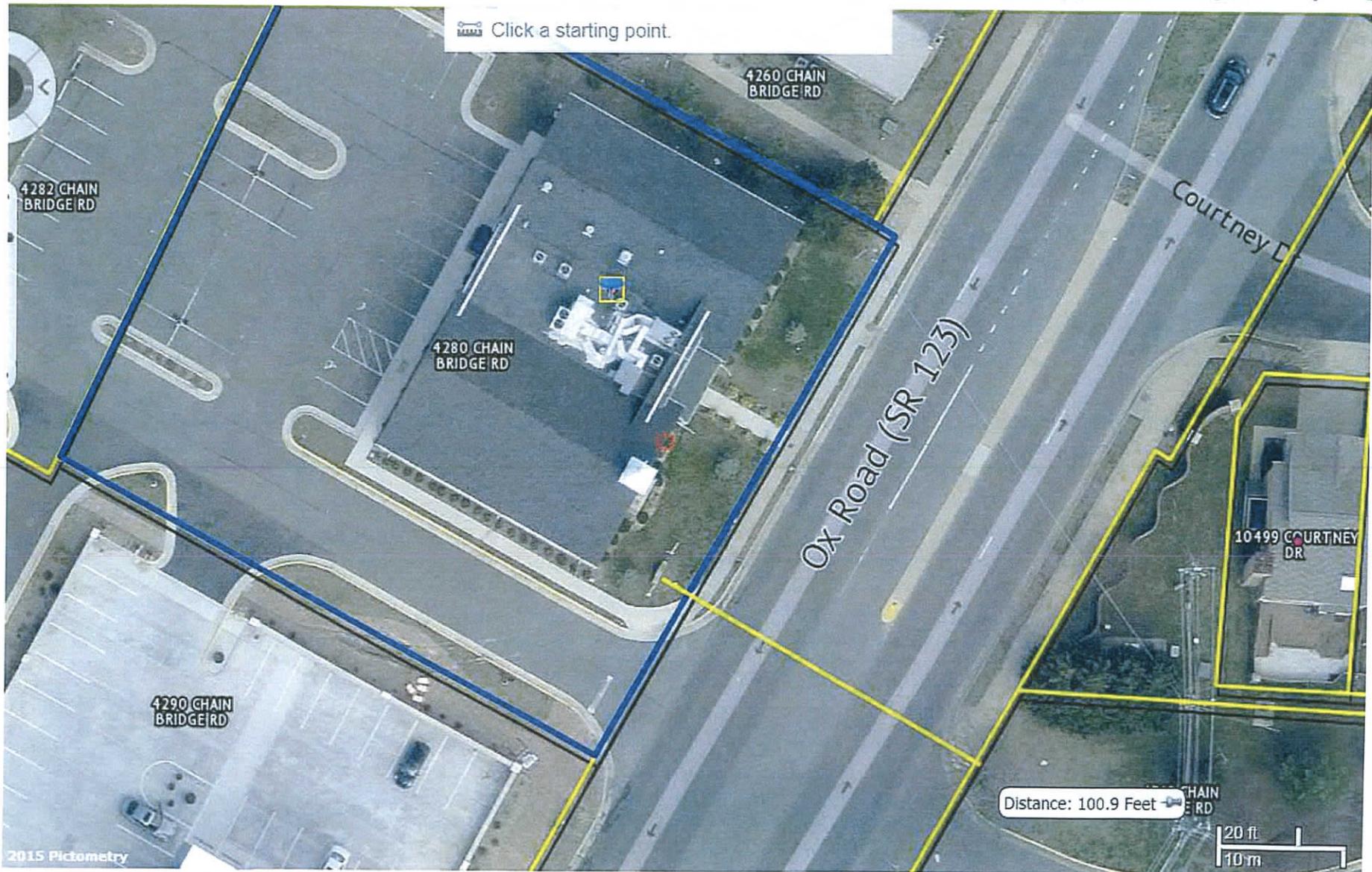
This design is the property of Service Neon Signs. unauthorized use in whole or in part prohibited, violators will be prosecuted in the fullest extent of the law.
CUSTOMER APPROVAL

APPROVALS
SALES _____
PRODUCTION _____
INSTALLATION _____



RECEIVED
APR 21 2017
Community Dev & Planning

Click a starting point.



2015 Pictometry

Distance: 100.9 Feet

20 ft
10 m

SAMPLE MOTION

**FOR APPROVAL WITH CONDITIONS
(STAFF'S RECOMMENDATION)**

(INTERNALLY ILLUMINATED MONUMENT SIGN)

I MOVE THAT THE BOARD OF ZONING APPEALS ADOPT THE ATTACHED RESOLUTION TO APPROVE, WITH CONDITIONS, THE REQUEST OF ONE GOD MINISTRY CORP., PROPERTY OWNER/APPLICANT, BY RUTH M. VANLANDINGHAM, AUTHORIZED AGENT, PURSUANT TO CITY CODE SECTIONS 110-6.17, FOR SPECIAL EXCEPTION TO CITY CODE SECTION 110-4.6.5.C.1 TO ALLOW AN INTERNALLY ILLUMINATED MONUMENT SIGN TO BE LOCATED WITHIN A RESIDENTIAL DISTRICT (WHERE ILLUMINATION IS NOT ALLOWED) ON PROPERTY ZONED RH RESIDENTIAL HIGH AND LOCATED AT 4280 CHAIN BRIDGE ROAD AND MORE PARTICULARLY DESCRIBED AS TAX MAP PARCEL 57-4-02-014 AND 57-3-02-031 SUBJECT TO THE FOLLOWING CONDITIONS:

1. The applicant shall ensure prior to the issuance of sign permits and installation of proposed signage that additional photometric information is submitted as needed for review and approval by the Zoning Administrator to establish the intensity of the proposed sign lighting, the increase of light in the immediate vicinity compared to an absence of such illuminated signs, the extent of any light spill and the extent to which proposed timers and dimmers will mitigate any increased light.
2. The applicant shall ensure all building-mounted signs are installed consistent with the plans and drawings submitted by Service Neon Signs, Inc and dated April 18, 2017, and subject to final determination of Zoning Administrator on illumination levels.

**SAMPLE MOTION
FOR DENIAL**

(INTERNALLY ILLUMINATED MONUMENT SIGN)

I MOVE THAT THE BOARD OF ZONING APPEALS ADOPT THE ATTACHED RESOLUTION TO DENY THE REQUEST OF ONE GOD MINISTRY CORP., PROPERTY OWNER/APPLICANT, BY RUTH M. VANLANDINGHAM, AUTHORIZED AGENT, PURSUANT TO CITY CODE SECTIONS 110-6.17, FOR SPECIAL EXCEPTION TO CITY CODE SECTION 110-4.6.5.C.1 TO ALLOW AN INTERNALLY ILLUMINATED MONUMENT SIGN TO BE LOCATED WITHIN A RESIDENTIAL DISTRICT (WHERE ILLUMINATION IS NOT ALLOWED) ON PROPERTY ZONED RH RESIDENTIAL HIGH AND LOCATED AT 4280 CHAIN BRIDGE ROAD AND MORE PARTICULARLY DESCRIBED AS TAX MAP PARCEL 57-4-02-014 AND 57-3-02-031 FOR THE FOLLOWING REASONS:

(Reasons to be provided by the BZA)

PROPOSED RESOLUTION NO. 2017 – 17040071

(INTERNALLY ILLUMINATED MONUMENT SIGN)

RESOLUTION TO APPROVE, WITH CONDITIONS, THE REQUEST OF ONE GOD MINISTRY CORP., PROPERTY OWNER/APPLICANT, BY RUTH M. VAN LANDINGHAM, AUTHORIZED AGENT, PURSUANT TO CITY CODE SECTIONS 110-6.17, FOR A SPECIAL EXCEPTION TO CITY CODE SECTION 110-4.6.5.C.1 TO ALLOW AN INTERNALLY ILLUMINATED MONUMENT SIGN TO BE LOCATED WITHIN A RESIDENTIAL DISTRICT (WHERE ILLUMINATION IS NOT ALLOWED) ON PROPERTY ZONED RH RESIDENTIAL HIGH AND LOCATED AT 4280 CHAIN BRIDGE ROAD AND MORE PARTICULARLY DESCRIBED AS TAX MAP PARCEL 57-4-02-014 AND 57-3-02-031.

WHEREAS, One God Ministry Corp., property owner/applicant, has submitted Application No. SE-17040071 requesting a Special Exception from City Code Section 110-4.6.5.C.1;

WHEREAS, the Board of Zoning Appeals has carefully considered the application, the recommendation of the staff, and the testimony received at the public hearing; and

WHEREAS, the Board of Zoning Appeals has determined that the proposed Special Exception is appropriate, with conditions, because the proposal meets the requisites established by City Code Section 110-6.17.7 for the following reasons:

1. Ensures the same general level of land use compatibility as the otherwise applicable standards;
2. Does not materially and adversely affect adjacent land uses and the physical character of uses in the immediate vicinity;
3. Is generally consistent with the purposes and intent of this chapter and the adopted Comprehensive Plan; and,
4. Is based on the physical constraints and land use specifics, rather than on economic hardship.

NOW, THEREFORE, BE IT RESOLVED by the Board of Zoning Appeals of the City of Fairfax on this sixth day of June, 2017, that Application No. SE-17040071 be and hereby is APPROVED, with the following conditions:

1. The applicant shall ensure prior to the issuance of sign permits and installation of proposed signage that additional photometric information is submitted as needed for review and approval by the Zoning Administrator to establish the intensity of the proposed sign lighting, the increase of light in the immediate vicinity compared to an absence of such illuminated signs, the extent of any light spill and the extent to which proposed timers and dimmers will mitigate any increased light.
2. The applicant shall ensure all building-mounted signs are installed consistent with the plans and drawings submitted by Service Neon Signs, Inc and dated April 18, 2017, and subject to final determination of Zoning Administrator on illumination levels.

PROPOSED RESOLUTION NO. 2017 – 17040071

(INTERNALLY ILLUMINATED MONUMENT SIGN)

RESOLUTION TO APPROVE THE REQUEST OF ONE GOD MINISTRY CORP., PROPERTY OWNER/APPLICANT, BY RUTH M. VAN LANDINGHAM, AUTHORIZED AGENT, PURSUANT TO CITY CODE SECTIONS 110-6.17, FOR A SPECIAL EXCEPTION TO CITY CODE SECTION 110-4.6.5.C.1 TO ALLOW AN INTERNALLY ILLUMINATED MONUMENT SIGN TO BE LOCATED WITHIN A RESIDENTIAL DISTRICT (WHERE ILLUMINATION IS NOT ALLOWED) ON PROPERTY ZONED RH RESIDENTIAL HIGH AND LOCATED AT 4280 CHAIN BRIDGE ROAD AND MORE PARTICULARLY DESCRIBED AS TAX MAP PARCEL 57-4-02-014 AND 57-3-02-031.

WHEREAS, One God Ministry Corp., property owner/applicant, by Ruth M. Van Landingham, authorized agent, have submitted Application No. SE-17040071 requesting a Special Exception from City Code Section 110-4.6.5.C.1;

WHEREAS, the Board of Zoning Appeals has carefully considered the application, the recommendation of the staff, and the testimony received at the public hearing; and

WHEREAS, the Board of Zoning Appeals has determined that the proposed Special Exception is appropriate because the proposal meets the criteria established by City Code Section 110-6.17.7 for the following reasons:

(BZA to provide reasons)

NOW, THEREFORE, BE IT RESOLVED by the Board of Zoning Appeals of the City of Fairfax on this sixth day of June, 2017, that Application No. SE-17040071 be and hereby is APPROVED.

Adopted this sixth day of June, 2016.

