



COMMONWEALTH OF VIRGINIA
COUNTY OF FAIRFAX

4100 CHAIN BRIDGE ROAD
FAIRFAX, VIRGINIA 22030



February 16, 1983

Mr. Leonard Tambor
P. O. Box 50
Annandale, Virginia 22003

Re: Special Exception
Number SE 82-P-117

Dear Mr. Tambor:

At a regular meeting of the Board of Supervisors held on February 14, 1983, the Board approved Special Exception Number SE 82-P-117, in the name of Bank of Virginia - Tenant & Crown Central Petroleum Corporation, located as Tax Map 39-2-((2))-56A and 58 for use as an expansion of an existing service station to permit addition of an automatic teller machine (ATM) pursuant to Section 4-504 of the Fairfax County Zoning Ordinance, by requiring conformance with the following development conditions:

1. This Special Exception is granted for the location indicated in the application and is not transferable to other land.
2. This Special Exception is granted for the building and uses indicated on the plats submitted with the application only.
3. A copy of this Special Exception SHALL BE POSTED in a conspicuous place along with the Non-Residential Use Permit on the property of the use and be made available to all Departments of the County of Fairfax during hours of operation of the permitted use.
4. A revised site plan will be submitted for approval in accordance with the provisions of Article 17 and will satisfy Ordinance requirements for parking, landscaping and screening. The revised site plan shall also incorporate a landscaping plan which shall be subject to approval by the Director of the DEM.
5. The approval is based on location of the ATM as shown on the submitted plat and not for any other on-site location.
6. Dedication shall be provided along Aline Avenue set 25 feet from centerline.

February 16, 1983

7. The existing service drive along Leesburg Pike shall be dedicated for public street purposes.

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 responsible for obtaining the required Non-Residential Use Permit through established procedures, and this Special Exception shall not be valid until this has been accomplished.

Under Section 9-014 of the Zoning Ordinance, this Special Exception shall automatically expire, without notice, eighteen (18) months after the effective date of the Special Exception unless the activity authorized has been established, or unless construction has commenced, or unless an extension is granted by the Board of Supervisors because of the occurrence of conditions unforeseen at the time of granting the Special Exception. A request for extension should be justified in writing, and should be filed with the Zoning Administrator not less than thirty (30) days prior to the expiration date.

If you have any questions concerning this Special Exception, please give me a call.

Very truly yours,



Ethel Wilcox Register, CMC
Clerk to the Board of Supervisors

EWR/vlt

cc: Mr. Patteson
Mr. Knowlton
Mr. Covington
Mr. Duffy
Mr. Ted Austell, III
Assistant to the County Executive

