



# County of Fairfax, Virginia

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

September 15, 2009

Lori R. Greenlief  
McGuire Woods LLP  
1750 Tysons Boulevard, Suite 1800  
McLean, Virginia 22102

Re: Special Exception Application SE 2009-MA-004

Dear Ms. Greenlief:

At a regular meeting of the Board of Supervisors held on September 14, 2009, the Board approved Special Exception Application SE 2009-MA-004 in the name of Teraa, LLC. The subject property is located at 6540 Edsall Road on approximately 31,286 square feet of land zoned C-8 in the Mason District [Tax Map 80-2 ((1)) 58]. The Board's action permits a service station and quick service food store pursuant to Section 4-804 of the Fairfax County Zoning Ordinance, by requiring conformance with the following development conditions:

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 plat approved with the application, as qualified by these development conditions.
3. This Special Exception is subject to the provisions of Article 17, Site Plans, as may be determined by the Director, Department of Public Works and Environmental Services (DPWES). Any plan submitted pursuant to this special exception shall be in substantial conformance with the approved Special Exception Plat entitled "Vernon M. Lynch, Parcel A2 1, 6540 Edsall Road", prepared by AMA Engineers, LLC and dated December 23, 2008, with engineer's seal date of May 14, 2009. Minor modifications to the approved special exception may be permitted pursuant to Par. 4 of Sect. 9-004 of the Zoning Ordinance.
4. Architecture for the building and canopy shall be in substantial conformance with that shown on sheets A-1, A-3 and A-4 of the SE Plat.

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**Office of the Clerk to the Board of Supervisors**

12000 Government Center Parkway, Suite 533

Fairfax, Virginia 22035

Phone: 703-324-3151 ♦ Fax: 703-324-3926 ♦ TTY: 703-324-3903

Email: [clerktothebos@fairfaxcounty.gov](mailto:clerktothebos@fairfaxcounty.gov)

<http://www.fairfaxcounty.gov/bosclerk>

5. A copy of these special exception conditions and the Non-Residential Use Permit shall be posted in a conspicuous place and made available to all departments of the County of Fairfax during hours of operation.
6. All signage shall meet the requirements of Article 12 of the Zoning Ordinance.
7. No major vehicular repairs shall occur on the property.
8. Abandoned, wrecked, or inoperable vehicles shall not be stored outdoors for a period exceeding seventy-two (72) hours.
9. No outdoor storage or display of goods other than those permitted for sale at the service station/quick service food store shall be allowed.
10. To ensure protection of groundwater quality, all existing and future underground storage tanks on the site shall be maintained or installed in accordance with current federal, state, and local regulations as may be determined by the State Water Quality Control Board, DPWES, and the Fire and Rescue Department.
11. Trash dumpsters shall be screened with wood or masonry enclosures.
12. All litter and debris shall be removed from the application property on a daily basis.
13. Irrespective of that shown on the plat, the applicant shall submit revised ten-year tree canopy calculations and tree preservation target calculations, including a landscape plan with plant schedule, at the time of site plan, subject to verification and approval by UFM.
14. The applicant shall provide supplemental ornamental landscaping, including trees, shrubs, and ground cover, in the planting islands along Edsall Road and Cherokee Avenue to enhance the appearance of the property. Plantings shall be kept out of sight distance lines and are subject to approval by UFMD.
15. Prior to the issuance of a Non-RUP for the building addition and subject to approval by Fairfax County Department of Transportation (FCDOT) and VDOT, for the bus stop location identified as stop number 93266 on the Fairfax County Bus Stop Inventory Program, the applicant shall install a concrete loading pad (between curb and sidewalk), a bus shelter pad, and any necessary pedestrian connections and curb cuts along the Edsall Road site frontage. Final locations shall be determined in consultation with FCDOT and VDOT. The applicant shall also provide an easement for the shelter, with notice that advertising may be displayed on bus shelters to be constructed by others at the subject location.

**The Board also:**

- Directed the Department of Public Works and Environmental Services to waive the tree inventory and the poor condition analysis as outlined in Section 12.0502.1A of the Public Facilities Manual.

Sincerely,



Nancy Vehrs  
Clerk to the Board of Supervisors  
NV/pmh

Cc: Chairman Sharon Bulova  
Supervisor Penny Gross, Mason 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  
Angela K. Rodeheaver, Section Chief, Transportation. Planning Division  
Ellen Gallagher, Capital Projects and Operations Div., Dept. of Transportation  
Ken Williams, Plans and 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  
Karyn Mooreland, Chief Capital Projects Sections, Dept. of Transportation

*Name Change only*



COUNTY OF FAIRFAX  
Department of Planning and Zoning  
Zoning Evaluation Division  
12055 Government Center Parkway, Suite 801  
Fairfax, VA 22035 (703) 324-1290, TTY 711  
[www.fairfaxcounty.gov/dpz/zoning/applications](http://www.fairfaxcounty.gov/dpz/zoning/applications)

APPLICATION No: SE 2009-MA-004  
(Staff will assign)

RECEIVED  
Department of Planning & Zoning  
JUN 09 2009  
Zoning Evaluation Division

**APPLICATION FOR A SPECIAL EXCEPTION**  
(PLEASE TYPE or PRINT IN BLACK INK)

	NAME Teraa, LLC
	MAILING ADDRESS 6540 Edsall Road, Alexandria, VA 22312
APPLICANT	PHONE HOME ( ) WORK ( )
	PHONE MOBILE ( )
	PROPERTY ADDRESS 6540 Edsall Road, Alexandria, VA 22312
PROPERTY INFORMATION	TAX MAP NO. 80-2((1))58
	SIZE (ACRES/SQ FT) 31,286 sq ft
	ZONING DISTRICT C-8
	MAGISTERIAL DISTRICT Mason
	PROPOSED ZONING IF CONCURRENT WITH REZONING APPLICATION:
SPECIAL EXCEPTION REQUEST INFORMATION	ZONING ORDINANCE SECTION Sect. 4-804
	PROPOSED USE Service station with mini-mart/ quick service food store
AGENT/CONTACT INFORMATION	NAME Lori Greenlief/Greg Riegle, McGuireWoods LLP
	MAILING ADDRESS 1750 Tysons Blvd. Suite 1800 McLean, VA 22102
	PHONE HOME ( ) WORK (703 ) 712-5433 (Lori)
	PHONE MOBILE ( )
MAILING	Send all correspondence to (check one): <input type="checkbox"/> Applicant -or- <input checked="" type="checkbox"/> Agent/Contact
<p>The name(s) and addresses of owner(s) of record shall be provided on the affidavit form attached and made part of this application. The undersigned has the power to authorize and does hereby authorize Fairfax County staff representatives on official business to enter the subject property as necessary to process the application.</p> <p>Lori Greenlief</p> <p>TYPE/PRINT NAME OF APPLICANT/AGENT</p>	
<p><i>Lori Greenlief</i></p> <p>SIGNATURE OF APPLICANT/AGENT</p>	

DO NOT WRITE IN THIS SPACE

Date Application accepted: 4/9/09

*Virginia Ruffner*

Application Fee Paid: \$ na