Attest:

Board of Zoning Appeals Secretary



CITY OF FAIRFAX

Department of Community Development & Planning

Special Exception SE 17040072

PUBLIC HEARING DATE

June 6, 2017

APPLICANT

Johnson A. Edosomwan LLC,
Owner/Applicant

AGENT

Ruth M. Van Landingham, Agent

PARCEL DATA

Tax Map IDs

57-3-21-((23)) 001 A, 001 B, 001 C,
002 A, 002B1, 002B2, 003 A and
003 B

Street Addresses

4290 Chain Bridge Road

Zoning Districts

PD-C – Planned Development
Commercial

TOD – Transition Overlay District

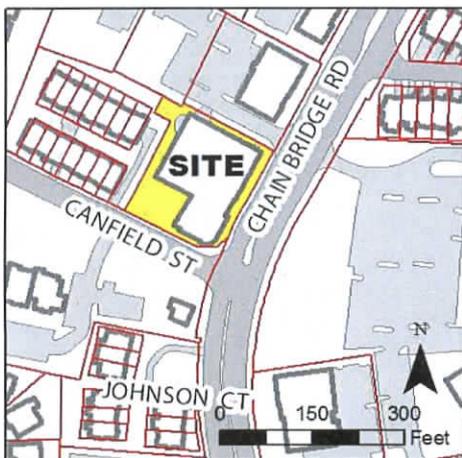
APPLICATION SUMMARY

Request of Johnson A. Edosomwan LLC., property owner/applicant, by Ruth M. Van Landingham, authorized agent, pursuant to City Code Section 110-6.17, for special exception to City Code Section 110-4.6.5.C.1 to allow internally-illuminated building-mounted signs to be located within 100 feet of a residential district and placed at greater than six feet in height and on property zoned PDC Planned Development Commercial and TOD Transitional Overlay District and located at 4290 Chain Bridge Road and more particularly described as Tax Map Parcels 57-3-(23)-001 A, 001 B, 001 C, 002 A, 002B1, 002B2, 003 A and 003 B.

STAFF RECOMMENDATION

Staff recommends that the Board of Zoning Appeals approve Special Exception request subject to the following development conditions:

1. The applicant shall ensure prior to the issuance of sign permits and installation of proposed signage that additional photometric information is submitted as needed for review and approval by the Zoning Administrator to establish the intensity of the proposed sign lighting, the increase of light in the immediate vicinity compared to an absence of such illuminated signs, the extent of any light spill and the extent to which proposed timers and dimmers will mitigate any increased light.
2. The applicant shall ensure all building-mounted signs are installed consistent with the plans and drawings submitted by Service Neon Signs, Inc and dated April 18, 2017 and subject to final determination of Zoning Administrator on illumination levels.



BACKGROUND INFORMATION

The subject building known as the Edosomwan Building was built in 2014 as a three story brick façade mixed use commercial building. There currently are restaurants and office tenants. There has been a personal service tenant on the first floor. The site is located on the west side of Chain Bridge Road, north of Canfield Street. Surrounding land uses are a mix of retail, townhouses and institutional. The property to the immediate south, Eaves Apartment complex, has open space adjacent to Chain Bridge Road and Canfield Street with a building used for storage. The following table summarizes adjacent property zoning districts, uses and distances from residential districts to the building.

	Existing Zoning*	Current Land Use	Existing Description	Comprehensive Plan - Future Land Use	Distance from Residential District to Building
Site	PD-C - Planned Development Commercial TOD - Transition Overlay District	Commercial – Retail, Personal Service and Office	Edosomwan Building	Mixed Use	See below
North	R-H - Residential High	Institutional	One God Ministry Church	Institutional	82.7
	PD-M - Planned Development Mixed Use	Mixed Use	George Mason University LLC	Mixed Use	82.7
South (across Canfield Street)	RMF – Multifamily	Open Space	Eaves Apartment	High Residential - High	65'
East (across Chain Bridge Road)	RH – Residential High	Institutional	INOVA Emergency Care Center	Institutional	104.7'
West	PD-C – Planned Development Commercial	High Residential - Townhouses	Townhouses	Mixed Use	90.7'

*Existing zoning refers to the zoning designation in place at the time the application was filed.

Currently, there are five non-illuminated signs on the north, east and west facades of the building. All signs are related to ground floor tenants. The Zaytoon Pizzeria sign (on the east facing wall) is proposed to remain with black lettering and no illumination. All other tenant signs including building identification and address signs will be removed and replaced, as proposed, with white Plexiglas letters and numbers lit by LED lamps powered behind the wall and equipped with timers and dimers.

The applicant proposes to install the new white letter signs to replace four of the five existing signs. The proposal also includes adding one new sign above the third floor windows on the north facing wall, and two

new signs above the second floor windows on the east facing wall. The applicant has described the lighting of the 12" letters (Edosomwan Building 4290; Pho Bahn Mi & Grill; Advance Digital Systems - on wall facing Chain Bridge Road) as readable from a 300' distance. The 18" letters (Edosomwan Building 4290 – on the curved wall and on the north wall above third floor; Karis Dental – on wall facing Chain Bridge Road) are readable from 450 feet. The proposed signs submitted comply with the regulations for sign area per City Code Section 110-4.6.10.D. The applicant has provided a table that summarizes the proposed and maximum allowed sign areas and cumulative sign areas per frontage (Attachment 3). The aerial photo (Figure 1) depicts the existing zoning of the subject site with surrounding properties and distances from the residential zoning districts to the building.



Figure 1

APPLICATION REQUEST

The applicant requests approval to internally-illuminate all wall signs except the tenant sign for Zaytoon Pizzeria. All new signs are uniform in appearance and operation. Initially, the applicant proposed illumination from dark until midnight and then modified notations on the drawings to propose a timer for illumination between dusk to 10pm, seven days a week for all new signs. The illumination is requested so current and future tenants are more identifiable to the public. The applicant's sign matrix, in Attachment 3, shows on the façades where additional illuminated signage could be allowed although the applicant has not identified the number of signs anticipated for future tenants.

ATTACHMENT 1

ANALYSIS

Johnson A. Edosomwan Building

The applicant's request is for relief from City Code Section 110-4.6.5.C.1 to allow illuminated signs that are less than 100 feet from the adjacent residential district and placed greater than six feet in height (above the second and third floor windows).

Section 110-4.6.5.C.1. (Sign Illumination)

C. Illumination

Unless otherwise specified in 4.6, signs may be illuminated from within or from an external source, as follows:

- 1. Illuminated signs shall not be located within 100 feet of any residential district. No sign greater than six feet in height that is located within 200 feet of any residential district shall be illuminated between the hours of 10:00pm and 6:00am.**
2. Sign illumination shall not cause glare onto any building or land, or interfere with pedestrian, vehicular or bicycle traffic safety.
3. Except as specified for seasonal displays (4.6.3.F.) and "open" signs (4.6.3.C.), all external and internal lighting, including illuminated tubing, exposed bulbs, strings of lights and other lights sources, shall be directed toward a sign face and shielded from direct view.
4. Signs shall not be illuminated by a string of lights placed around the sign.

The applicant's request is evaluated using the criteria listed in City Code Section 110-6.17.7.A:

1. Ensure the same general level of land use compatibility as the otherwise applicable standards;

North: The residentially-zoned property to the north is developed with a nonresidential use (One God Ministry Church). The building identification sign proposed on the north facing wall (Edosomwan Building 4290) will be 17.3 feet closer to the church property than allowed, and located above the third floor windows. It is not anticipated the church activities will be adversely affected by the proposed illumination of signage that would be 82.7 feet from the church property and above the third floor windows of the Edosomwan Building. Church activities are predominantly during weekend daytime hours when the signs would be unlit. However, additional photometric information is needed to ensure that illuminated signs as proposed would not significantly change the noncommercial character of the area. The additional information needs to address the intensity of the sign lighting, how much the illumination will increase light in this area compared to the absence of sign lighting per Code, that the illumination will not spill beyond the property line and the extent to which the proposed timers and dimmers will mitigate the signs' impact.

Also on the wall facing the north (and the east) are existing signs for a vacated tenant space (Revive Massage). The proposal indicates these two signs will be removed although no current proposal for new tenant signage has been provided. Consideration needs to be given to future illumination of this tenant signage at the first floor level and included in the photometric information.

South: The residentially-zoned property across Canfield Street is developed for multi-family use, however, there are no residential units immediately across Canfield Street from the subject building. The structure located in the open space area is an uninhabited storage building for the complex. Currently, the applicant is not proposing any new signage on the south facing wall along Canfield Street. The curved portion of the building (at the southwest corner facing the intersection of Canfield and Chain Bridge Road) currently displays two signs: a second building identification sign (Edosomwan Building 4290) and a tenant sign (Pho Banh Mi & Grill). These will be replaced with the proposed white letter illuminated signs.

East: The residentially-zoned property to the east across Chain Bridge Road is developed for nonresidential use (INOVA medical care facility). The proposed signs for the east facing wall are more than 100 feet from the RH district boundary for the INOVA property. However, the three signs (Advance Digital Systems, Edosomwan

Building 4290, Karis Dental) proposed on the east facing wall are within the 100 restricted area measured from the residentially-zoned property to the south and the north. Two of the signs (Advance Digital Systems and Karis Dental) are proposed on the second floor level. The third building identification sign (Edosomwan Building 4290) will replace the existing black building numbers (4290) over the building's main entrance. Consequently, these three proposed signs are evaluated for potential impact on the adjacent properties to the north and south. The applicant has not provided photometric information to establish the intensity of the lighting, how much the illumination will increase light in this area compared to an absence of lighting, that the illumination will not spill beyond the property line and the extent to which the proposed dimmers will mitigate any increased light.

West: The property to the west is within the same PD-C District as the Edosomwan Building and is developed with townhouse units. The applicant's proposal does not include a request for any signs on the west-facing wall. However, this wall is eligible for the future placement of signs though the public visibility is extremely limited. The physical distance to the townhouses is 90.7'. The townhouse doors are facing north and south and there are no windows on the side of the building facing the building.

Staff recommends that prior to issuance of sign permits the applicant provide photometric information for review and approval by the Zoning Administrator to establish the intensity of the lighting, how much the illumination will increase light in this area compared to an absence of lighting, that the illumination will not spill beyond the property line and the extent to which the proposed dimmers will mitigate any increased light.

2. Not materially and adversely affect adjacent land uses and the physical character of uses in the immediate vicinity of the proposed development because of inadequate transitioning, screening, setbacks and other land use considerations;

The subject building is a commercial property and is within the 100 foot measurement from residentially-zoned property to the north and south. Illuminated signs mounted above the second and third floors are within 200 feet of residentially-zoned property. Signage that is appropriately illuminated on the north and south-facing walls could be compatible with the character of these adjacent properties due to the specifics of the institutional use to the north and the unoccupied open space area to the south. Additional photometric information regarding the use of timers and dimmers is needed to evaluate effectiveness in mitigating any adverse effect on adjacent land uses and the character of the immediate vicinity.

Staff recommends that prior to issuance of sign permits the applicant provide additional information to establish the effectiveness of timers and dimmers to mitigate any adverse effect on adjacent land uses and the character of the immediate vicinity.

3. Be generally consistent with the purposes and intent of this chapter and the adopted *Comprehensive Plan*;

The *Comprehensive Plan's* Future Land Use Map indicates that the subject site is designated for mixed use. The subject site lies within the PD-C and Old Town Fairfax Transition Overlay Districts (TOD).

The *Comprehensive Plan* policy is carried out in two design documents; the Community Appearance Plan and the Old Town Fairfax Historic and Transition Design Guidelines. Both of these documents contain specific policy in regards to signage in the TOD.

Community Appearance Plan – Old Town Fairfax Signs: The Design and location of signs throughout Old Town should be reevaluated to reflect a simple statement of the intended message – that is, they should inform rather than advertise... To further establish the Transition District as a transition to the City's historic core, all commercial and traffic signs should be compatible with the signs in the Historic District as detailed in the Guidelines. Pgs. 23 – 24.

Design Guidelines – Sign Guidelines: Transition District: The goal of the Transition District is to respect and reinforce the distinctive character of the neighboring Historic District. While some of the developments can be expected to be larger scale in the transition district, the sign requirements should attempt to generally reflect the sign character of the Historic District. Pg. 56.

1. Back-lit wall mounted linear signs within the Transition District should have dark backgrounds with light letters.

The *Comprehensive Plan's* Community Appearance section contains the following:

Goal: Establish and maintain an attractive, distinctive image for the city based on well-maintained buildings, green spaces and plantings.

Objective CA-1: Improve the appearance of the major commercial corridors.

Strategy CA-1.6 Bring nonconforming signs into compliance with current regulations. In part is as follows:

“Although signs serve a useful purpose, they can quickly overpower and dominate an area if not controlled. In an effort to provide for signage that is adequate but not excessive, the City has amended its sign regulations on four occasions since 1987. However, because nonconforming signs are protected as “grandfathered,” there is little incentive for sign owners to replace or upgrade nonconforming signs...”