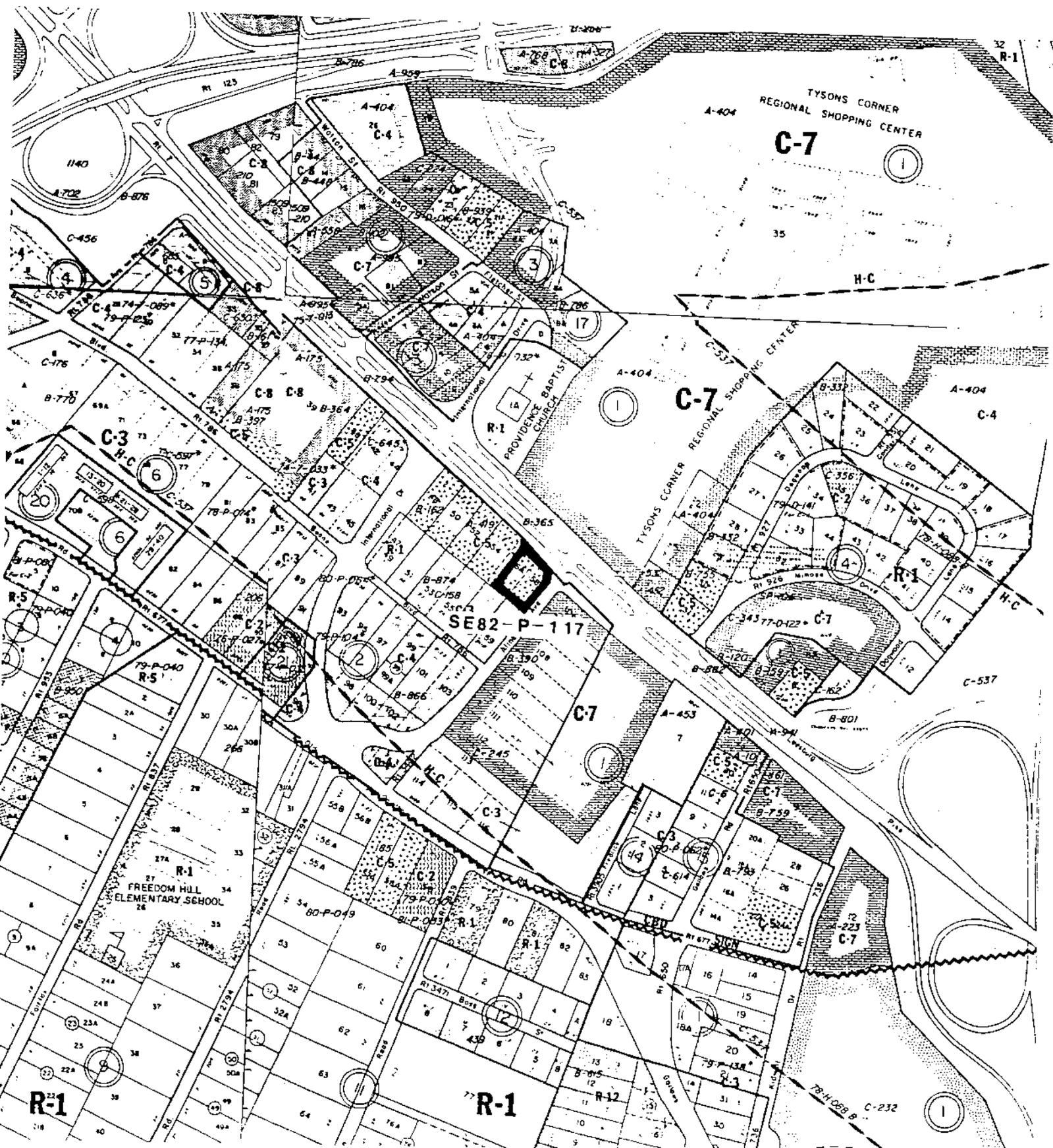


SPECIAL EXCEPTION APPLICATION

Number:
Acreage:
Existing Zoning:

District:
Subject Parcel:
Applicant:

Proposed Use:



Use Limitations

All uses shall be subject to the use limitations set forth in the underlying zoning district(s), and, in addition, drive-in banks, fast food restaurants, quick-service food stores, and service stations shall be subject to the following use limitations:

1. In any Highway Corridor Overlay District:
 - A. Such a use shall be designed so that pedestrian and vehicular circulation is coordinated with that on adjacent properties.
 - B. Such a use shall have access designed so as not to impede traffic on a public street intended to carry through traffic. To such end, access via the following means may be given favorable consideration:
 - (1) Access to the site is provided by a public street other than one intended to carry through traffic, and/or
 - (2) Access to the site is provided via the internal circulation of a shopping center, which center contains at least six (6) other commercial uses, or in office complex having a limited number of well-designed access points to the public street system and no additional direct access is provided to the site from a public street intended to carry through traffic over and above those entrances which may exist to provide access to the shopping centers, and/or
 - (3) Access to the site is provided by a functional service drive, which provides controlled access to the site.
 - C. There shall be no outside storage or display of goods offered for sale.
4. Where the underlying district is C-7, C-8, I-3 or I-4, in addition to Par. 1 above:
 - A. Service stations shall not be used for the performance of major repairs, and shall not include the outdoor storage of more than four (4) abandoned, wrecked or inoperable vehicles on the site for more than seventy-two (72) hours subject to the limitation that there shall be no dismantling, wrecking or sale of said vehicles or parts thereof. In addition, in no event shall any one (1) abandoned, wrecked or inoperable vehicle be stored outdoors for a period exceeding seventy-two (72) hours.

Standards For All Category 5 Uses

In addition to the general standards set forth in Sect. 006 above, all Category 5 special exception uses shall satisfy the following standards:

1. Except as qualified in the following Sections, all uses shall comply with the lot size and bulk regulations of the zoning district in which located.
2. All uses shall comply with the performance standards specified for the zoning district in which located.
3. Before establishment, all uses shall be subject to the approval of a site plan prepared in accordance with the provisions of Article 17.

Additional Standards for Automobile-Oriented Uses, Car Washes, Drive-In Banks, Fast Food Restaurants, Quick-Service Food Stores and Service Stations

1. In all districts where permitted by special exception:
 - A. Such a use shall have on all sides the same architectural features or shall be architecturally compatible with the building group or neighborhood with which it is associated.
 - B. Such a use shall be designed so that pedestrian and vehicular circulation is coordinated with that on adjacent properties.

