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September 18, 2026

Via PLUS

Suzanne L. Wright, Director
Zoning Evaluation Division
Fairfax County Department of Planning & Development
12055 Government Center Parkway, Suite 801
Fairfax, Virginia 22035

Re: Proposed Special Exception
Fairfax County Tax Map Reference: 44-1 ((4)) 31B1 (the "Subject Property")
Applicant: T5 Data Centers

Dear Ms. Wright:

Please accept the following as a statement of justification for a special exception to permit a data center as shown on the Special Exception Plat prepared by Urban, Ltd. dated September 18, 2026 (the "SE Plat").

T5 Data Centers, LLC (the "Applicant") is the contract purchaser of approximately 18.64 acres identified among the Fairfax County tax assessment records as 44-1 ((4)) 31B1 (the "Subject Property") which is currently undeveloped. The Subject Property is located at the northeast corner of Lee Road and Stonecroft Boulevard in the Sully Magisterial District in Fairfax County ("County") and is zoned to the I-3 Light Industrial District under the Fairfax County Zoning Ordinance ("Zoning Ordinance"). The Subject Property is within the Westfields International Business Park. Immediately adjacent uses consist of office on sites zoned to the I-3 District. The closest residential development is approximately 1,400 feet to the south of the Subject Property.

Proposal

The Applicant seeks to develop the Subject Property with a single data center building comprising 312,000 square feet as shown on the SE Plat (the "Proposal"). Approximately 30,000 square feet of the data center building will be accessory office uses associated with management of the facility.

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The building will be two stories and up to 75 feet in height. The floor area ratio (“FAR”) is 0.38 and 60 parking spaces are provided. Because the Proposal will exceed 80,000 square feet in the I-3 Zoning District, approval of a special exception is required. The Proposal meets all other standards for a data center in the I-3 District under the Zoning Ordinance.

The Proposal exceeds tree preservation requirements, provides approximately 43% open space (15% is required), and provides high quality landscaping that meets all planting and screening requirements. Stormwater will be managed through retention of existing on-site and off-site stormwater ponds and underground treatment facilities as described in further detail on the SE Plat. The Proposal’s stormwater management facilities are designed to meet or exceed the Public Facilities Manual (“PFM”) requirements.

The Proposal will utilize closed-loop, indirect chilled-water cooling architecture with dry (air-cooled) heat rejection which will be screened from view. The building design utilizes high-quality materials, incorporates glazing and elements of office design, and is compatible with surrounding structures. The fuel cell yard, backup generators, and other ground mounted equipment will also be screened from view by metal panels and landscaping.

Electrical power for the data center will be provided through three sources. Natural gas fuel cells will supply the facility’s base load and provide approximately 48 MW of electricity. The County issued an interpretation on June 24, 2026 under File INTOAB-2026-00120, concluding that the fuel cells are an accessory use to the proposed data center; the Interpretation is included with the application materials. Natural gas for the fuel cells will be provided by Washington Gas. A gas line extension is expected to connect to the Subject Property through a pipeline within the Stonecroft Boulevard rights-of-way as shown on the SE Plat.¹ Remaining electricity needs of up to 27 MW will be fulfilled by the power grid and supplied by Dominion Energy. Because base load power is provided by fuel cells which dramatically lowers the amount of grid energy used, the Proposal will not require an on-site substation. Finally, the Proposal will include back-up generators available for use during emergencies. Because the fuel cells, which serve this facility alone, provide base load power rather than the grid, the Applicant anticipates significantly less reliance on emergency generators than with a typical data center of similar size.

The Applicant’s consultant, Trinity Consultants Inc. (“Trinity”) completed a preliminary acoustical study for the Proposal. Trinity concludes that with the integration of recommended sound mitigation the Proposal will not exceed the residential receptor limit of 55 dBA under the Fairfax County Noise Ordinance (“Noise Ordinance”). To ensure compatibility with nearby residential uses and the Marriot Dulles Hotel and Conference Center, Trinity recommended

¹ The off-site gas line extension that supplies natural gas to the fuel cells will be constructed, owned, and managed by Washington Gas. The fuel cell Interpretation contemplated that this gas line extension could require a 2232 Review. Pursuant to Va. Code Ann. § 15.2-2232(A) (2023), an “underground natural gas or underground electric distribution facility of a public utility as defined in subdivision (b) of § 56-265.1 within its certificated service territory” is exempt from requiring review. The gas line extension will be an underground natural gas distribution facility of a public utility (Washington Gas is a public utility pursuant to Va. Code Ann. § 56-265.1 (2023)) within its service territory; thus a 2232 Review will not be required.

designing the Proposal to a lower voluntary sound level of 45 dBA for residential/hotel receptors which is met by the Proposal.