“Provisions for special exceptions are included in the City’s sign regulations. The City should evaluate each request for an exception from the sign regulations from a critical perspective, with an eye toward reducing visual clutter and improving the appearance of the City. Special exceptions should only be granted for unusual circumstances, and emerging patterns of granted exception requests should be monitored to aid in determining whether amendments to the sign regulations are indicated.” Pg. 104

This property is in the Transition Overlay District where all signs are subject to architectural review which is an administrative process. Preliminary architectural review finds that the proposed signage is an appropriate palette and in good locations since the signs do not create a chaotic visual appearance and do not obscure any important architectural features. The proposed illumination would enhance visibility of the building without detracting from the building architecture. In addition, the signs are simple and informative.

Staff believes the applicant’s request, as proposed, is consistent with the goal and objectives of the Comprehensive Plan to provide adequate, but not excessive, signs in this part of the City. The proposed signage using white letters and numbers is generally consistent with the policy found in the Comprehensive Plan, Community Appearance Plan and recommendations of the Design Guidelines.

4. Be based on the physical constraints and land use specifics, rather than on economic hardship of the applicant.

The physical constraint for the Edosomwan building is its location closest to the southern Transition Overlay District boundary and furthest from the Historic Overlay District. The building is separated from similar mixed use buildings found closer to the historic district along the east side of Chain Bridge Road (across from County courthouse). Careful consideration of the intensity of lighting on this building is important so that the building’s signs do not dominate the noncommercial character of the area during hours of darkness or distract motorists.

North: Vehicles and pedestrians, traveling south toward the building, have direct view of signs on the north and east walls. While there are no physical constraints (ie building placement, topography, vegetation, etc) that block visibility of these signs. However, appropriately illuminated signage may be an enhancement to the building’s identity in the surrounding noncommercial area.

South: Vehicles and pedestrians, traveling north toward the Historic section of the City of Fairfax will notice the building due to its prominent placement and visibility to Chain Bridge Road. Consequently, there are no physical constraints (ie building placement, topography, vegetation, etc) to justify the illumination as proposed.

Based on staff's analysis the applicant has not demonstrated there are physical constraints unique to this building that would support the requested relief; however, there are certain land use specifics in the properties adjacency to residential open space and noncommercial/institutional use that could support the request with submission of additional photometric information to confirm appropriate levels of sign illumination and the effectiveness of the proposed timers and dimmers.



Application #: SE-17040912
Receipt #: 38577

RECEIVED
APR 21 2017
Community Dev & Planning

LAND USE APPLICATION

- NON REFUNDABLE FEE -

Special Use Special Exception Variance Amendment Renewal

1. PROPERTY LOCATION INFORMATION

Property Address 4290 Chain Bridge Road Tax Map # 57-3-(23)-001A, 001B, 001C, 002A, 002B1, 002B2, 003A
Project Name Edosomwan Building Project Description Building Signs 003B
All four sides of building mounted signs internally illuminated and less than
100' from residential district. Signs will illuminated from dark until Midnight
Sec 110-4.6.C.1

2. APPLICANT or AUTHORIZED AGENT INFORMATION (check as appropriate)

Applicant Name JOHNSON A. EDOSOMWAN (circle one): Corporation / Gen Partnership / Ltd Partnership / Sole Proprietorship / Individual
Applicant Address Service Neon Signs Inc. 6611 Iron Place Springfield VA 22151
Phone (o) 703.354.3000x317 (c) 703.864.2427 Email ruth@snsigns.org
Applicant or Authorized Agent Signature Ruth M. Van Dyke
Relationship to project (circle one): Property owner / Contract purchaser / Lessee / Agent

3. APPLICANT CERTIFICATION STATEMENT Section 110-6.2.3

I certify that I have read and understand my application to comply with Zoning Ordinance Section 6.2.3 which states that an application shall be sufficient for processing when it contains all of the information necessary to decide whether or not the development as proposed will comply with the applicable requirements of this chapter; that the burden of demonstrating that an application complies with applicable review and approval criteria is on the applicant; that each application is unique and, therefore, more or less information may be required according to the needs of the particular case; that staff has the flexibility to specify submission requirements for each application and to waive requirements as appropriate; and that the applicant shall rely on the review official as to whether more or less information should be submitted.

Applicant or Authorized Agent Signature (REQUIRED) Ruth M. Van Dyke Date 4/13/17

4. ENGINEER, ARCHITECT, SURVEYOR or LANDSCAPE ARCHITECT (Same as Applicant)

Licensed Professional's Name _____
Licensed Professional's Address _____
Phone (o) _____ (c) _____ Email _____

*****OFFICE USE ONLY*****

Current status of business license and fees
Treasurer: _____
Commissioner of Revenue: _____



Application #: _____
Receipt #: _____

APPLICANT AUTHORIZATION LETTER
(Signed by property owner/s)

To Whom IT May Concern:
I/We, Plentiful Harvest Living Group LLC, the undersigned title owner(s) of the property identified below do hereby authorize Johnson A. Edosomwan of The Johnson A. Edosomwan LLC, to act on my/our behalf in the furtherance of an application for a Special Exception for Illuminated building signs on my/our property located at: 4290 Chain Bridge Road

Tax Map No: 57 3 21 000B

Thank you in advance for your cooperation.

Date: 5/24/17 By: [Signature]
Plentiful Harvest Living Group LLC ✓

COMMONWEALTH/STATE OF: Virginia

CITY/COUNTY: Fairfax, TO WIT:

The forgoing instrument was acknowledged before me this 25th day of MAY. ✓

✓ 2017, by Rigoberto Carballo

[Signature]
Notary Public (Signature) ✓

✓ AFFIX NOTARY SEAL/STAMP

RIGOBERTO ARISTIDES CARBALLO AMAYA
NOTARY PUBLIC 7707417
COMMONWEALTH OF VIRGINIA

MY COMMISSION EXPIRES MAY 31, 2020

Notary Registration No: 7707417 ✓

My Commission Expires: MAY 31, 2020 ✓

RECEIVED

MAY 31 2017

Community Dev & Planning

ALL TITLE OWNERS MUST SIGN IN PRESENCE OF NOTARY. IF THERE IS MORE THAN ONE TITLE OWNER, FILL OUT MULTIPLE APPLICATIONS.



City of Fairfax - Community Development and Planning
10455 Armstrong Street #207A Fairfax, VA 22030
Phone: 703-385-7820

Application #: _____
Receipt #: _____

APPLICANT AUTHORIZATION LETTER
(Signed by property owner/s)

To Whom IT May Concern:
I/We, American Eagle Holding LLC, the undersigned title owner(s) of the property identified
below do hereby authorize Johnson A. Edosomwan of
The Johnson A. Edosomwan LLC, to act on my/our behalf in the furtherance of an application
for a Special Exception for Illuminated Building Signs on my/our property located at:
4290 Chain Bridge Road

Tax Map No: 57 3 21 000B

Thank you in advance for your cooperation.

Date: 5/24/17

By: [Signature]
American Eagle Holding LLC

COMMONWEALTH/STATE OF: Virginia

CITY/COUNTY: Fairfax, TO WIT:

The forgoing instrument was acknowledged before me this 30 day of May.

✓ 20 17, by Shehryar Mirza

Shehryar Mirza
Notary Public (Signature) ✓

✓ AFFIX NOTARY SEAL/STAMP

Notary Registration No: 7715923 ✓

My Commission Expires: 01/31/2021 ✓



RECEIVED

MAY 31 2017

Community Dev & Planning

ALL TITLE OWNERS MUST SIGN IN PRESENCE OF NOTARY. IF THERE IS MORE THAN ONE TITLE OWNER, FILL OUT MULTIPLE APPLICATIONS.



City of Fairfax – Community Development and Planning
10455 Armstrong Street #207A Fairfax, VA 22030
Phone: 703-385-7820

Application #: _____
Receipt #: _____

APPLICANT AUTHORIZATION LETTER
(Signed by property owner/s)

To Whom IT May Concern:
I/We, American Eagle Holding LLC, the undersigned title owner(s) of the property identified
below do hereby authorize Johnson A. Edosomwan of
The Johnson A. Edosomwan LLC, to act on my/our behalf in the furtherance of an application
for a Special Exception for Illuminated Building Signs on my/our property located at:
4290 Chain Bridge Road

Tax Map No: 57 3 21 000B

Thank you in advance for your cooperation.

Date: 5/24/17 By: 
American Eagle Holding LLC

COMMONWEALTH/STATE OF: Virginia
CITY/COUNTY: Fairfax, TO WIT:

The forgoing instrument was acknowledged before me this 30 day of May

✓ 20 17, by Shehryar Mirza

Shehryar Mirza
Notary Public (Signature) ✓

Notary Registration No: 7715923 ✓

My Commission Expires: 01/31/2021 ✓

✓ AFFIX NOTARY SEAL/STAMP



RECEIVED
MAY 31 2017

Community Dev & Planning

ALL TITLE OWNERS MUST SIGN IN PRESENCE OF NOTARY. IF THERE IS MORE THAN ONE TITLE OWNER, FILL OUT MULTIPLE APPLICATIONS.



City of Fairfax - Community Development and Planning
10455 Armstrong Street #207A Fairfax, VA 22030
Phone: 703-385-7820

Application #: _____
Receipt #: _____

APPLICANT AUTHORIZATION LETTER
(Signed by property owner/s)

To Whom IT May Concern:
I/We, Plentiful Harvest Living Group LLC, the undersigned title owner(s) of the property identified below do hereby authorize Johnson A. Edosomwan of The Johnson A. Edosomwan LLC, to act on my/our behalf in the furtherance of an application for a Special Exception for Illuminated building signs on my/our property located at: 4290 Chain Bridge Road

Tax Map No: 57 3 21 000B

Thank you in advance for your cooperation.

Date: 5/24/17 By: [Signature]
Plentiful Harvest Living Group LLC

COMMONWEALTH/STATE OF: Virginia
CITY/COUNTY: Fairfax, TO WIT:

The forgoing instrument was acknowledged before me this 25th day of MAY,
2017, by Rigoberto Carballo

[Signature]
Notary Public (Signature)

AFFIX NOTARY SEAL/STAMP
RIGOBERTO ARISTIDES CARBALLO AMAYA
NOTARY PUBLIC 7707417
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES MAY 31, 2020

Notary Registration No: 7707417
My Commission Expires: MAY 31, 2020

RECEIVED
MAY 31 2017

Community Dev & Planning

ALL TITLE OWNERS MUST SIGN IN PRESENCE OF NOTARY. IF THERE IS MORE THAN ONE TITLE OWNER, FILL OUT MULTIPLE APPLICATIONS.



Application #: _____
Receipt #: _____

AGENT AUTHORIZATION LETTER
(Signed by applicant)

✓ To Whom IT May Concern:
I/We, Johnson A. Edosomwan, the undersigned authorized applicant(s) of the property
identified below do hereby authorize Ruth M. Van Landingham
of Service Neon Signs Inc., to act as my/our agent(s) in the furtherance of an
Special Exception for illuminated building signs
application for a _____ on my/our
property located at: 4290 Chain Bridge Road

✓ Tax Map No: 57 3 21 000 B

Thank you in advance for your cooperation.

✓ Date: 4-12-2017 By: Johnson A. Edosomwan

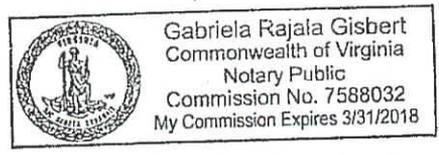
✓ COMMONWEALTH/STATE OF: VIRGINIA

✓ CITY/COUNTY: FAIRFAX, TO WIT:

✓ The forgoing instrument was acknowledged before me this 12th day of April
2017, by Mr. Johnson A Edosowman

Gabriela Rajala Gisbert
Notary Public (Signature) ✓
Notary Registration No: 7588032 ✓
My Commission Expires: 3-31-2018 ✓

✓ AFFIX NOTARY SEAL/STAMP



ALL AUTHORIZED APPLICANTS MUST SIGN IN PRESENCE OF NOTARY. IF THERE IS MORE THAN ONE AUTHORIZED APPLICANT, FILL OUT MULTIPLE APPLICATIONS.