4. In the C-7 and C-8 Districts, in addition to Par. 1 above:
 - A. In the C-7 District, there shall be no outside storage or display of goods offered for sale.
 - B. Service stations shall not be used for the performance of major repairs, and shall not include the outdoor storage of more than four (4) abandoned, wrecked or inoperable vehicles on the site for more than seventy-two (72) hours, subject to the limitation that there shall be no dismantling, wrecking or sale of said vehicles or parts thereof. In addition, in no event shall any one (1) abandoned, wrecked or inoperable vehicle be stored outdoors for a period exceeding seventy-two (72) hours.



COMMONWEALTH OF VIRGINIA
COUNTY OF FAIRFAX

APPLICATION FOR SPECIAL EXCEPTION, SPECIAL PERMIT, VARIANCE OR APPEAL
AS PROVIDED IN THE FAIRFAX COUNTY ZONING ORDINANCE

Application No. SE-82-P-117
Assigned by Staff

Oct. 25, 19 82

The undersigned hereby applies for the special exception, special permit, variance, or appeal as indicated below, for property owned and described as follows:

Name of Applicant: Bank of Virginia - Tenant of Crown Central Petroleum Corp.

Name of Property Owner: James River Realty Corp.

Postal Address of Property: 8103 Leesburg Pike, Vienna, VA 22180

Name of Subdivision: Freedom Hill Farm

County Property Identification Map Reference: 39-2(2)56A-58

Lot Area: 35,094 sq. ft. District: Providence Zoning: C-5

The undersigned has the power to authorize and does hereby authorize Fairfax County staff representatives on official business to enter on the subject property as necessary to process the application.

NATURE OF THIS APPLICATION

(Applicant is to complete only one of the following boxes. If a Variance is needed in conjunction with a Special Exception or a Special Permit, separate application for Variance must be filed.)

SPECIAL EXCEPTION* Section <u>4-504</u> Proposed Use: <u>Walk-up non-attended, ATM (electronic teller machine) with</u> <u>ATM station existing see station to permit addition of an electronic teller</u>	- Application to Board of Supervisors under provisions of of the Zoning Ordinance. <u>Amended 5-113-75 for a</u>
SPECIAL PERMIT* Section _____ Proposed Use: _____	- Application to Board of Zoning Appeals under provisions of of the Zoning Ordinance. <u>machine (ATM).</u>
VARIANCE Section _____ Request: _____	- Application to Board of Zoning Appeals under provisions of of the Zoning Ordinance.
APPEAL Section _____ Appeal: _____	- Application to Board of Zoning Appeals under provisions of of the Zoning Ordinance.

* See requirement for affidavit on back.

SEEN CORRESPONDENCE TO:
LEONARD TAMBORE
P.O. BOX 50
ANNANDALE, VA. 22003
TEL. 703-666500

James W. Dolan
Signature of Applicant or Agent
P. O. Box 711
Address Zip
Springfield, VA 22150
(703)--750-7319
Telephone Number

BELOW THIS LINE FOR STAFF USE

Application, complete with all required submissions, received: 12/15/82

Filing Fee paid: \$180.00

Receiving Staff Member: HM

AFFIDAVIT

I, Frederick W. Dolan, Jr., do hereby make oath or affirmation that to the best of my knowledge and belief the foregoing information contained in this application is true; and:

- 1. (a) That the following constitutes a listing of names and last known addresses of all applicants, title owners, contract purchasers, and lessees of the land described in the application, and if any of the foregoing is a trustee, each beneficiary having an interest in such land, and all attorneys, real estate brokers, architects, engineers, planners surveyors, and all agents who have acted on behalf of any of the foregoing with respect to the application:

Name	Address	Relationship
<u>Mr. Fred Dolan</u>	<u>Bank of Virginia</u>	<u>Bank of VA. (Tenant)</u>
	<u>P.O. Box 711, Springfield 22150</u>	
<u>Jacob River Realty Corp.</u>	<u>P.O. Box 1100, Baltimore, MD</u>	<u>Title Owner</u>
	<u>21200</u>	

- (b) That the following constitutes a listing of the shareholders of all corporations of the foregoing who own ten (10) per cent or more of any class of stock issued by said corporation, and where such corporation has ten (10) or less shareholders, a listing of all the shareholders:

Name	Address	Relationship
<u>N/A</u>		

- (c) That the following constitutes a listing of all partners, both general and limited, in any partnership of the foregoing:

Name	Address	Relationship
<u>N/A</u>		

- 2. That no member of the Fairfax County Board of Supervisors, Planning Commission or Board of Zoning Appeals owns or has any interest in the subject land or has any interest in the outcome of the decision.

