



County of Fairfax, Virginia

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April 20, 2010

Charles F. Dunlap, L.S.
Walter L. Phillips, Inc.
207 Park Avenue
Falls Church, VA 22046

Re: Interpretation for PCA 2004-SU-028 and SEA 2004-SU-027, Penske Automotive Group, Inc.,
Tax Map 33-4 ((1)) 3B: Security Fencing

Dear Mr. Dunlap:

This is in response to your letters of February 22, 2010, and March 5, 2010, requesting an interpretation of the proffers, Generalized Development Plan (GDP), development conditions and Special Exception Amendment (SEA) Plat accepted and approved by the Board of Supervisors in conjunction with the approval of Rezoning PCA 2004-SU-028, and Special Exception Amendment SEA 2004-SU-027. As I understand it, the question is whether the proposed addition of black vinyl clad chain link fencing along the western and southern boundaries, and the southeast corner of the parcel would be in substantial conformance with the proffers, the GDP/SEA Plat, and development conditions. This determination is based on your letters and exhibit entitled "Stonecroft Business Park Parcel 3B," prepared by Walter L. Phillips, Inc., dated March 26, 2010, as revised through April 5, 2010, that consists of a portion of the approved development plan delineating the proposed modifications. Copies of your letters and relevant exhibit are attached.

As I understand it, black vinyl clad chain link fencing is proposed measuring seven feet in height along portions of the western and southern boundaries. In addition, your letter states that black vinyl clad chain link fencing measuring four feet in height is also proposed along the southeast corner of the property from the southern boundary adjacent to an RPA area to the eastern boundary along Stonecroft Boulevard. You note in your letter that the addition of chain link fencing along portions of the subject property would provide additional security to protect car inventories.

It is my determination that the proposed chain link fence sections along portions of the subject property as described above are in substantial conformance with the proffers, the GDP/SEA Plat, and development conditions associated with PCA 2004-SU-028 and SEA 2004-SU-027, provided the fencing is in conformance with the provisions of the Zoning Ordinance and all other proffers and conditions continue to be met, including the retention and supplementation of the landscape berm along Stonecroft Boulevard, as determined by Urban Forest Management, DPWES.

Department of Planning and Zoning
Zoning Evaluation Division
12055 Government Center Parkway, Suite 801
Fairfax, Virginia 22035-5509
Phone 703 324-1290
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Charles F. Dunlap, L.S.

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This determination has been made in my capacity as the duly authorized agent of the Zoning Administrator. If you have any questions regarding this interpretation, please contact Christopher M. DeManche at (703) 324-1290.

Sincerely,



Regina C. Coyle, Director
Zoning Evaluation Division, DPZ

RCC/O:\cdeman\Interpretations\Stonecroft\Stonecroft Business Park - Final.doc

Attachments: A/S

cc: Michael Frey, Supervisor, Sully District
John L. Litzenberger, Planning Commissioner, Sully District
Diane Johnson-Quinn, Deputy Zoning Administrator, DPZ
Ken Williams, Plan Control, Office of Land Development Services, DPWES
Angela Rodeheaver, Section Chief for Site Analysis, DOT
Craig Carinci, Director, Environmental and Facilities Inspection Division, DPWES
Audrey Clark, Director, Building Plan Review Division, DPWES
Jack Weyant, Director, Environmental and Facilities Inspection Division, DPWES
Kevin Guinaw, Chief, Special Projects/Applications Management Branch, DPZ
File: PCA 2004-SU-028, SEA 2004-SU-027, PI 1003 017, SEI 1003 005 Imaging,
Reading File

WALTER L. PHILLIPS, INCORPORATED

Est. 1945

February 22, 2010
Rev. March 5, 2010

Via delivery

Ms. Regina C. Coyle, Director
Zoning Evaluation Division
Department of Planning & Zoning
County of Fairfax
12055 Government Center Parkway
8th Floor
Fairfax, VA 22035