**AFFIDAVIT
CITY OF FAIRFAX**

I, Johnson A. Edosomwan, by Ruth M. Van Landingham do hereby make oath or affirmation that
(Name of applicant or agent)

I am an applicant in Application Number _____ and that to the best of my knowledge and belief, the following information is true:

- ✓ 1. (a) That the following is a list of names and addresses of all applicants, title owners, contract purchasers, and lessees of the property described in the application, and if any of the foregoing is a trustee, each beneficiary having an interest in such land, and all attorneys, real estate brokers, architects, engineers, planners, surveyors, and all other agents who have acted on behalf of any of the foregoing with respect to the application (attach additional pages if necessary):

Name	Address	Relationship
Johnson A. Edosomwan	4290 Chain Bridge Road	Owner
Ruth M. Van Landingham	Service Neon Signs Inc.	Contractor
Advanced Digital Systems-A. Kapur & P. Nagaraj	4290 Chain Bridge Rd., Suite 200	Owner
Karis Dental-Dr. Charles Park	4290 Chain Bridge Road, Suite 202	Owner

- ✓ (b) That the following is a list of the stockholders of all corporations of the foregoing who own ten (10) percent or more of any class of stock issued by said corporation, and where such corporation has ten (10) or less stockholders, a listing of all the stockholders (attach additional pages if necessary):

Corporation Name: The Johnson A. Edosomwan, LLC

Name	Address	Relationship
	NONE	
	NONE	

- ✓ (c) That the following is a list of all partners, both general and limited, in any partnership of the foregoing (attach additional pages if necessary):

Partnership Name: NONE

Name	Address	Relationship
	NONE	
	NONE	
	NONE	

✓ 2. That neither the Mayor nor any member of the City Council, Planning Commission, BZA, or BAR has any interest in the outcome of the decision. EXCEPT AS FOLLOWS: (If none, so state).

NONE

NONE

✓ 3. That within five (5) years prior to the filing of this application, neither the Mayor nor any member of the City Council, Mayor, Planning Commission, BZA, or BAR or any member of his or her immediate household and family, either directly or by way of a corporation or a partnership in which anyone of them is an officer, director, employee, agent, attorney, or investor has received any gift or political contribution in excess of \$100 from any person or entity listed in paragraph one. EXCEPT AS FOLLOWS: (If none, so state).

Jeff Greenfield \$1,500.00

Scott Silverthorne \$1,000.00

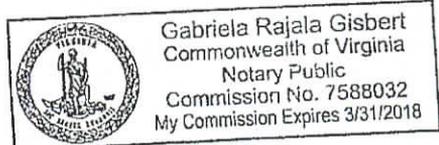
✓ WITNESS the following signature: Johnson A. Edolosomwan
Applicant or Agent

✓ ALL APPLICANTS MUST SIGN AND HAVE THEIR SIGNATURES NOTARIZED.

✓ The above affidavit was subscribed and confirmed by oath or affirmation before me on this 12th day of April, 2017, in the State of Virginia

✓ My commission expires: 3-31-2018

Gabriela Rajala Gisbert 7588032
Notary Public Registration #



**THE JOHNSON A. EDOSOMWAN
LIMITED LIABILITY COMPANY**
P.O. Box 7282
Fairfax Station, VA 22039
Phone: (703)626-2222 • Fax: (703)691-9295

April 20, 2017

City of Fairfax
10455 Armstrong Street
Fairfax VA 22030
Attn: Lisa Feibelman
Deputy Zoning Administrator
Phone: 703.385.7820
Email: lisa/Feibelman@fairfaxva.gov

Re: Special Exception
Edosomwan Building
4290 Chain Bridge Road
Fairfax VA 22030

Dear Ms. Feibelman,

On behalf of the tenants and citizens of the community, we need your help in approving signage that will let the community know that our businesses exist to serve them. We are requesting approval to have internally illuminated plastic faced channel letters on all four sides of the building. We recently nullified a previously approved Master Sign Plan and this request is in accordance with the new ordinance which allows 2 square feet of sign area for each frontage and we want to take advantage of this new ordinance to give our tenants the best visibility to traffic which will ensure the success of their business.

The City Code Section 110-4.6.C.1. and 2. states illuminated signs shall not be located within 100 feet of any residential district and shall not cause glare onto any building or land or interfere with pedestrian, vehicular or bicycle traffic safety.

Our application is requesting the reduction of the 100 feet distance from residential district to allow for these businesses to have signs that are internally illuminated which will be favorable to the city residents looking for these businesses. We feel that this reduction and approval will encourage new businesses to the city knowing their location will be visible both day and night. The signs proposed will not cause glare onto any building or land or interfere with pedestrian, vehicular or bicycle traffic safety.

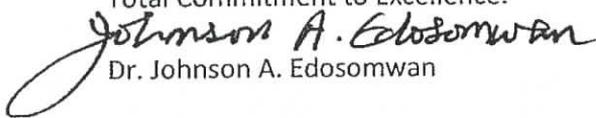
The signs are designed so that the sides of the letters will match the awnings and the trim on the building so they are compatible with the building and not offensive to the surrounding area. The Signs will not adversely affect adjacent land where other signs are internally illuminated.

Zoning Ordinance Approval Criteria (6.17.7)

1. The General level of land use is similar to the commercial uses across the street for Inova Medical Offices.
2. The illuminated signs will not adversely affect the neighboring lands as the signs predominately face Chain Bridge Road. The sign materials are compatible with the existing awnings and trim on the building and present a unified appearance for the building.
3. The signs are consistent with the purpose and intent of the Comprehensive Sign Plan for this address which is located in the Historic Transition District which encourages diversity of retail, restaurant, and personal services, all located in this building. The Comprehensive Sign Plan states these businesses should be located immediately adjacent to sidewalks to encourage pedestrian traffic.
4. The property is located facing Chain Bridge Road, with Canfield Street siding on left of building with a public access road to the One God Ministry Church on the right. The building is classified as Mixed Use directly across from Inova Medical which is a commercial business located in a residential district. The building is to the left of the One God Ministry Church which is also a commercial use located in a residential district.

We hope you rule on this application favorably. Please let us know if you have any questions

Total Commitment to Excellence.


Dr. Johnson A. Edosomwan

**THE JOHNSON A. EDOSOMWAN
LIMITED LIABILITY COMPANY**

P.O. Box 7282

Fairfax Station, VA 22039

Phone: (703)626-2222 • Fax: (703)691-9295

Sign Table-Updated 5/24/17

	EAST	EAST	WEST	WEST	NORTH	NORTH	SOUTH	SOUTH
	Total 128' Allowed 236 Sq.Ft.	Sq.Ft.	Total 128' Allowed 236 Sq.Ft.	Sq.Ft.	Total 64' Allowed 128 Sq.Ft.	Sq.Ft.	Total 64' Allowed 128 Sq.Ft.	Sq.Ft.
Use & Sq. ft.	Edosomwan Bldg 4290	38.0			Edosomwan Bldg 4290	38.0	Edosomwan Bldg 4290	38.0
Use & Sq. ft.	Advanced Digital Systems	19.6						
Use & Sq. ft.	Karis Dental	22.88						
Use & Sq. ft.	Zaytoon Pizzeria	45						
Use & Sq. ft.							Pho Banh Mi & Grill	15
Frontage Total		125.48				38.0		53.0

RECEIVED

MAY 24 2017

Community Dev & Planning

**THE JOHNSON A. EDOSOMWAN
LIMITED LIABILITY COMPANY**

P.O. Box 7282

Fairfax Station, VA 22039

Phone: (703)626-2222 • Fax: (703)691-9295

April 21, 2017

City of Fairfax
Board of Zoning Appeals
10455 Armstrong Street
Fairfax VA 22030

Re: Special Exception Application
Edosomwan Building
4290 Chain Bridge Road
Fairfax, VA 22030

RECEIVED
APR 21 2017
Community Dev & Planning

To Whom It May Concern:

I wanted to share with the Board my experience in obtaining internally illuminated building signs for the Edosomwan Building.

When I first began this process I brought in Ms. Ruth Van Landingham of Service Neon Signs Inc. to work with us on the project.

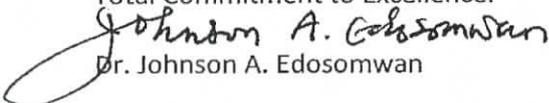
Her first responsibility was to go to the City Zoning office to tell the staff what I was requesting. She was told by the staff that the old Master Sign Plan was nullified and the internally illuminated sign would be permitted. At that point drawings and Sales Agreements were signed.

On a separate trip, one of my tenants, Dr. Karis went to the Zoning Office and talked with zoning staff: Annie, Alexis, Tommy and Jason, and he was told again that the signs can be internally illuminated and the only side of the building affected by the 100' distance rule was the side facing the One God Ministry Church.

Based on this verification, I moved forward in good faith and ordered the signs and Service Neon Signs began construction of signs. Sign permits were filed on March 22, 2017. Ms. Lisa Feibelman sent the Sign Company an email on April 7, 2017 stating it was a mistake and signs could not be internally illuminated. This was very upsetting as all parties had done their due diligence and research before even beginning the project and had had several conversations with the zoning staff. The Signs were just about completed in their production. Ms. Feibelman checked and got back to us recommending we file for Special Exception so signs can be internally illuminated.

I am requesting approval of the Special Exception in light of the verification we received at the beginning of the project and the signs are already constructed.

Total Commitment to Excellence.


Dr. Johnson A. Edosomwan

**THE JOHNSON A. EDOSOMWAN
LIMITED LIABILITY COMPANY
P.O. Box 7282
Fairfax Station, VA 22039
Phone: (703)626-2222 • Fax: (703)691-9295**

RECEIVED

MAR 27 2017

Community Dev & Planning

March 24, 2017

Michelle Coleman
Zoning Administrator
City of Fairfax
10455 Armstrong Street
Fairfax, VA 22030

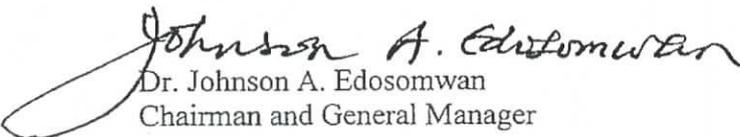
Dear Ms. Coleman,

This letter is sent with the request and intention for the existing Master Sign Plan to be nullified for The Edosomwan Building, 4290 Chain Bridge Road, Fairfax, VA 22030.

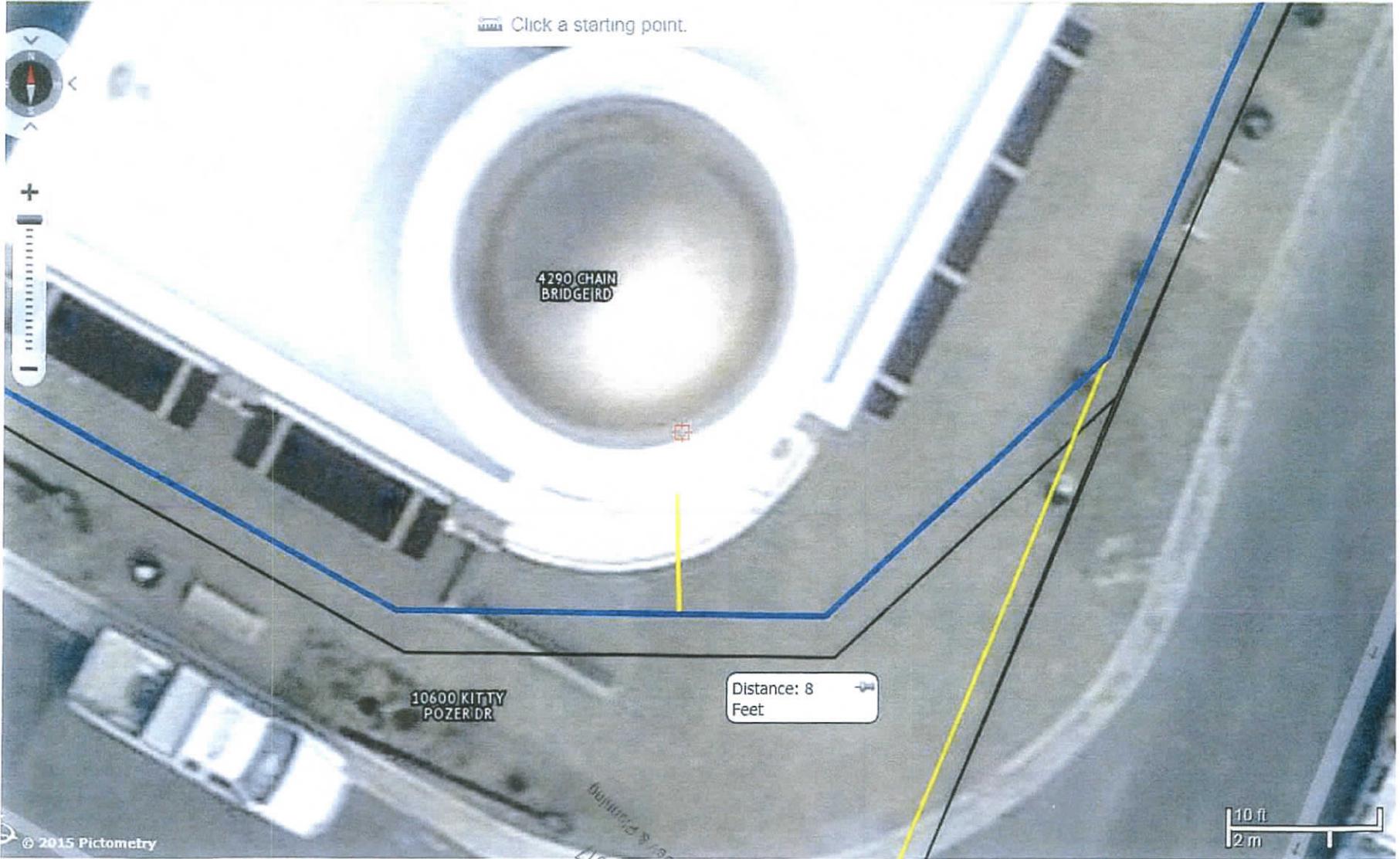
I will be mailing the original copy of this letter directly to you, but also sending an email version to Service Neon Signs Inc. so they can email the letter to help expedite approvals for new signs.