N/A EXCEPT AS FOLLOWS: (If none, so state)

- 3. That within the five (5) years prior to the filing of this application, no member of the Fairfax County Board of Supervisors, Planning Commission, or Board of Zoning Appeals or any member of his immediate household and family, either directly or by way of partnership in which any of them is a partner, employee, agent or attorney, or through a partner of any of them, or through a corporation in which any of them is an officer, director, employee, agent or attorney or holds outstanding bonds or shares of stock with a value in excess of fifty dollars (\$50), has or has had any business or financial relationship, other than any ordinary depositor or customer relationship with or by a retail establishment, public utility or bank, including any gift or donation having a value of fifty dollars (\$50) or more with any of those listed in Par. 1 above.

N/A EXCEPT AS FOLLOWS: (If none, so state)

WITNESS the following signature this 25 day of Oct., 19 82

Frederick W. Dolan, Jr.
Applicant

The above affidavit was subscribed and confirmed by oath or affirmation before me this 25 day of Oct., 19 82, in the State of Virginia

[Signature]
Notary Public



Bank of Virginia

P. O. Box 711
Springfield, Virginia 22150

APPLICATION TO CHANGE A PREVIOUSLY GRANTED
SPECIAL EXCEPTION USE INVOLVING NEW CONSTRUCTION
AT
8103 Leesburg Pike, Vienna, Virginia 22180

The information furnished herein is arranged and identified numerically and alphabetically in the same sequences that are used in the Fairfax County document "Submission Requirements for Special Exception Applications."

1. Ten copies attached of "Plat Plan of Service Station at Leesburg Pike and Aline Ave." dated September 9, 1975, by Richard R. Morris, P.E., showing the existing service station.
 - A. Shown on Plat Plan (no change)
 - B. 35,094 S.F. (no change)
 - C. Shown on Plat Plan (no change)
 - D. Delineated by broken line on Plat Plan. The proposed additions are shown on the Plat Plan, the proposed building dimensions are 10 feet by 16 feet and the height of the building is 9'9".
 - E. Shown on Plat Plan (no change)
 - F. Shown on Plat Plan (no change)
 - G. No change
 - H. No change
 - I. No existing parking spaces. Three parking spaces proposed to serve only the Automatic Teller Machine Facility.
 - J. None
 - K. Not applicable
 - L. Shown on Plat Plan.
2. Copy attached. Location circled in red.
3. Photographs attached on separate sheet.
4.
 - A. Automatic Teller Machine enclosed in a 10'0" X 16'0" building with a height of 9'9". The facility is not a drive-up, users must leave vehicles and enter the building.
 - B. 24 hours daily
 - C. At the beginning an average of about 70 users per day is estimated. After six months of operation, this will increase to no more than 230 users per day.
 - D. None
 - E. Bank of Virginia operates banking facilities of all types through out the state of Virginia.
 - F. At any one time, it is expected that there will not be more than 2 customers using the facility at any one time.



Bank of Virginia

P. O. Box 711
Springfield, Virginia 22150

- G. Not applicable. Any holder of an ATM card can use the facility regardless of where that holder lives or works.
- H. This small building is a modular unit manufactured by Commercial Modular Systems, Inc., for which the Administrative Office of Industrialized Building Code, Commonwealth of Virginia, has approved the factory providing labeled units for use in Virginia. The modular is delivered as a completed unit which is secured to an on-site prepared foundation.

The front elevation is comprised of an 8 foot high store-front including a standard 3'0" X 8'0" glass door entering into the 10' X 8' lobby and customer area.

The entire 8 foot lobby section at the side elevations ($\frac{1}{2}$ of the building depth) are comprised of standard store-front glazing.

The remainder of the side elevations and the rear elevation are solid and finished in a light beige sand finish stucco (factory applied).

The entire upper 1'9" of the building is banded by a painted plywood fascia.

SEE ATTACHED PHOTOGRAPH.

- 5. See enclosed copy of letter.