RECEIVED
Department of Planning & Zoning
APR 02 2010
Zoning Evaluation Division

Re: **Stonecroft Business Park; Application #SEA 2004-SU-027 & PCA 2004-SU-028**

Dear Regina:

This letter serves to request an interpretation that the placement of security fencing proposed on portions of the western and southern boundaries of the property as part of the above referenced project are in substantial conformance with the approved conditions and proffers. There was no proposed fencing shown on the approved SEA/PCA plat or referenced in the conditions and proffers; and, the developer is now seeking permission to add this fencing. Per Chris DeManche, one copy of this letter and three sets of exhibits comprise this request. The \$500 review fee was previously submitted to the County with the initial interpretation request.

As background, the Board of Supervisors approved the above captioned applications on or about October 20, 2008; and, since that time, a site plan for the proposed development has been approved and the construction is nearing completion. As part of the construction process, we have made several plan revisions to address changing site conditions, changes in the building plans and/or to add items not originally contemplated. The addition of security fencing is one of these items.

These dealerships will be marketing higher end automobiles; and, there will be both new and used car inventory stored on the property, in addition to vehicles awaiting repair. This inventory represents a substantial and significant investment; and, as part of the overall site security and insurance program, the developer has determined that security fencing along portions of the site is warranted and necessary to protect this investment, plus private vehicles awaiting repair, and help to minimize the potential of losses due to theft and vandalism. Accordingly, the developer is proposing to use black vinyl clad chain

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WALTER L. PHILLIPS, INCORPORATED
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Ms. Regina C. Coyle

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February 22, 2010
Rev. March 5, 2010

link fencing, with top and bottom rails in the areas shown on the attached exhibit. The fencing on the western and a portion of the southern side will be seven feet in height; and, the remainder of the fencing, specifically the fencing that runs along the toe of the slope below the parking lot that adjacent to the RPA at the southern corner, will be four feet in height. The black vinyl coating assists in making the fencing less visible; and, it blends in well with the surroundings. As such, we are requesting the Zoning Administrator render an opinion that the proposed fencing is in substantial conformance with the approved SEA/PCA Plat and the Conditions and Proffers associated with these applications.

We have submitted a plan revision to DPWES showing the addition of this fencing, among other items; therefore, it would be most appreciated if this request can be expedited so as not to delay the approval of this plan revision. In the interim, please feel free to contact me should you have any questions or need additional information. As always, I look forward to speaking with you soon.

Very truly yours,

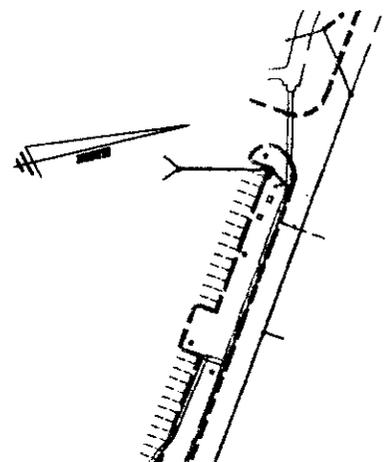


Charles F. Dunlap, L.S.
Senior Project Manager

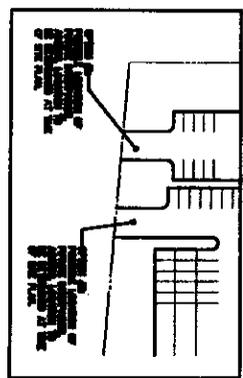
Enc.

