



DEPARTMENT OF COMMUNITY, HOUSING, PLANNING AND DEVELOPMENT
Planning Division, Zoning Administration
2100 Clarendon Boulevard, Suite 810 Arlington, VA 22201

Date: March 9, 2012

To: AHC, Inc.
2230 N. Fairfax Drive, Suite 100
Arlington, VA 20007

From: Norma J. Cozart
Arlington County Acting Zoning Administrator
2100 Clarendon Boulevard, Suite 1000
Arlington, VA 22201

Re: Columbia Pike and South Greenbrier Street FBC Proposal

This letter is to advise you that the County's Columbia Pike Administrative Review Team ("Team") has completed the review of your project to be located at 5511 Columbia Pike, and constituting all of RPC# 22-011-056 and a portion of RPC# 22-011-054; and has found that the proposal, as shown in drawings prepared by Cunningham/Quill entitled "Columbia Pike and South Greenbrier Street Preliminary Administrative Regulation 4.1.2 Submission #3" and dated February 10, 2012 conforms to the requirements of the Columbia Pike Form Based Code. Therefore, as set forth in Arlington County Zoning Ordinance Section 20.E.2, you may apply for construction permits but only for actions consistent with the above-referenced drawings. Construction permit review processes will include a review by the Zoning Office and the Inspection Services Division, both part of the Department of Community Planning, Housing and Development (CPHD) as well as the Department of Environmental Services (DES) to verify that permits requested by you are consistent with those drawings.

This approval is contingent upon you conforming to Arlington County standard building permit submission and approval requirements set forth by the Department of Environmental Services (DES) and CPHD Inspection Services Division (ISD) and Zoning Administration for by-right projects. Furthermore, you will need to complete any required dedication (in fee or in easement), vacation and encroachment requirements from the County, including, but not limited to: dedication of an off-site sanitary sewer easement; dedication of the Alley in easement; dedication of an off-site fire/emergency access easement on the existing Harvey Hall property; vacation of the former VDOT (now County) slope easement on Columbia Pike; dedications for street and/or sidewalk purposes along Columbia Pike and S. Greenbrier Street; and any other dedications, encroachment applications, or vacations as may be required by the County. All required easements, vacations and encroachment applications shall be approved and recorded prior to the issuance the first Certificate of Occupancy other than the shell and core CO for this project. Furthermore, you must obtain the Team's approval of a final façade treatment plan and material samples board before the issuance of the Final Building Permit and approval of

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a final site lighting plan, garage lighting plan meeting CPTED standards, and a final sign plan before issuance of the first Certificate of Occupancy for Tenant as noted in the attached Form Based Code Checklist.

Any changes to the above referenced plans will also need to be reviewed by the Team to ensure those changes are compliant with the Form Based Code, and ultimately have my approval, in accordance with Administrative Regulation 4.1.2, Section 6.C.

Please attach a copy of this letter to all permit applications and to your final engineering and landscape plans.

Please feel free to contact me if you have any questions.

Regards,

A handwritten signature in cursive script, appearing to read "Norma J. Cozart".

Norma J. Cozart,
Acting Zoning Administrator

Attachment

- Form Based Code Checklist