If you need anything else from me, please contact me or Ruth Van Landingham at Service Neon Signs at 703-354-3000 Ext. 317.

Total Commitment to Excellence.


Dr. Johnson A. Edosomwan
Chairman and General Manager

Click a starting point.



4290 CHAIN BRIDGE RD

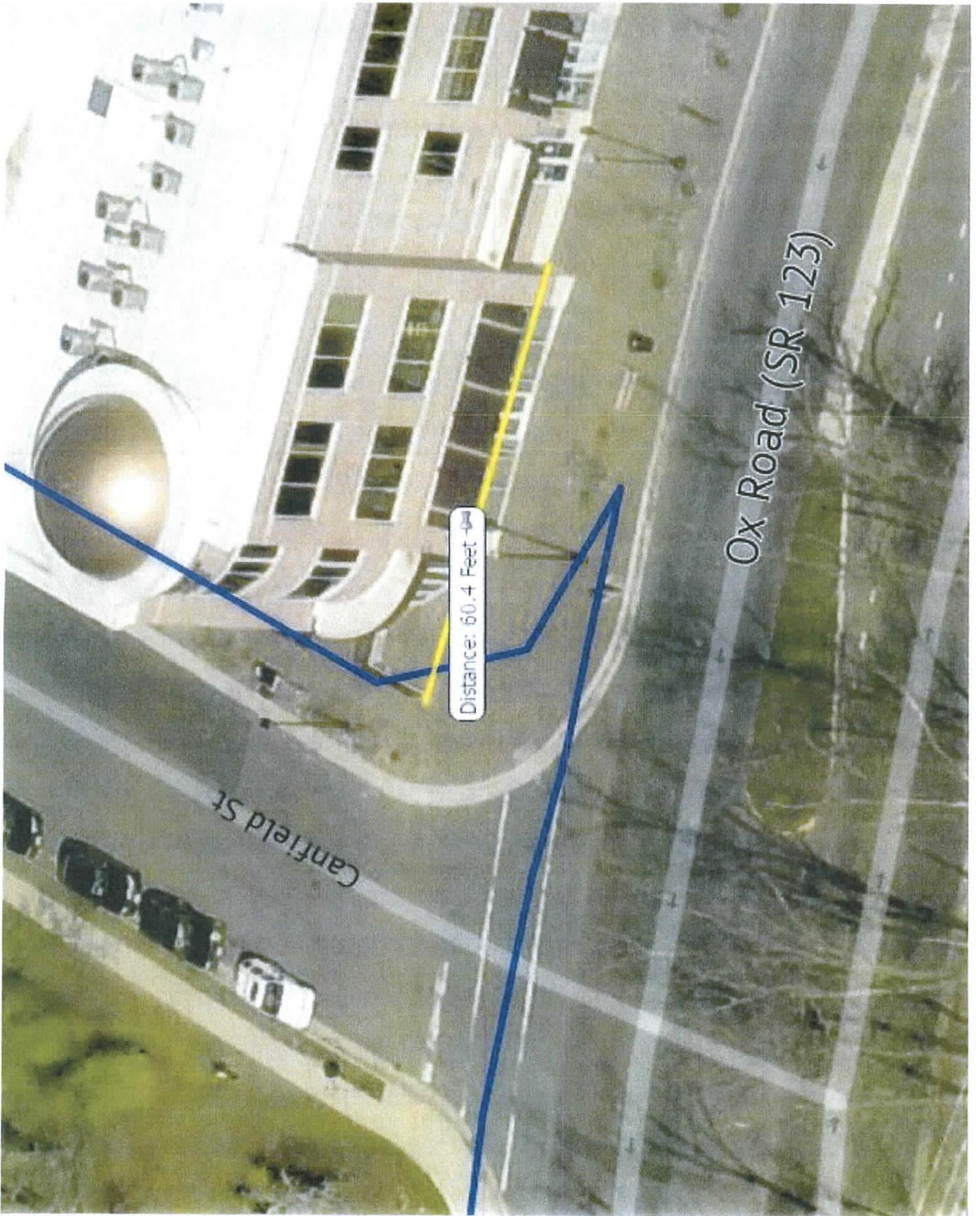
10600 KITTY POZER DR

Distance: 8 Feet

10 ft
2 m

RECEIVED
APR 21 2017
Community Dev & Planning

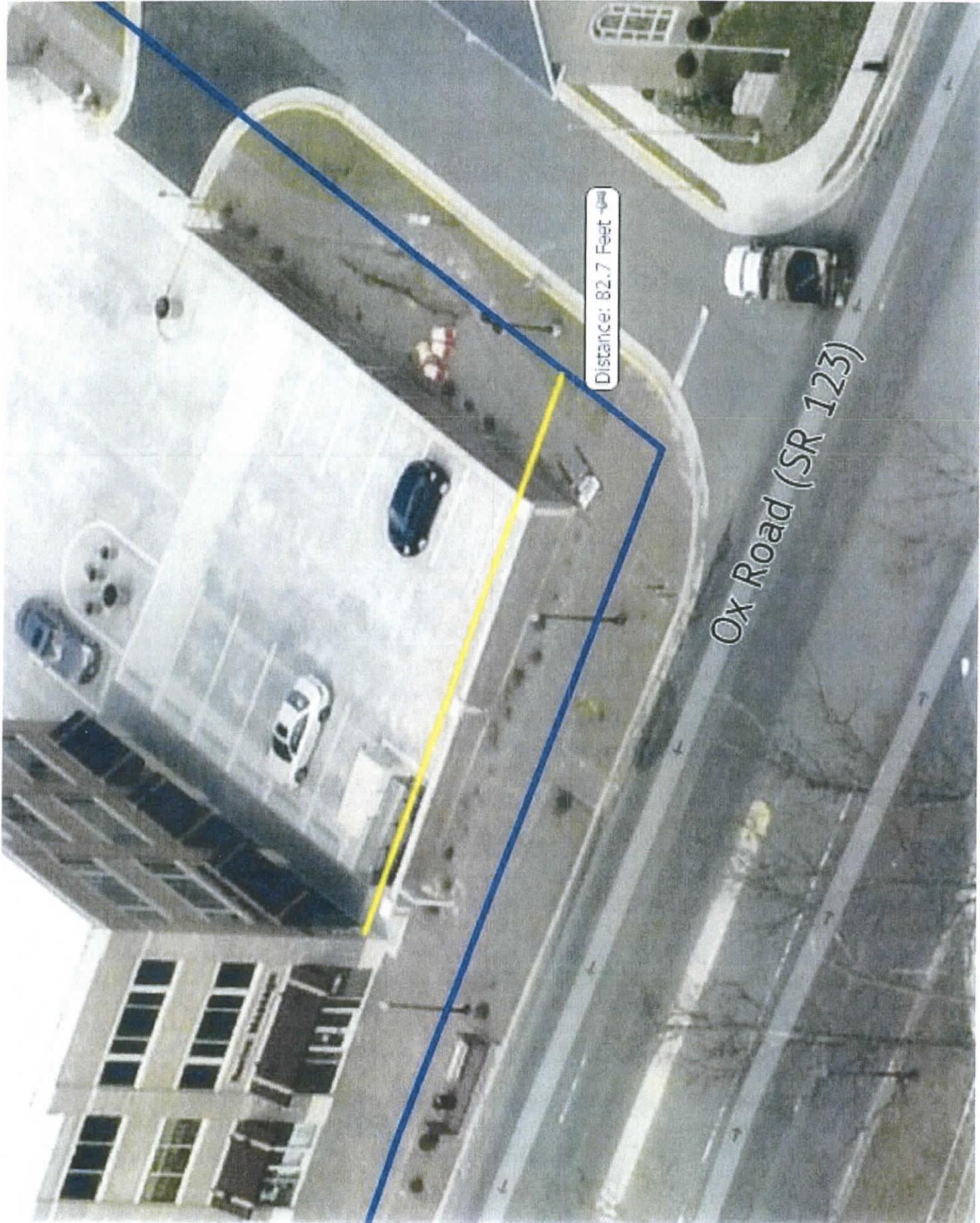
South



Distance: 60.4 Feet →

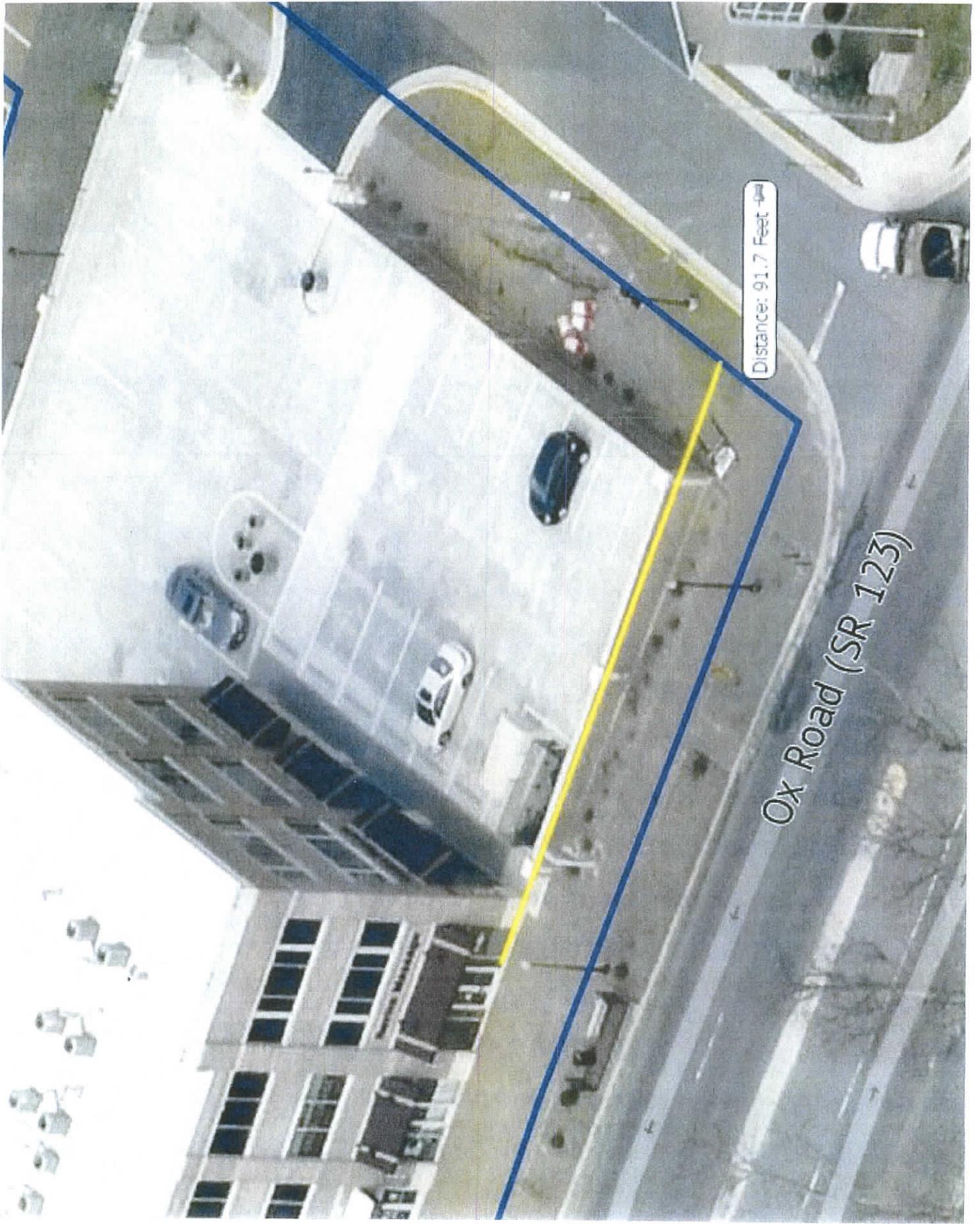
Canfield St

Ox Road (SR 123)