Cc: Nolan Redding, Penske Automotive Group, w/enc. (1) – FedEx AM
Kevin Guinaw, DPZ (letter only) - email
Clinton Abernathy, Site Review, DPWES (letter only) - email

CFD:ny
(06-108/FW-19)

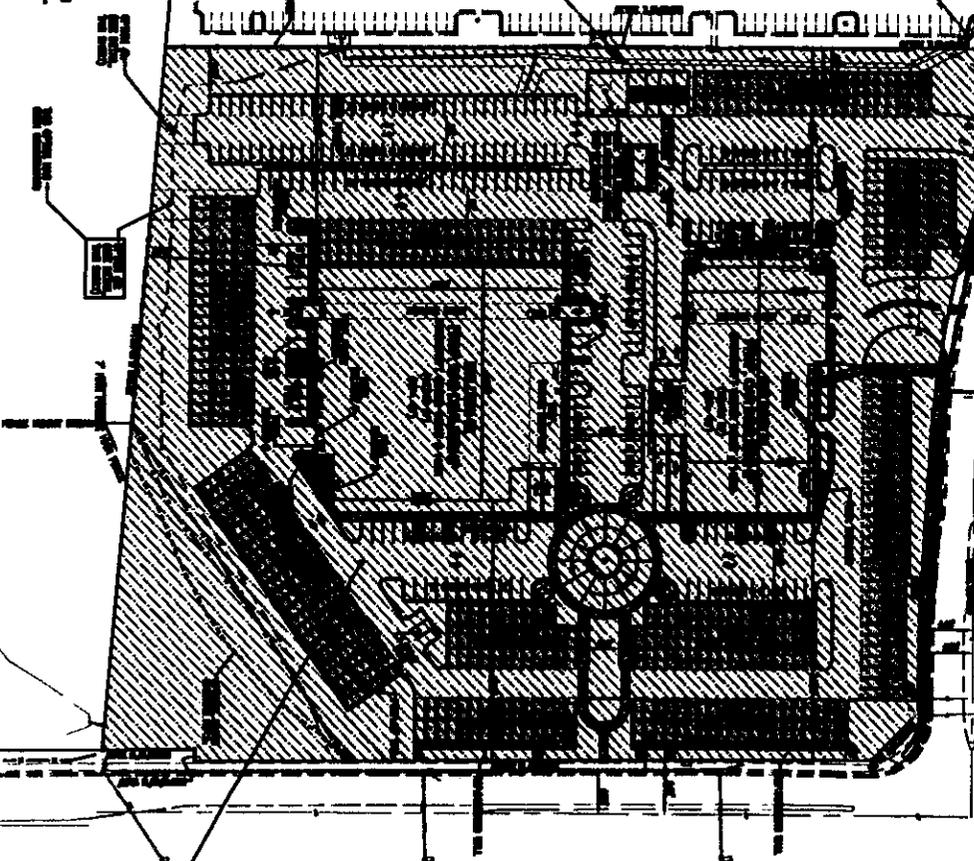


TAX MAP # 23-4-107-0003C
 OWNER: STONECROFT, LLC
 ZONE: I-4, GENERAL INDUSTRIAL
 USE: WHOLESALE/WAREHOUSE/STORAGE



TAX MAP # 23-4-107-0003B
 OWNER: AARONSON PROPERTIES
 ZONE: I-4, GENERAL INDUSTRIAL
 USE: VACANT

TAX MAP # 23-4-107-0003M
 OWNER: CLAYD PROPERTIES, LLC
 ZONE: C-4, HIGHWAY COMMERCIAL
 USE: VEHICLE SALES



STONECROFT BOULEVARD
 ROUTE 9480
 (INTERSECTION OF 100)

PARCEL 3B
 AREA SUBJECT TO
 PARTIAL PCA - 82.96 AC

= AREA SUBJECT TO PARTIAL PCA

INTERPRETATION EXHIBIT - REVISED 4/8/10

PARCEL 3B
STONECROFT BUSINESS PARK
 GULLY HOLLOW
 FAIRFAX COUNTY, VIRGINIA

SEARCH APPROVED BY

NO.	DATE	BY	APPROVED	DATE

WALTER L. PHILLIPS
 REGISTERED
 CIVIL ENGINEER LAND ENGINEER PLANNING LANDSCAPE ARCHITECT
 807 PARK AVENUE FALLS CHURCH, VIRGINIA 22034
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