Zoning Ordinance Requirements

The Proposal meets the requirements of the Zoning Ordinance as follows:

Section 4102.F(2) General Standards for Special Permits and Special Exceptions

4102.F(2) (a) The proposed use at the specified location must be in harmony with the Comprehensive Plan.

Response: The Subject Property is within the F-1 Braddock Community Planning Sector of the Fairfax Planning District in Area II of the Fairfax County Comprehensive Plan (the “Plan”). There are several recommendations for future land uses in Land Unit J. The Proposal is proceeding under option 1 which provides as follows:

Land Unit J is planned at the baseline and approved for office, conference center/hotel, industrial/flex and industrial use at an average of .50 FAR except as noted in the options that follow. Future development should be consistent with the character of the existing development. High-quality site, building and landscape design should be maintained throughout the land unit.

It is desirable that development in this land unit be designed to enhance transit serviceability. This can be achieved by placing buildings closer together or to the road; designing them around plazas; utilizing approaches to bring employees within walking distance of transit facilities or otherwise facilitating transit-oriented development.

Response: The Proposal is a light industrial use containing 0.38 FAR which is in harmony with the baseline Plan recommendation for the Subject Property. The building will be constructed with high-quality materials and designed with an office at its front facade which is consistent with the existing character of development in the vicinity. The data center and fuel cell yard have been placed within the Subject Property to ensure tree preservation and retention of the existing stormwater pond. High-quality landscaping and screening is incorporated to achieve compatibility with surrounding areas. The Proposal will maintain the existing pedestrian pathway network and access to transit facilities in the vicinity.

In addition to the land use guidance applicable to the Subject Property, the County has adopted policies applicable to data center projects. The Proposal is in harmony with the Plan’s data center policies as follows:

1. Land Use and Site Design:

a. The County has made significant investment in Metrorail and has a long-standing policy of supporting transit-oriented development around most of the stations to promote high density residential and employment uses. Applications to locate new data centers within one mile of an existing or planned Metrorail station entrance should be discouraged unless they are demonstrated to be the most appropriate use for the subject site, are designed to mitigate adverse impacts, and are consistent with surrounding land use goals, including transit-oriented development design guidelines, where applicable. The building design should be of a high quality and include a façade that contributes to an activated streetscape; all equipment should be located inside the building to the extent practicable.

Response: This criterion does not apply as the Subject Property is not within one mile of an existing or planned Metrorail station entrance.

b. Utilize site or building design techniques, such as increased setbacks and transitional screening or building orientation, to minimize impacts on existing or planned residential, mixed-use, school, park, hospital, or other similar uses.

Response: The closest existing or planned residential zoned or developed property is at least 1,400 feet from the Subject Property. To minimize impacts to proximate residential areas, the building is designed with an office at its main entry facade and the site design incorporates significant landscaping and screening. Rooftop and ground mounted mechanical equipment, and the fuel cell yard will be fully screened from public view.

c. Buffers are encouraged to be the maximum width practical when proposing a data center near cultural or environmentally sensitive areas or noise-sensitive uses to mitigate potential adverse impacts.

Response: The Subject Property is not adjacent to cultural or environmentally sensitive areas and is more than 1,400 feet from the nearest residentially zoned property. The Applicant's acoustical consultant Trinity evaluated the Proposal and determined that with appropriate sound mitigation, the Proposal will meet both the Noise Ordinance and a voluntary lower noise level Trinity recommends for the Proposal.

d. Data center proposals should provide the distance from existing substations and transmission lines, and/or provide information as to whether a new substation(s) or transmission lines are anticipated. If a substation is proposed on the same site as the data center it is serving, it should be located or designed to minimize visibility from adjacent developments, public roadways and non-industrial uses. Transmission lines should be placed underground to the extent practicable and avoid stream and ecologically sensitive corridors.

Response: Onsite fuel cells will be used to generate the baseload power for the Proposal. Additional power needs will be fulfilled through a connection to the Dominion Energy grid. The Dominion power feed will originate at the Walney Substation (located approximately ½ mile away) and underground transmission lines are expected to be located within existing easement areas.