Distance: 82.7 Feet

Ox Road (SR 123)



Distance: 91.7 Feet

Ox Road (SR 123)



PHOTO VIEW OF EXISTING EDOSOMWAN BUILDING

RECEIVED
 APR 21 2017
 Community Dev & Planning

SCOPE OF WORK:

REMOVE AND DISPOSE OF SIX SETS OF BLACK INJECTED PLASTIC LETTERS CONSISTING OF BUILDING I.D., THREE TENANT NAMES, AND TWO SETS OF ADDRESS NUMBERS READING "4290."

NOTE: NO CHANGE TO SIGN READING: ZAYTOON PIZZERIA

MANUFACTURE AND INSTALL A TOTAL OF SIX SETS OF PLASTIC FACED CHANNEL LETTERS WITH INTERNAL LED LIGHTING MOUNTED ON RACEWAYS AS SHOWN ON OUR DRAWING #2-17-133.

MESSAGES:

- SIGN A: (EDOSOMWAN BUILDING 4290) SPECIAL CURVED RACEWAYS
- SIGN B: (PHO BANH MI & GRILL) SPECIAL CURVED RACEWAY
- SIGN C: (ADVANCE DIGITAL SYSTEMS) STANDARD EXTRUDED RACEWAY
- SIGN D: (EDOSOMWAN BUILDING 4290 STANDARD EXTRUDED RACEWAY)
- SIGN E: (KARIS DENTAL) STANDARD EXTRUDED RACEWAY
- SIGN F: (EDOSOMWAN BUILDING 4290) STANDARD EXTRUDED RACEWAY

Revised 3-21-17

PAGE 1 OF 8

SERVICE NEON SIGNS INC
 6611 IRON PLACE
 SPRINGFIELD, VA
 22151
 (703) 354-3000 TELEPHONE
 (703) 354-6810 FAX
 www.snsigns.org WEBSITE

CUSTOMERS NAME
EDOSOMWAN BUILDING 4290

PROJECT LOCATION
**4290 Chain Bridge Rd.
 Fairfax, VA 22030**

DRAWING #
2-17-133
 SALES PERSON
Ruth Van / Randy Rye

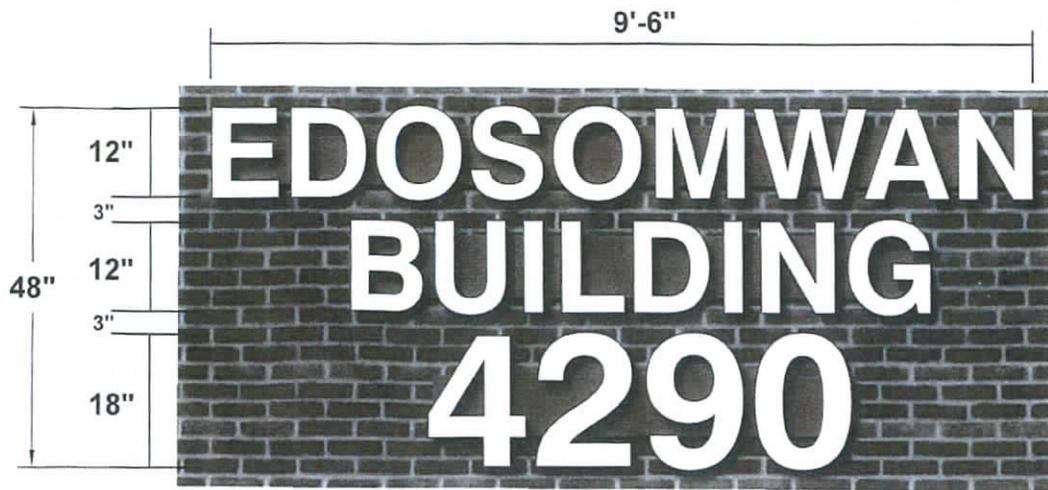
DATE
2-22-2017

This design is the property of Service Neon Signs. Any unauthorized use in whole or in part is prohibited and violators will be prosecuted in the fullest extent of the law.

This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or any applicable local codes. This includes proper grounding and bonding of the sign.

CUSTOMER APPROVAL

Signature: _____
 Print: _____ Date: _____



8 11/16" x 4 3/8" raceway
painted 313 dark bronze

SIGN A LAYOUT
SCALE 3/4"=1'-0"

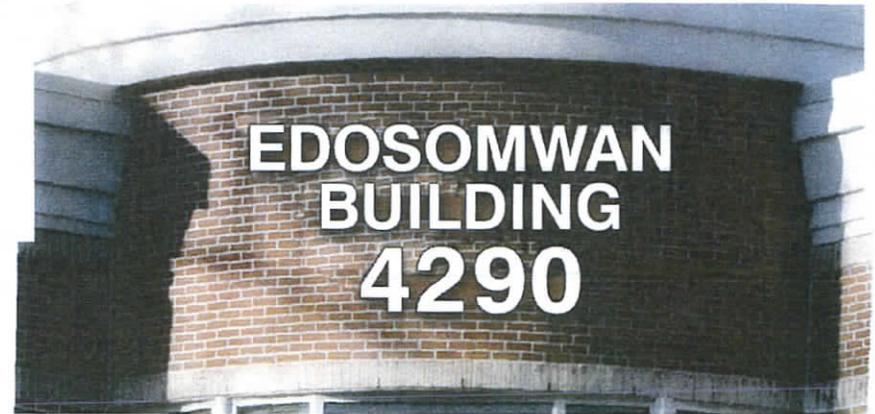


PHOTO RENDERING SCALE 3/8"=1'-0"

**SERVICE
NEON
SIGNS
INC**
6611 IRON PLACE
SPRINGFIELD, VA
22151
(703) 354-3000 TELEPHONE
(703) 354-5810 FAX
www.snsigns.org WEBSITE

CUSTOMER'S NAME
**EDOSOMWAN
BUILDING 4290**

PROJECT LOCATION
**4290 Chain Bridge Rd.
Fairfax, VA 22030**

DRAWING # **2-17-133** DATE **2-22-2017**
SALESPERSON
Ruth Van / Randy Rye

This design is the property of Service Neon Signs. Any unauthorized use in whole or in part is prohibited and violators will be prosecuted in the fullest extent of the law.
This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.

CUSTOMER APPROVAL
Signature: _____
Print: _____ Date: _____

15'-0"

12"



SIGN B LAYOUT
 SCALE 3/4"=1'-0"

8 11/16" x 4 3/8" raceway
 painted 313 dark bronze

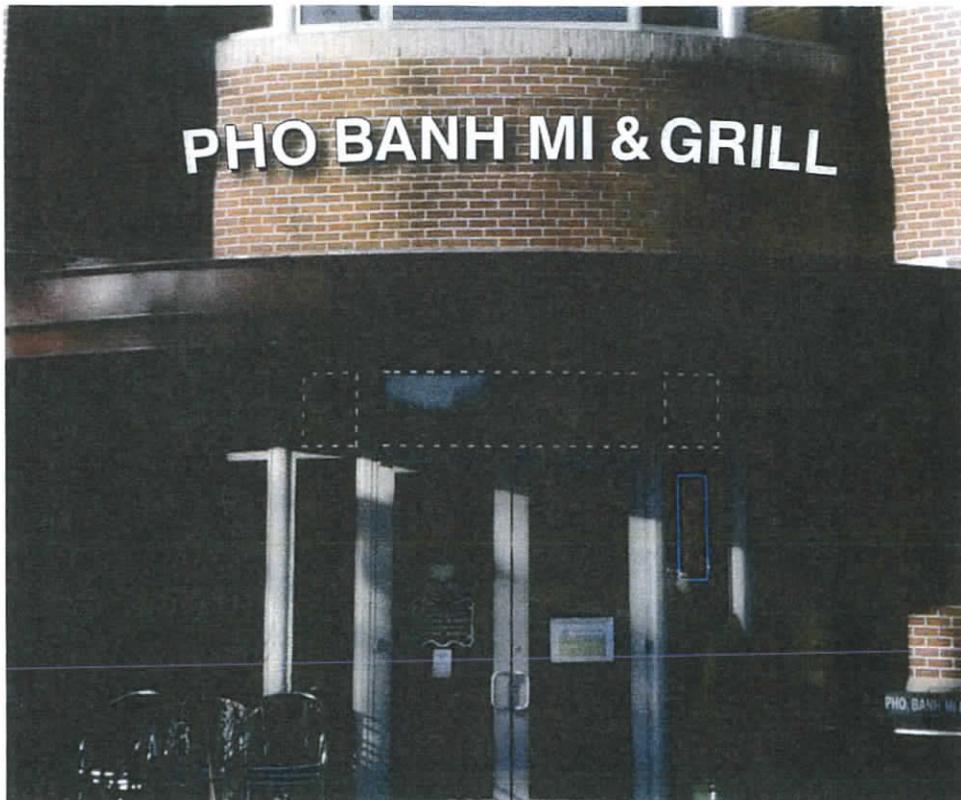


PHOTO RENDERING SCALE 3/8"=1'-0"

**SERVICE
NEON
SIGNS
INC**
 6611 IRON PLACE
 SPRINGFIELD, VA.
 22151
 (703) 354-3000 TELEPHONE
 (703) 354-5810 FAX
 www.snsigns.org WEBSITE

CUSTOMERS NAME
**PHO BANH MI
& GRILL**

PROJECT LOCATION
**4290 Chain Bridge Rd.
Fairfax, VA 22030**

DRAWING # **2-17-133** DATE **2-22-2017**
 SALESPERSON
Ruth Van / Randy Rye

This design is the property of Service Neon Signs. Any unauthorized use in whole or in part is prohibited and violators will be prosecuted in the fullest extent of the law.
 This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes.
 This includes proper grounding and bonding of the sign.

CUSTOMER APPROVAL
 Signature: _____
 Print: _____ Date: _____

19'-6"

12"

ADVANCE DIGITAL SYSTEMS

SIGN C LAYOUT

SCALE 3/4"=1'-0"

8 11/16" x 4 3/8" raceway
painted 313 dark bronze



PHOTO RENDERING SCALE 1/8"=1'-0"

**SERVICE
NEON
SIGNS
INC**

6611 IRON PLACE
SPRINGFIELD, VA
22151

(703) 354-3000 TELEPHONE
(703) 354-6810 FAX
www.snsigns.org WEBSITE

CUSTOMERS NAME

**ADVANCE DIGITAL
SYSTEMS**

PROJECT LOCATION

**4290 Chain Bridge Rd.
Fairfax, VA 22030**

DRAWING #

2-17-133

DATE

2-22-2017

SALESPERSON

Ruth Van / Randy Rye

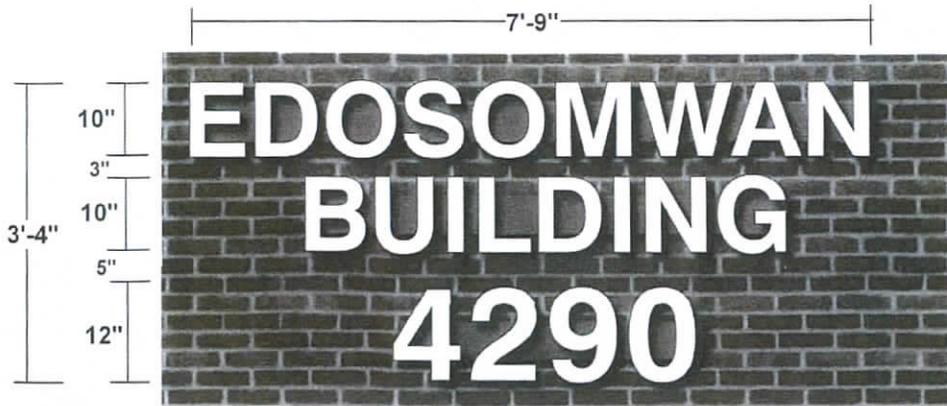
This design is the property of Service Neon Signs. Any unauthorized use in whole or in part is prohibited and violators will be prosecuted in the fullest extent of the law.