NOV 23 1982

ENERGY OIL COMPANY, INC.
P. O. BOX 1168
BALTIMORE, MARYLAND 21203

November 22, 1982

Mr. Frederick W. Dolan, Jr.
Vice President
Bank of Virginia
6606 Electronic Drive
Springfield, Virginia 22150

Re: A.T.M. Installation
Crown Service Station VA-36
8103 Leesburg Pike, Tysons Corner,
McLean, Fairfax County, Virginia

Dear Mr. Dolan:

Pursuant to your request, this letter is to advise that Energy Oil Company, Inc., a wholly owned subsidiary of Crown Central Petroleum Corporation and the owner of subject property, and Crown Central Petroleum Corporation are agreeable to your obtaining an amendment to the special exception under which Crown operates the service station on subject property.

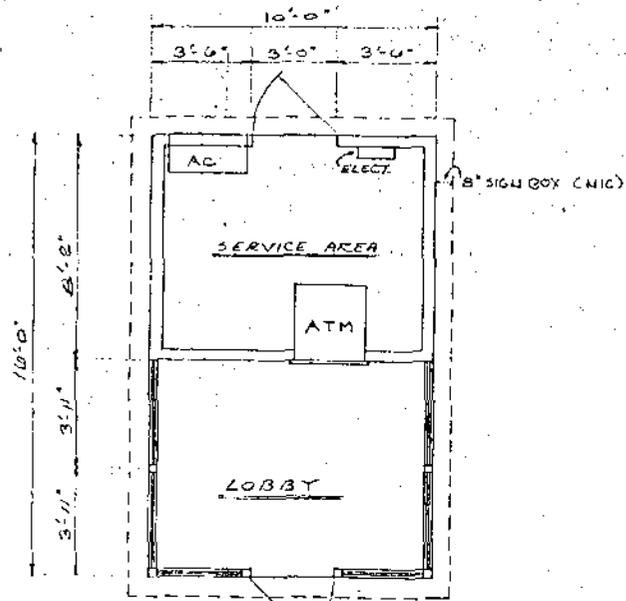
Very truly yours,

CROWN CENTRAL PETROLEUM CORPORATION

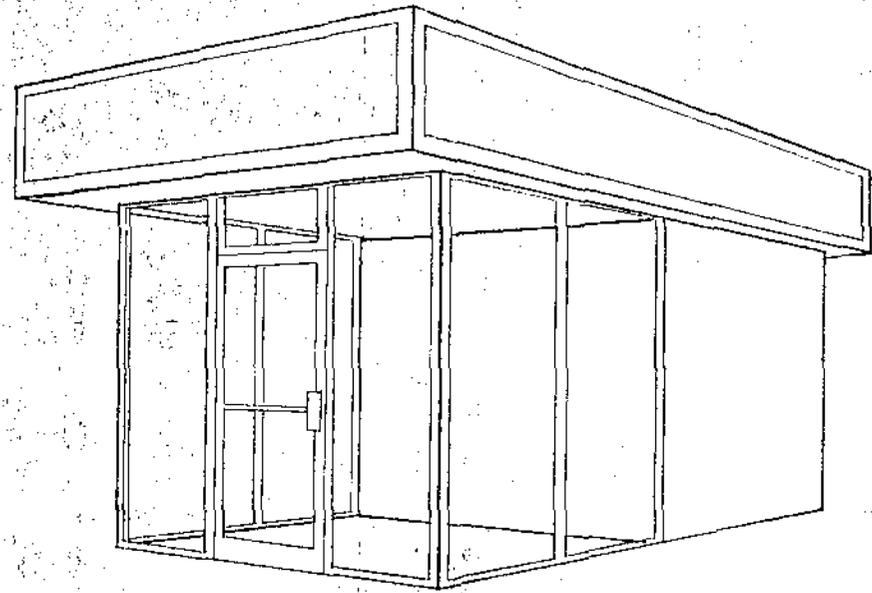


Henry R. Wolfe
Manager - Real Estate

HRW/sev
cc: J. J. Gilboy



FLOOR PLAN
SCALE 1/4" = 1'-0"



BANK of VIRGINIA		
SCALE AS NOTED	APPROVED BY	DRAWN BY GCSH
DATE 9-25-81		REVISED
walk-in		DRAWING NUMBER C

AREA ITEMS SUBJECT TO THE 1982 ANNUAL PLAN BEING FOR THE ANNUAL

GENERAL LOCATION & DESCRIPTION
 PLANNING DISTRICT

BY AN AMENDMENT REQUEST

CHURCHY

AGREED PLAN

AGREED

PLANNING DISTRICT

PLANNING DISTRICT