2. Building Design: High-quality design and materials should be used, and the design and materials should complement the architecture of surrounding uses. Loading functions should be screened with attractive gates or fencing if oriented to public roadways and non-industrial uses.

Response: The conceptual design for the building consists of architectural concrete panels painted with an elastomeric coating. There will be accents of metal panels in complimenting colors. Additionally, visual and spandrel glazing will be provided in strategic locations. The color palette for the building will consist of grey tones with some warmer toned areas around the entrance. Screening will occur around all equipment and consist of metal louver panels to allow air flow and match the building colors.

3. Green Building: Data centers should ensure a minimum of LEED BD+C: Data Center Gold certification (or equivalent program).

Response: The Applicant intends to pursue EPA Energy Star certification and will explore the options for green building certification under LEED or an equivalent program.

4. Energy: Install renewable energy sources, invest in offsite renewable energy, and/or explore opportunities of heat recovery for district energy, to the extent practicable, in order to offset energy demand and reduce carbon footprint and greenhouse gas emissions.

Response: The Proposal utilizes fuel cells for baseline electrical load with additional power to be supplied by Dominion Energy via the power grid. Fuel cells are efficient, have significantly lower localized air pollution because they utilize a closed-circuit reaction to produce energy (rather than combustion), have reduced emissions as compared to grid power generation, and are nearly net-neutral in water utilization. Incorporating fuel cells to provide the majority of the Proposal's electricity allows the Proposal to be less impactful to the environment

5. Water Demand: At a minimum, the following measures are encouraged to monitor and reduce water demand.
 - a. Demonstrate coordination with applicable water provider(s) stating that anticipated water demand can be supported.

Response: The Proposal will utilize closed-loop, indirect chilled-water cooling architecture with dry (air-cooled) heat rejection which will ensure the facility has modest water needs compared

with other similarly sized data centers that utilize water based evaporative cooling. The Applicant will work with County staff to demonstrate that the anticipated water demand can be supported.

- b. Provide anticipated water sources, such as potable, reclaimed, recycled, and rainwater harvesting, with the goal of reducing demand for surface or groundwater sources.

Response: The Proposal is designed to minimize water use and incorporates closed-loop, indirect chilled-water cooling architecture with dry (air-cooled) heat rejection as further discussed below. Water used for the facility will be potable water.

- c. Provide anticipated water efficiency strategies.

Response: The Proposal will utilize water in three ways and is designed to maximize water efficiency.

The fuel cell system requires water to facilitate the chemical reaction that produces electrons. However, a major product of this chemical reaction is also water. After the initial filling of the system, water will be recaptured and reused in the reaction cycle. For a considerable portion of the year, this circular relationship is self-supporting, meaning the process is water net-neutral or positive and additional water does not need to be added to the system. When ambient temperatures are high, efficiency of this process is degraded by approximately 10%, and a minimal amount of water may need to be added to the system.

The data center cooling system is a closed-loop, indirect chilled-water cooling architecture with dry (air-cooled) heat rejection. This system requires an initial flush of water to clean the system (fill water is then tested to ensure safety and discharged to the sanitary sewer system) and is then filled with water which is reused thereafter. Similar to the fuel cell system, some topping up of the water in the cooling system may be needed over time as some water is injected into the air to maintain appropriate humidity levels within the data halls and combat static electricity.

The data center office and operations areas will include bathrooms and a break room which will utilize water at the typical rate of an office with a similar number of plumbing fixtures. Water may also be used to ensure new landscaping is properly established and for cleaning of the facility.

- 6. Water Quality: At a minimum, the following measures are encouraged to mitigate potential adverse impacts on water quality.
 - a. Monitoring of cooling system discharge into the wastewater system and, if needed, provision of pre-treatment.

Response: Because the cooling system utilizes water in a closed loop, there are no ongoing discharges to the wastewater system. Water used for the initial flush of the cooling system will be tested and treated as necessary prior to discharge into the wastewater system. In addition, any excess water produced by the fuel cell reaction can be sent to the irrigation system for use on the

site. Water produced by the fuel cell reaction is de-ionized and appropriate for this use without additional treatment.