This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes.
This includes proper grounding and bonding of the sign.

CUSTOMER APPROVAL

Signature: _____

Print: _____ Date: _____



8 11/16" x 4 3/8" raceway
painted 313 dark bronze

SIGN D LAYOUT
SCALE 3/4"=1'-0"

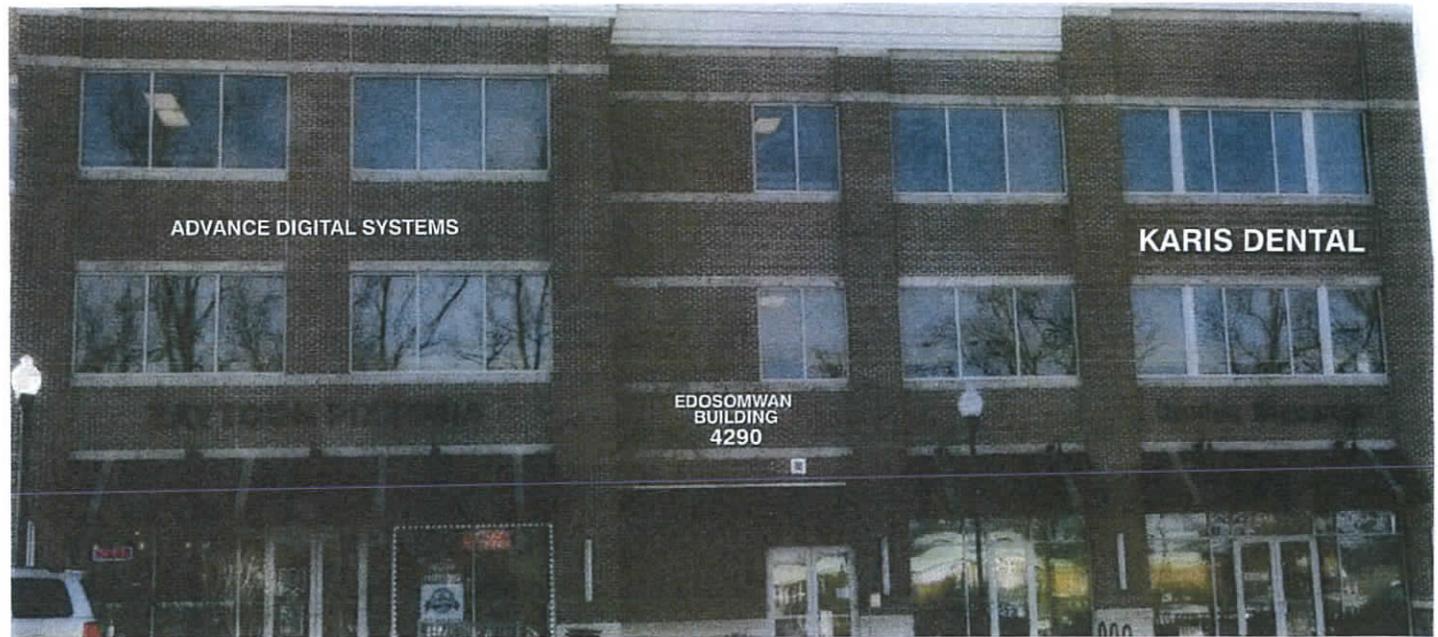


PHOTO RENDERING SCALE 1/8"=1'-0"

**SERVICE
NEON
SIGNS
INC**
6611 IRON PLACE
SPRINGFIELD, VA
22151
(703) 354-3000 TELEPHONE
(703) 354-6810 FAX
www.snsigns.org WEBSITE

CUSTOMER'S NAME
**EDOSOMWAN
BUILDING 4290**

PROJECT LOCATION
**4290 Chain Bridge Rd.
Fairfax, VA 22030**

DRAWING # **2-17-133** DATE **2-22-2017**
SALESPERSON
Ruth Van / Randy Rye

This design is the property of Service Neon Signs. Any unauthorized use in whole or in part is prohibited and violators will be prosecuted in the fullest extent of the law.
This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes.
This includes proper grounding and bonding of the sign.

CUSTOMER APPROVAL
Signature: _____
Print: _____ Date: _____

15'-3"

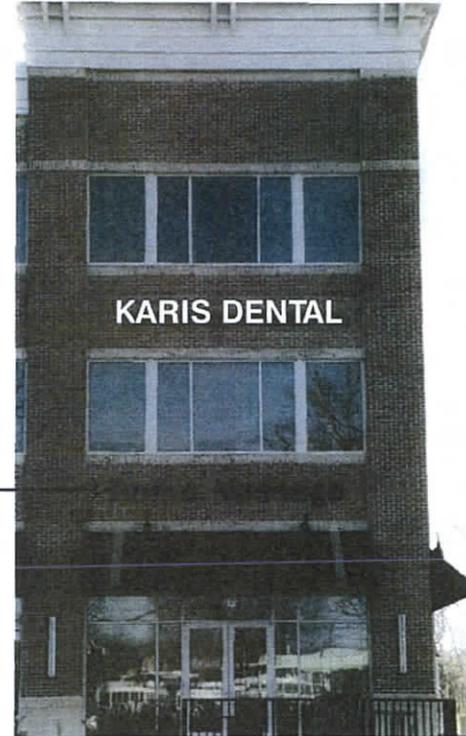
18"

KARIS DENTAL

SIGN E LAYOUT

SCALE 3/4" = 1'- 0"

8 11/16" x 4 3/8" raceway
painted 313 dark bronze



REMOVE
AND JUNK
LETTERS
READING
"REVIVE
MASSAGE"

PHOTO RENDERING

**SERVICE
NEON
SIGNS
INC**

6611 IRON PLACE
SPRINGFIELD, VA
22151

(703) 354-3000 TELEPHONE
(703) 354-5810 FAX
www.nsigns.org WEBSITE

CUSTOMERS NAME

KARIS DENTAL

PROJECT LOCATION

**4290 Chain Bridge Rd.
Fairfax, VA 22030**

DRAWING #

2-17-133

DATE

2-22-2017

SALESPERSON

Ruth Van / Randy Rye

This design is the property of Service Neon Signs. Any unauthorized use in whole or in part is prohibited and violators will be prosecuted in the fullest extent of the law.

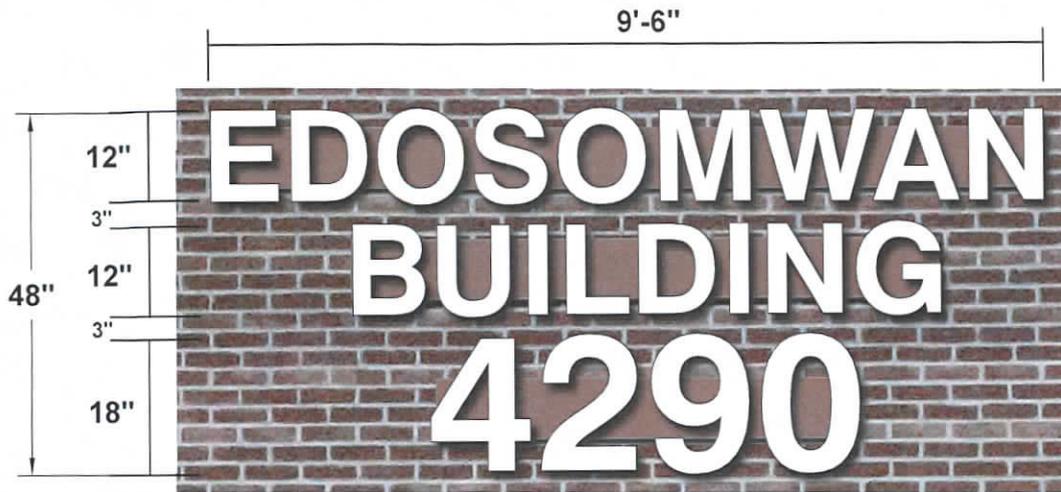
This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.

CUSTOMER APPROVAL

Signature: _____

Print: _____

Date: _____



SIGN F LAYOUT
SCALE 3/4"=1'-0"

8 11/16" x 4 3/8" raceway
painted 313 dark bronze

Remove
and junk

RECEIVED

MAY 22 2017

Community Dev & Planning



PHOTO RENDERING SCALE 3/16"=1'-0"

**SERVICE
NEON
SIGNS
INC**

6611 IRON PLACE
SPRINGFIELD, VA.
22151

(703) 354-3000 TELEPHONE
(703) 354-8810 FAX
www.snsigns.org WEBSITE

CUSTOMER'S NAME
**EDOSOMWAN
BUILDING 4290**

PROJECT LOCATION
**4290 Chain Bridge Rd.
Fairfax, VA 22030**

DRAWING #
2-17-133
DATE
2-22-2017
SALESPERSON
Ruth Van / Randy Rye

This design is the property of Service Neon Signs. Any unauthorized use in whole or in part is prohibited and violators will be prosecuted in the fullest extent of the law.

This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes.
This includes proper grounding and bonding of the sign.

CUSTOMER APPROVAL
Signature: _____
Print: _____ Date: _____

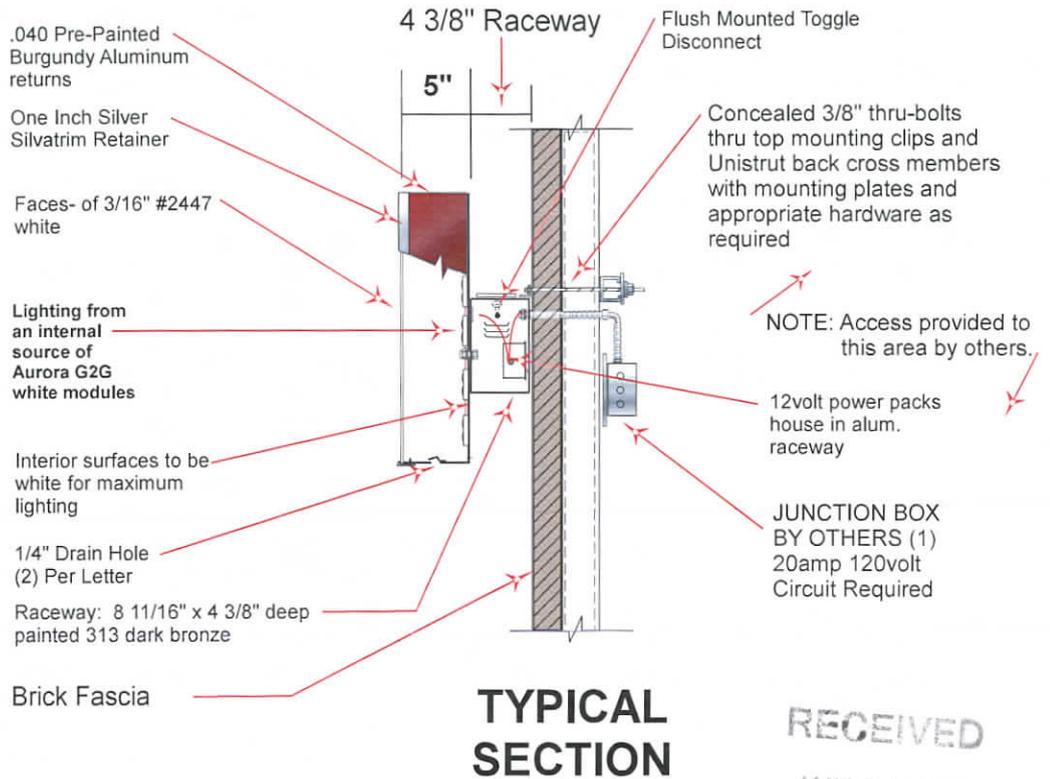
MANUFACTURE AND INSTALL A TOTAL OF SIX SETS OF PLASTIC FACED CHANNEL LETTERS WITH INTERNAL LED LIGHTING MOUNTED ON RACEWAYS AS SHOWN ON OUR DRAWING #2-17-133.

