



June 1, 2009

Ms. Regina Coyle  
Dept. of Planning & Zoning  
Fairfax County  
12055 Government Center Parkway  
Fairfax, VA 22035

RE: CSP-83-C-021 / CSPA 2008-0178

Dear Ms. Coyle,

On September 27, 2007, the Planning Commission approved CSP-83-C-021. Shortly after the approval was granted, an inconsistency in letter heights for Retail Tenant signs was caught within the CSP. I previously submitted a request for an interpretation letter to resolve the letter height issue. It was determined that this was an issue that needs to be addressed by the Planning Commission. Subsequently, I have amended the CSP to reflect the changes we are requesting and submitted an application to review the CSP. In addition to the letter height discrepancy noted in the original CSP, I have added a few other minor changes as depicted below:

- 1) The Letter Height for building mounted tenant signs for Buildings B1 and B2 Retail Signage should have been noted at 2'-0". The overall square footage calculations for the buildings already took this height into consideration, therefore no variance to the maximum square footage is requested. (pages 9 and 20)
- 2) Harris Teeter is providing an area in which to operate a Starbuck's Coffee kiosk within their store. Harris Teeter has requested the addition of a very small Starbuck's logo sign on the front façade of Building A that is 2' in diameter, adding roughly 4 SF to the overall signage for Building A. (These are noted on pages 8, 21, and 23.)
- 3) We have made two base building revisions since the CSP was originally submitted. In order to identify the main office entrance for tenants/clients, a sign has been added to read "Pender Office Center" (see page 27) and the address is noted on the building awning.
- 4) We have further amended our base building drawings to include a rear entrance for office tenants/clients located at the West end of Building B2. Again to identify this is as an entry to the second floor tenant spaces, address signage was added to the awning above the lobby doors (page 27).

The total combined square footage for items #4 and #5 above shall not exceed 100 SF (shown in the matrix on pages 10 and further defined on page 27).

- 5) A restaurant tenant is intended to occupy a large portion of Building B2 (East), however the signage for the entry will not be visible from any of the major roads and entry into the Center (Fair Ridge and Route 50), because of the natural placement of the signage along the Tenant's frontage. We are requesting the availability for Major Retail tenants to have multiple signs (not to exceed 75 SF combined total) on either the first or second floor as long as the signs are not placed on the same façade (page 25).

6) The name of the rear parcel's development has been changed from Pender Executive Center to Pender Mission Center. All references in the CSP have been revised accordingly.

7) The owners of the existing building have requested the addition of minimal address signage to their building, not to exceed 10 SF (pages 10 and 28).

Enclosed per our discussions and review with Christopher DeManche are 4 copies of the revised sheets only with changes clearly delineated and 8 copies of the complete CSP with all revisions in place. Please review all of the materials enclosed. Thank you in advance for favorable recommendation to the Planning Commission of our request.

Best regards,



Vanessa Ryan  
Development Director

CC: Christopher DeManche, Staff Coordinator ZED, DPZ