- b. Within the Upper Occoquan Service Area (UOSA), utilize cooling systems that do not discharge to the wastewater or stormwater systems, or use non-chemical and non-water-based cooling systems.

Response: Cooling systems will be closed-loop, indirect chilled-water cooling architecture with dry (air-cooled) heat rejection. After the initial system flush with water, which will be tested and treated prior to discharge, the closed-loop cooling system will be filled with water and will not discharge to the wastewater or stormwater systems.

- c. Utilize site design techniques that provide water quality benefits, such as maximizing open space, tree preservation and planting, and stormwater treatment.

Response: As shown on the SE Plat, the Proposal exceeds requirements for open space, tree preservation and plantings and meets stormwater treatment and management requirements.

- d. Fuel tanks should have proper surface grading, berms, or other additional containment practices to protect surface water and ground water by ensuring that if the tank were to fail or if a spill were to occur during filling, the fuel does not enter the stormwater system or open space areas. This criterion is applicable when proposed fuel tanks are not already subject to state and/or federal requirements.

Response: Fuel tanks for the emergency back-up generators will be constructed as double-walled steel belly tanks with proper fuel spill-containment processes to protect water systems.

- 7. Air Quality: The use of best available technology to minimize air pollution from backup power generators is encouraged. Existing data centers seeking modifications are encouraged to replace and update older technology.

Response: The emergency backup generators will be outfitted with Tier IV compliant emissions controls, which is the Best Available Control Technology (“BACT”) for air pollution control. Additionally, with the utilization of gas-fed fuel cells as the facility’s primary power source and the Dominion grid fed power as a secondary source, the necessity of running all generators concurrently at the site is dramatically reduced as it would require a concurrent failure of two separate sources of power generation.

- 8. Noise: Site design, building design, and acoustic and buffering mitigation measures are encouraged to reduce noise levels of data center operations, including generators and cooling equipment, below minimum code limits, when located near residential uses and other noise-sensitive uses.

Response: Trinity completed a preliminary acoustical study for the Proposal. Trinity concludes that with the integration of recommended sound mitigation measures, the Proposal will not exceed the residential receptor limit of 55 dBA under the Noise Ordinance. Further, to ensure additional compatibility with the closest residential uses and the Washington Dulles Airport Hotel and Conference Center, Trinity recommended designing the Proposal to a lower voluntary sound level of 45 dBA during normal operations for residential/hotel receptors. This voluntary standard is met by the Proposal.

4102.F(2) (b) The proposed use must be in harmony with the general purpose and intent of the zoning district where it is to be located.

Response: A data center use is allowed by right in the I-3 District up to 80,000 square feet and larger facilities can be permitted with a special exception. The purpose of the I-3 District under Section 2104.3(A) of the Zoning Ordinance is as follows: “The I-3 District provides areas for scientific research, development and training, offices, light-intensity production of goods, and related supply and supporting nonresidential activities. This district is designed to provide for a broad spectrum of clean industries operating under enhanced performance standards.” The Proposal involves a clean industrial use that will meet the enhanced performance standards for data centers. The Proposal is designed to minimize impacts to neighboring uses and the community by incorporating high-quality building design, fuel cells to minimize air pollution and limit use of grid power, a closed-loop, indirect chilled-water cooling architecture with dry (air-cooled) heat rejection to minimize water utilization impacts, and robust screening and landscaping. The Proposal is compatible with the clean industrial character of the I-3 District and in harmony with the general purpose and intent of the I-3 District.

4102.F(2) (c) The proposed use, including its design and operational characteristics, must not adversely affect the use or future development of neighboring properties and must be in accordance with the applicable zoning district regulations. The location, size and height of buildings, structures, walls, and fences, as well as the nature and extent of screening, buffering and landscaping cannot hinder or discourage the appropriate development and use, or impair the value of, adjacent or nearby land or buildings.

Response: The Proposal is designed to be compatible with the current and future development and use of neighboring properties which include office and hotel uses on land zoned to the I-3 District. The Proposal meets all Zoning Ordinance requirements for location on the site, height, screening and buffering, tree preservation and landscaping. Operation of the data center and its accessory uses will meet the Noise Ordinance (as well as a voluntary lower standard recommended by the acoustical consultants) and the building is designed with high-quality materials. The Proposal is not expected to generate significant traffic that would have detrimental impacts on adjacent properties. This Application seeks a special exception to allow a data center in excess of 80,000 square feet; however, the Proposal includes less building area than could be permitted on the Subject Property, at 0.38 FAR. The larger Subject Property size accommodates a larger data center building while providing significant buffers and setbacks from neighboring uses.

