FAIRFAX COUNTY

DEPARTMENT OF PLANNING AND ZONING
Zoning Evaluation Division
12055 Government Center Parkway, Suite 801
Fairfax, Virginia 22035-5509

(703) 324-1290
TTY 711 (Virginia Relay Center) Fax (703) 324-3924

V I R G I N I A

March 4, 2004

Daniel S. Harris
Fast Eddie's
9687 Lee Highway
Fairfax, Virginia 22031

Re: Interpretation for SPA 92-L-047
Fast Eddie's: Additional Building Space

Dear Mr. Harris:

This is in response to your letter (attached) dated January 6, 2004 and received by this office on February 18, 2004, requesting an interpretation of the Special Permit Amendment (SPA) Plat and development conditions approved by the Board of Zoning Appeals (BZA) in conjunction with SPA 92-L-047. As I understand it, the question is whether the addition of an extra 1,360 square feet of building space would be in conformance with SPA 92-L-047.

On January 8, 2002, the Board of Zoning Appeals approved SPA 92-L-047, subject to development conditions, to amend SP 92-L-047, previously approved for a billiard and pool hall in an existing shopping center, and to permit a change in permittee. There were no building modifications proposed with SPA 92-L-047, only the permittee changed with approval of the application. SP 92-L-047 approved a 6,020 square foot billiard and pool hall in the 7.34 acre Springfield Shopping Center.

It is my determination that the proposed addition of 1,360 square feet of additional space would intensify the use and, as such, would not be in conformance with the approved SPA Plat and development conditions. This determination has been made in my capacity as the duly authorized agent of the Zoning Administrator. The addition of this proposed additional building space would require the submission and approval of a special permit amendment to SPA 92-L-047. For your convenience, an application package is enclosed. If you have any questions regarding this interpretation, please feel free to contact Aaron Shriber at (703) 324-1290.

Sincerely,

Barbara A. Byron, Director
Zoning Evaluation Division, DPZ

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Attachments: A/S

cc: Members, Board of Zoning Appeals
Dana Kauffman, Supervisor, Lee District
Rodney Lusk, Planning Commissioner, Lee District
William E. Shoup, Zoning Administrator
Daryl Varney, Chief, Permit Review Branch, ZAD, DPZ
Michelle Brickner, Director, Office of Site Development Services, DPWES
Angela Rodeheaver, Section Chief for Site Analysis, DOT
File: SPA 92-L-047; Imaging; Reading

FAST EDDIE'S
SPORTS & BILLIARDS
PH:703-385-7529 9687 Lee Highway, Fairfax, Virginia 22031 FAX: 703-385-7673

January 6, 2004

County of Fairfax
Attention: Barbara Byron
Department of Zoning Evaluation
12055 Government Center Pkwy
Suite 801
Fairfax VA 22035

Dear Ms. Byron,

Harco 1, Inc. T/A Fast Eddies Sports & Billiards Café located at 7255 Commerce Street, Springfield Plaza, is requesting permission to add 1360 Sqft to our current location.

Included is this package is a diagram of said room as it pertains to the existing floor plan. The room would offer three tables for billiards and 40 additional seats at 8 tables for our café dinning segment of Fast Eddies Sports and Billiards Café. Currently we have 44 seats at 13 tables and with the addition of the new rooms 40 seats we would expand our café seating to 84 seats.

Our Special Permit Resolution # SPA 92-L-047 Group-5 Tax Mat # 80-3((1)) 4B & 11B Zoned C-6, HC, SC & CRD in the LEE District, in Fairfax County.

We are prepared to proceed with architectural plans and our parking study as part of our "Due Diligent" process. We are submitting plans for the new room to be added to our existing "Special Permit" and we feel we are in "Substantial Conformance" with the approved plat and these conditions. Upon your approval we will proceed.

If you have any questions please feel free to call Dan Harris (Owner) or John Scheible at any time for a meeting or phone consultation. Thank you for your time in this matter. We await your decision.

Sincerely,

Daniel S Harris
202-359-3322

RECEIVED
Department of Planning & Zoning

FEB 1 8 2004

Zoning Evaluation Division