MESSAGES:
 SIGN A: (EDOSOMWAN BUILDING 4290) SPECIAL CURVED RACEWAYS
 SIGN B: (PHO BANH MI & GRILL) SPECIAL CURVED RACEWAY
 SIGN C: (ADVANCE DIGITAL SYSTEMS) STANDARD EXTRUDED RACEWAY
 SIGN D: (EDOSOMWAN BUILDING 4290) STANDARD EXTRUDED RACEWAY
 SIGN E: (KARIS DENTAL) STANDARD EXTRUDED RACEWAY
 SIGN F: (EDOSOMWAN BUILDING 4290) STANDARD EXTRUDED RACEWAY

Materials

***Channel letters** – to be constructed of .040 (pre-painted) Burgundy with polyurethane finish with .063 aluminum backs 5" deep.
Note: all interior surfaces to be white for maximum lighting.
***Lighting**- from an internal source of Aurora G2G WOW white modules 7500K 140 Lumens per foot with a 160 view angle, Approx. 50,000 hours, IP Wet locations, Cul approved, UV or IR Protected. Powered by 12 power packs housed in metal vaults placed behind wall, each vault will have it owns cut-off switch and will be secured above drop ceiling and fastened to existing structure with appropriate hardware as required.
NOTE: All wiring and materials used will be U.L. approved. (All components are made in the USA)
***Faces**- to be constructed of 3/16" #2447 white Rohm & Haas Plexiglas (30% more light transmitted over standard white Plexiglas).
 Note: all faces banded with a one inch (1") Silver Silvatrim retainer held in place with #10 pan head screws
***Raceways**- constructed of extruded aluminum and sprayed to match 313 dark bronze
NOTE: Signs A & B will have custom made raceways which will be curved to match contour Of wall.
***Mounting**- all raceways installed flat against brick wall with concealed fasteners and electrical penetrations.
Note: all fasteners will be non-corrosive.
 Note: all penetrations to be sealed with weather proof caulking.
***Electrical** – run to sign locations by others. One (1) 20amp 120 Volt or 277 Volt circuit required for each sign.
 Seller to make final hook-up, if adequate electrical service is provided at time of installation.
 Note: each sign must be on a dedicated circuit. Time Clock provided by others
NOTE: TIME CLOCK TO BE SET SO SIGNS COME ON AT DUSK AND GO OFF AT 10:00PM
 Seller to also install flush mounted disconnect switch.
Permits - Seller to obtain all required permits from the City of Fairfax, Virginia.

Note: All signs come with a three year warranty on material and labor.



5-22-17: REMOVED PHOTO CELL FROM ALL SIGNS.

SERVICE NEON SIGNS INC
 6611 IRON PLACE
 SPRINGFIELD, VA, 22151
 (703) 364-3000 TELEPHONE
 (703) 364-6810 FAX
 www.snsigns.org WEBSITE

CUSTOMERS NAME
EDOSOMWAN BUILDING

PROJECT LOCATION
4290 Chain Bridge Rd. Fairfax, VA 22030

DRAWING # **2-17-133** DATE **1-22-2017**
 SALESPERSON
Ruth Van / Randy Rye

This design is the property of Service Neon Signs. Any unauthorized use in whole or in part is prohibited and violators will be prosecuted in the fullest extent of the law.
 This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.

CUSTOMER APPROVAL
 Signature: _____
 Print: _____ Date: _____

SAMPLE MOTION

**FOR APPROVAL WITH CONDITIONS
(STAFF'S RECOMMENDATION)**

**(INTERNALLY ILLUMINATED SIGNS AND
SIGNS PLACED GREATER THAN SIX FEET IN HEIGHT)**

I MOVE THAT THE BOARD OF ZONING APPEALS ADOPT THE ATTACHED RESOLUTION TO APPROVE, WITH CONDITIONS, THE REQUEST OF JOHNSON A. EDOSOMWAN LLC, PROPERTY OWNER/APPLICANT, BY RUTH M. VANLANDINGHAM, AUTHORIZED AGENT, PURSUANT TO CITY CODE SECTIONS 110-6.17, FOR A SPECIAL EXCEPTION TO CITY CODE SECTION 110-4.6.5.C.1 TO ALLOW INTERNALLY ILLUMINATED BUILDING-MOUNTED SIGNS TO BE LOCATED WITHIN 100 FEET OF A RESIDENTIAL DISTRICT AND PLACED GREATER THAN SIX FEET IN HEIGHT ON PROPERTY ZONED PDC PLANNED DEVELOPMENT COMMERCIAL AND TOD TRANSITION OVERLAY DISTRICT AND LOCATED AT 4290 CHAIN BRIDGE ROAD AND MORE PARTICULARLY DESCRIBED AS TAX MAP PARCEL 57-3-(23)-001 A, 001 B, 001 C, 002 A, 002B2, 003A AND 003 B SUBJECT TO THE FOLLOWING CONDITIONS:

1. The applicant shall ensure prior to the issuance of sign permits and installation of proposed signage that additional photometric information is submitted as needed for review and approval by the Zoning Administrator to establish the intensity of the proposed sign lighting, the increase of light in the immediate vicinity compared to an absence of such illuminated signs, the extent of any light spill and the extent to which proposed timers and dimmers will mitigate any increased light.
2. The applicant shall ensure all building-mounted signs are installed consistent with the plans and drawings submitted by Service Neon Signs, Inc and dated April 18, 2017, and subject to final determination of Zoning Administrator on illumination levels.

SAMPLE MOTION

FOR DENIAL

**(INTERNALLY ILLUMINATED SIGNS AND
SIGNS PLACED GREATER THAN SIX FEET IN HEIGHT)**

I MOVE THAT THE BOARD OF ZONING APPEALS ADOPT THE ATTACHED RESOLUTION TO DENY THE REQUEST OF JOHNSON A. EDOSOMWAN LLC, PROPERTY OWNER/APPLICANT, BY RUTH M. VANLANDINGHAM, AUTHORIZED AGENT, PURSUANT TO CITY CODE SECTIONS 110-6.17, FOR A SPECIAL EXCEPTION TO CITY CODE SECTION 110-4.6.5.C.1 TO ALLOW INTERNALLY ILLUMINATED BUILDING-MOUNTED SIGNS TO BE LOCATED WITHIN 100 FEET OF A RESIDENTIAL DISTRICT AND PLACED GREATER THAN SIX FEET IN HEIGHT ON PROPERTY ZONED PDC PLANNED DEVELOPMENT COMMERCIAL AND TOD TRANSITION OVERLAY DISTRICT AND LOCATED AT 4290 CHAIN BRIDGE ROAD AND MORE PARTICULARLY DESCRIBED AS TAX MAP PARCEL 57-3-(23)-001 A, 001 B, 001 C, 002 A, 002B2, 003A AND 003 B.

(BZA TO GIVE RATIONALE)

PROPOSED RESOLUTION NO. 2017 – 17040072

**(INTERNALLY ILLUMINATED SIGNS AND
SIGNS PLACED GREATER THAN SIX FEET IN HEIGHT)**

RESOLUTION TO APPROVE, AS CONDITIONED, THE REQUEST OF JOHNSON A. EDOSOMWAN LLC, PROPERTY OWNER/APPLICANT, BY RUTH M. VAN LANDINGHAM, AUTHORIZED AGENT, PURSUANT TO CITY CODE SECTIONS 110-6.17, FOR A SPECIAL EXCEPTION TO CITY CODE SECTION 110-4.6.5.C.1 TO ALLOW INTERNALLY ILLUMINATED BUILDING-MOUNTED SIGNS TO BE LOCATED WITHIN 100 FEET OF A RESIDENTIAL DISTRICT AND PLACED GREATER THAN SIX FEET IN HEIGHT ON PROPERTY ZONED PDC PLANNED DEVELOPMENT COMMERCIAL AND TOD TRANSITION OVERLAY DISTRICT AND LOCATED AT 4290 CHAIN BRIDGE ROAD AND MORE PARTICULARLY DESCRIBED AS TAX MAP PARCEL 57-3-(23)-001 A, 001 B, 001 C, 002 A, 002B2, 003A AND 003 B.

WHEREAS, Johnson A. Edosomwan, property owner/applicant, has submitted Application No. SE-17040072 requesting a Special Exception from City Code Section 110-4.6.5.C.1;

WHEREAS, the Board of Zoning Appeals has carefully considered the application, the recommendation of the staff, and the testimony received at the public hearing; and

WHEREAS, the Board of Zoning Appeals has determined that the proposed Special Exception is appropriate, as conditioned, because the proposal meets the criteria established by City Code Sections 110-6.17 as follows:

1. Ensures the same general level of land use compatibility as the otherwise applicable standards;
2. Does not materially and adversely affect adjacent land uses and the physical character of uses in the immediate vicinity;
3. Is generally consistent with the purposes and intent of this chapter and the adopted Comprehensive Plan; and,
4. Is based on the physical constraints and land use specifics, rather than on economic hardship of the applicant.

NOW, THEREFORE, BE IT RESOLVED by the Board of Zoning Appeals of the City of Fairfax on this sixth day of June, 2017, that Application No. SE-17040072 be and hereby is APPROVED, with the following conditions:

1. The applicant shall ensure prior to the issuance of sign permits and installation of proposed signage that additional photometric information is submitted as needed for review and approval by the Zoning Administrator to establish the intensity of the proposed sign lighting, the increase of light in the immediate vicinity compared to an absence of such illuminated signs, the extent of any light spill and the extent to which proposed timers and dimmers will mitigate any increased light.
2. The applicant shall ensure all building-mounted signs are installed consistent with the plans and drawings submitted by Service Neon Signs, Inc and dated April 18, 2017, and subject to final determination of Zoning Administrator on illumination levels.

PROPOSED RESOLUTION NO. 2017 – 17040072

**(INTERNALLY ILLUMINATED SIGNS AND
SIGNS PLACED GREATER THAN SIX FEET IN HEIGHT)**

RESOLUTION TO DENY THE REQUEST OF JOHNSON A. EDOSOMWAN LLC, PROPERTY OWNER/APPLICANT, BY RUTH M. VAN LANDINGHAM, AUTHORIZED AGENT, PURSUANT TO CITY CODE SECTIONS 110-6.17, FOR A SPECIAL EXCEPTION TO CITY CODE SECTION 110-4.6.5.C.1 TO ALLOW INTERNALLY ILLUMINATED BUILDING-MOUNTED SIGNS TO BE LOCATED WITHIN 100 FEET OF A RESIDENTIAL DISTRICT AND PLACED GREATER THAN SIX FEET IN HEIGHT ON PROPERTY ZONED PDC PLANNED DEVELOPMENT COMMERCIAL AND TOD TRANSITION OVERLAY DISTRICT AND LOCATED AT 4290 CHAIN BRIDGE ROAD AND MORE PARTICULARLY DESCRIBED AS TAX MAP PARCEL 57-3-(23)-001 A, 001 B, 001 C, 002 A, 002B2, 003A AND 003 B.

WHEREAS, Johnson A. Edosomwan LLC, property owner/applicant, by Ruth M. Van Landingham, authorized agent, have submitted Application No. SE-17040072 requesting a Special Exception from City Code Section 110-4.6.5.C.1;

WHEREAS, the Board of Zoning Appeals has carefully considered the application, the recommendation of the staff, and the testimony received at the public hearing; and

WHEREAS, the Board of Zoning Appeals has determined that the proposed Special Exception is not appropriate because the proposal does not meet the criteria established by City Code Sections 110-4.7.7 and 110-6.17.7 for the following reasons:

(BZA to provide reasons)

NOW, THEREFORE, BE IT RESOLVED by the Board of Zoning Appeals of the City of Fairfax on this sixth day of June, 2017, that Application No. SE-17040072 be and hereby is DENIED.

Adopted this sixth day of June, 2017.

Attest:

Board of Zoning Appeals Secretary