4102.F(2) (d) Pedestrian and vehicular traffic associated with the use must not be hazardous or conflict with the existing and anticipated traffic in the neighborhood.

Response: Data centers generate low amounts of traffic relative to their size and the Applicant does not anticipate conflicts with the existing or anticipated traffic in the neighborhood. The Applicant's transportation consultant, Wells & Associates submitted a CTA determination request form to the County. The County confirmed that the Proposal's anticipated increase in trips only warrant a Transportation Statement. Existing pedestrian facilities, including the pedestrian trail along Stonecroft Boulevard will be maintained and augmented.

4102.F(2) (e) Adequate utility, drainage, and other necessary facilities to serve the proposed use must be provided.

Response: A preliminary water quantity and water quality analysis demonstrating compliance with requirements for channel protection, flood protection, and phosphorous removal is included in the SE Plat. The SE Plat also includes proposed water and sewer improvements to serve the Proposal.

4102.F(2) (f) Signs are regulated by Article 7; however, the Board or BZA may impose stricter requirements for a given use than those set forth in this Ordinance.

Response: The Applicant acknowledges these sign-related restrictions.

Section 8101.3.C.2 Required Information for all Special Permit Applications

(a) Type of operation;

Response: The operation will be a data center with accessory office and accessory electrical generation equipment including natural gas fuel cells, and emergency back-up generators.

(b) Hours of operation;

Response: The data center, which is a critical infrastructure facility, will operate 24 hours per day, 7 days per week. Employees are expected to be on site during typical business hours 7 days per week. Unscheduled maintenance activities may occur outside of these hours but are not expected to be a regular occurrence.

(c) Estimated number of patrons/clients/patients/pupils/etc.;

Response: No patrons are expected as the data center is a secure facility and not open to the public.

(d) Proposed number of employees/attendants/teachers/etc.;

Response: The data center is expected to employ up to 50 full-time equivalent employees.

- (e) Estimate of traffic impact of the proposed use, including the maximum expected trip generation and the distribution of these trips by mode and time of day;

Response: The Applicant's transportation consultant, Wells & Associates submitted a CTA determination request form to the County. The County confirmed that the Proposal's anticipated increase in trips only warrants a Transportation Statement which will be prepared and will include expected trip generation.

- (f) Vicinity or general area to be served by the use;

Response: The Proposal is expected to serve businesses and residents of Fairfax County and the surrounding area.

- (g) Description of building façade and architecture of any proposed new building or additions;

Response: The conceptual design for the building consists of architectural concrete panels painted with an elastomeric coating. There will be accents of metal panels in complimenting colors. Additionally, visual and spandrel glazing will be provided in strategic locations. The color palette for the building will consist of grey tones with some warmer toned areas around the entrance. Screening will occur around all equipment and consist of metal louver panels to allow air flow and match the building colors.

- (h) A listing, if known, of all hazardous or toxic substances as set forth in Title 40, Code of Federal Regulations, Parts 116.4, 302.4, and 355; all hazardous waste as set forth in Virginia Department of Environmental Quality Hazardous Waste Management Regulations; and petroleum products as defined in Title 40, Code of Federal Regulations Part 280; to be generated, utilized, stored, treated, or disposed of on-site and the size and contents of any existing or proposed storage containers; and

Response: The backup emergency generators will utilize diesel fuel which will be stored in double-walled, steel belly tanks located below each generator. A maximum of 26 generators are proposed and each generator tank will have approximately 10,700 gallons of capacity. Other than standard cleaning materials in quantities consistent with any office use, to the Applicant's knowledge, no other hazardous or toxic substances as set forth in this section will be generated, used, stored, treated, or disposed of in conjunction with the proposed use and development on the Subject Property.

- (i) A statement that the proposed use conforms to the provisions of all applicable ordinances, regulations, adopted standards, and any applicable conditions. If any waiver, exception, or variance is sought by the applicant from these ordinances, regulations, standards, and conditions, it must be specifically noted with the justification for any modification.

Response: The Proposal conforms to the provisions of all applicable ordinances, regulations and standards. No waivers, exceptions or variances are sought. The Proposal conforms to all other provisions of applicable ordinances, regulations and standards.

