



# County of Fairfax, Virginia

*To protect and enrich the quality of life for the people, neighborhoods and diverse communities of Fairfax County*

January 16, 2008

Sara Mariska  
Walsh, Colucci, Lubely, Emrich & Walsh, P.C.  
2200 Clarendon Boulevard, 13<sup>th</sup> Floor  
Arlington, Virginia 22201

Re: Special Exception Amendment Application SEA 76-C-152-04

Dear Ms. Mariska:

At a regular meeting of the Board of Supervisors held on January 7, 2008, the Board approved Special Exception Amendment Application SEA 76-C-152-04 in the name of Exxon Mobil Corporation. The subject property is located at 1818 Wiehle Avenue on approximately 1.07 acres of land zoned I-5 in the Hunter Mill District [Tax Map 17-4 ((5)) 4]. The Board's action amends Special Exception Application SE 76-C-152, previously approved for a service station to permit a service station, car wash, quick service food store, and associated modifications to site design pursuant to Section 5-504 of the Fairfax County Zoning Ordinance, by requiring conformance with the following development conditions. Previously approved conditions or those with minor modifications are marked with an asterisk (\*).

1. This Special Exception is granted for and runs with the land indicated in this application and is not transferable to other land.\*
2. This Special Exception is granted only for the purpose(s), structure(s) and/or use(s) indicated on the Special Exception Amendment plat approved with the application, as qualified by these development conditions.\*
3. This Special Exception Amendment is subject to the provisions of Article 17, Site Plans, as may be determined by DPWES. Any plan submitted pursuant to this Special Exception Amendment shall be in conformance with the approved Special Exception Amendment plat entitled "1818 Wiehle Avenue", consisting of 11 sheets prepared by Core States Engineering which is dated April 4, 2007, as revised through September 19, 2007, and these conditions. Minor modifications to the approved Special Exception may be permitted pursuant to Par. 4 of Sect. 9-004 of the Zoning Ordinance.

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4. Landscaping shall be provided both within the interior and along the perimeter of the site to maintain a high quality site design subject to review and approval by Urban Forest Management (UFM)\*. At a minimum, the landscaping will be in substantial conformance with that depicted on the Special Exception Amendment Plat approved with this Special Exception Amendment, as determined by the UFM.\*
5. The trash dumpster enclosure shall be either brick, board on board construction, or other suitable material as determined appropriate by the DPWES to fully screen the dumpster, as depicted within the SEA Plat.\*
6. The facade of the facility shall be constructed of materials which are compatible in terms of color and design with those depicted within the SEA Plat, as determined by the DPWES.
7. There shall be a minimum of two (2) employees on site between the hours of 8:00 am and 6:00 pm.\*
8. A ten foot (10') wide TX-2 Type I asphalt trail within a twelve (12) foot wide public access easement shall be provided along the frontage of the property adjacent to Wiehle Avenue, subject to review and approval by DPWES.\*
9. "Do Not Enter" signs shall be posted at the exit of the car wash bypass lane and the car wash exit.\*
10. The car wash shall be equipped to capture 80% of the wastewater associated with a single cycle of the car wash operation. All wastewater discharged from the car wash shall be discharged to the sanitary sewer system.\*
11. If not already completed, a left-turn deceleration lane on northbound Wiehle Avenue shall be provided to Isaac Newton Square South subject to Virginia Department of Transportation (VDOT) and DPWES approval.\*
12. In order to reduce hydrocarbon concentrations in runoff from the site, hydrocarbon removal measures shall be provided. Possible hydrocarbon removal methods include the use of vegetated filter strips, infiltration trenches and other methods that promote infiltration, created artificial wetland best management practices (BMPs), wet stormwater detention BMPs and extended dry BMPs. The qualifications of the maintenance operator shall be reviewed and approved by the appropriate Fairfax County agency as determined by DPWES.\*
13. The size of the quick service food store structure shall not exceed 3,250 square feet.

This approval, contingent on the above noted conditions, shall not relieve the applicant from compliance with the provisions of any applicable ordinances, regulations, or adopted standards. The applicant shall be himself responsible for obtaining the required permits through established procedures, and this Special Exception Amendment shall not be valid until this has been accomplished.

Pursuant to Sect. 9-015 of the Zoning Ordinance, this special exception amendment shall automatically expire, without notice, thirty (30) months after the date of approval unless the use has been established or construction has commenced. The Board of Supervisors may grant additional time to establish the use or to commence construction if a written request for additional time is filed with the Zoning Administrator prior to the date of expiration of the Special Exception Amendment. The request must specify the amount of additional time requested, the basis for the amount of time requested and an explanation of why additional time is required.

Sincerely,



Nancy Vehrs  
Clerk to the Board of Supervisors

NV/dms

cc: Chairman Gerald E. Connolly  
Supervisor Catherine Hudgins, Hunter Mill District  
Janet Coldsmith, Director, Real Estate Division, Dept. of Tax Administration  
Regina Coyle, Director, Zoning Evaluation Division, DPZ  
Diane Johnson-Quinn, Deputy Zoning Administrator, Dept. of Planning and Zoning  
Thomas Conry, Dept. Manager. – GIS - Mapping/Overlay  
Angela K. Rodeheaver, Section Chief, Transportation. Planning Division  
Ellen Gallagher, Capital Projects and Operations Div., Dept. of Transportation  
Audrey Clark, Director – Building Plan Review, DPWES  
Ken Williams, Plans & Document Control, ESRD, DPWES  
Department of Highways-VDOT  
Sandy Stallman, Park Planning Branch Manager, FCPA  
Charlene Fuhrman-Schulz, Development Officer, DHCD/Design Development Division  
District Planning Commissioner  
Barbara J. Lippa, Executive Director, Planning Commission  
Jose Comayagua, Director, Facilities Management  
Denise James, Office of Capital Facilities/Fairfax County Public Schools  
Karyn Mooreland, Chief Capital Projects Sections, Dept. of Transportation