Section 4102.6.A Standards for Data Centers

Standards applicable to all data centers:

- (1) To provide visual screening and reduce noise levels, any equipment necessary for cooling, ventilating, or otherwise operating the facility, including power generators or other power supply equipment, must be fully enclosed, except where determined by the Director not to be mechanically feasible based on the manufacturer specifications. If the Director determines it is not mechanically feasible to fully enclose the equipment, it must be screened by a wall or similar barrier. In addition, any equipment as referenced above that is located on the ground and any accessory electrical substation must be screened from view from abutting lots and from rights-of-way by a visually solid wall or a building. This standard does not apply to solar panels.

Response: All operating equipment, including facilities located on the roof and the fuel cell yard will be fully screened. All ground located equipment will be screened by a visually solid metal panel wall. The Applicant's acoustical consultant confirmed that the Proposal, with recommended mitigation, can meet both the Noise Ordinance and a voluntary lower noise level which the Proposal is designed to meet.

- (2) In the C-3 and C-4 Districts, the maximum building size is 40,000 square feet of gross floor area. However, this size limit may be exceeded with special exception approval in accordance with subsection 8100.3.

Response: The Subject Property is in the I-3 District and this standard is inapplicable.

- (3) In the I-2, I-3, and I-4 Districts, the maximum building size is 80,000 square feet of gross floor area. However, this size limit may be exceeded with special exception approval in accordance with subsection 8100.3.

Response: The Subject Property is in the I-3 District. The Applicant seeks a special exception to allow a data center in excess of 80,000 square feet.

- (4) Minimum Distance from Residential

- (a) Any data center building must be located at least 200 feet from the lot line of an R district or a property developed with a residential use.
- (b) If located on the ground, any equipment for cooling, ventilating, or otherwise operating the facility, including any power generator or other power supply equipment, must be either:

1. Located at least 300 feet from the lot line of an R district or a property developed with a residential use; or
 2. Separated from the lot line of an R district or a property developed with a residential use by the principal data center building.
- (c) Lesser distances may be allowed with special exception approval in accordance with subsection 8100.3.
- (d) For the purpose of this provision, an R district does not include an area within a public street right-of-way or a property that is developed with an international airport and its related uses.

Response: The Subject Property is more than 1,400 feet from the closest lot line of an R district or a property developed with a residential use. The Proposal significantly exceeds all of the minimum distance standards.

- (5) A data center building must be located at least one mile from a Metro station entrance. A lesser distance may be allowed with special exception approval in accordance with subsection 8100.3

Response: The proposed data center building is more than five miles from the closest Metro station entrance.

- (6) Prior to site plan approval, a noise study must be submitted demonstrating to the Zoning Administrator's satisfaction that the operation of the data center will comply with the Noise Ordinance, Chapter 108.1 of the County Code. In addition, prior to issuance of a Nonresidential Use Permit, a post-construction noise study must be submitted demonstrating to the Zoning Administrator's satisfaction that the operation complies with the Noise Ordinance.

Response: The Applicant acknowledges the requirements for site plan approval and issuance of a Nonresidential Use Permit.

Standards when permitted by development plan or special exception:

- (9) A data center building must be designed to minimize adverse visual impacts on surrounding development as demonstrated by the submission of elevations, architectural sketches, or sight line studies. The building should have a high-quality design as evidenced by the use of materials, color, and texture. If the building is located less than 200 feet from an R district or a property developed with a residential use, it should include changes in building height or other design techniques to provide variation in building mass as viewed from the nearby residential district.

Response: Elevations and architectural renderings are included in the SE Plat. The conceptual design for the building consists of architectural concrete panels painted with an elastomeric

coating. There will be accents of metal panels in complimenting colors. Additionally, visual and spandrel glazing will be provided in strategic locations. The color palette for the building will consist of grey tones with some warmer toned areas around the entrance. Screening will occur around all equipment and consist of metal louver panels to allow air flow and match the building colors. High-quality materials will be used. The Subject Property is more than 1,400 feet from an R district or a property developed with residential use.

Thank you for your consideration of these materials. Should you have any questions regarding this application, or require additional information, please do not hesitate to contact me. I would appreciate the acceptance of this application, and the scheduling of a public hearing before the Planning Commission at your earliest convenience.

Sincerely,

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



Allison Reynolds

CC: Tim Bright