

COMMONWEALTH OF VIRGINIA
COUNTY OF FAIRFAX

4100 CHAIN BRIDGE ROAD
FAIRFAX, VIRGINIA 22030



January 5, 1983

Leonard Tambor
P.O. Box 50
Annandale, VA 22003

Re: Special Exception Application SE 82-P-117

Dear Applicant or Agent:

Your pending Special Exception Application is scheduled for public hearings in the Board Room of the Massey Building, Fairfax, Virginia, (unless otherwise indicated below) at the following dates and times:

	<u>Date</u>	<u>Time</u>	<u>Other Location</u>
Planning Commission	<u>2/2/82</u>	<u>8:15 PM</u>	<u></u>
Board of Supervisors	<u>2/14/83</u>	<u>2:30 P.M.</u>	<u></u>

Compliance with Chapter 112 (Zoning Ordinance), 1976 Code of the County of Fairfax, requires that written notification announcing the public hearing on this application be sent to all owners of abutting property, all owners of property directly across any street, and such other owners of property in the immediate vicinity as to provide notification to not less than twenty-five different owners. The notice is required to indicate the time, place, date and subject of the hearing. Instructions for the preparation of legal notice are enclosed. Failure of the applicant to fully comply with this notification requirement shall be due cause for the deferral of the public hearing(s).

If you have any questions concerning these requirements, please call 691-3388.

Sincerely yours,


Sidney R. Steele, Chief
Zoning Evaluation Branch, ZAD
Office of Comprehensive Planning

SRS:djc
Enc.

CERTIFIED MAIL
RETURN RECEIPT REQUESTED

Date: _____

RE: Special Exception No. SE 82-P-117

Dear Property Owner:

You are listed in the current real estate tax assessment books of Fairfax County, Virginia as the owner of a parcel of land in the vicinity of the property which is subject of the above referenced Special Exception Application. In accordance with the provisions of the Fairfax County Zoning Ordinance, you are hereby notified of the scheduled public hearings on this Special Exception Application at which time you may present either written or verbal comment.

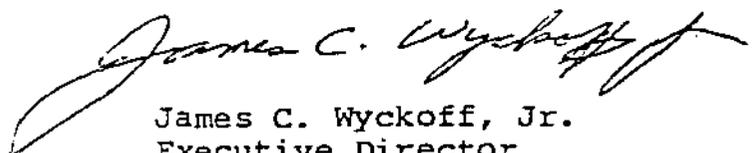
The location of this application is shown on the attached map. Other information regarding this application follows:

SE 82-P-117 BANK OF VIRGINIA - TENANT & CROWN CENTRAL PETROLEUM CORPORATION, application under Sect. 4-504 of the Zoning Ordinance to amend S-113-75 for a service station to permit addition of an automatic teller machine, located at 8103 Leesburg Pike, on 35,094 sq. ft. of land, zoned C-5, Providence District, Tax Map 39-2((2))56A and 58. Planning Area: II.

The Fairfax County Planning Commission will hold a public hearing on this Special Exception Application on February 2, 1983 at 8:15 P. M. in the Board Room, A, Level of the Massey Building, 4100 Chain Bridge Road, Fairfax, Virginia. The Board of Supervisors will also hold a public hearing on the Application on February 14, 1983 at 2:30 P.M. in the same location.

If you have questions regarding this Special Exception Application, you may direct them to the Zoning Evaluation Branch of the Office of Comprehensive Planning (691-3388). If you desire to be placed on the speakers list for the public hearing(s) please call the following numbers

Planning Commission - 691-2865
Board of Supervisors - 691-3151


James C. Wyckoff, Jr.
Executive Director
Fairfax County Planning Commission

RESOLUTION

In application S-113-75 by Crown Central Petroleum, Inc. under Section 30-7.2.10.3.1 of the Zoning Ordinance to permit removal of existing station and building of a new one, 8103 Leesburg Pike, tax map 39-2((2))56A & 58, Freedom Hill, Providence District, County of Fairfax, Mr. Kelley moved that the Board of Zoning Appeals adopt the following resolution:

WHEREAS, the captioned application has been properly filed in accordance with the requirements of all applicable State and County Codes and in accordance with the by-laws of the Fairfax County Board of Zoning Appeals.

WHEREAS, following proper notice to the public by advertisement in a local newspaper, posting of the property, letters to contiguous and nearby property owners, and a public hearing by the Board held on July 9, 1975.

WHEREAS, the Board of Zoning Appeals has made the following findings of fact:

1. That the owner of the subject property is Cities Service-Oil Company. The applicant is contract purchaser.
2. That the present zoning is C-N.
3. That the area of the lot is 35,094 sq. ft.
4. That compliance with Site Plan Ordinance is required.
5. That compliance with all applicable State and County Codes is required.
6. That a gasoline service station has been operating on said property pursuant to Special Use Permit S-422-66, granted to Cities Service-Oil Co., September 27, 1966.

AND, WHEREAS, the Board of Zoning Appeals has reached the following conclusions of law:

1. That the applicant has presented testimony indicating compliance with Standards for Special Use Permit Uses in C or I Districts as contained in Section 30-7.1.2 in the Zoning Ordinance, and

NOW, THEREFORE, BE IT RESOLVED, that the subject application be and the same is hereby granted with the following limitations:

1. This approval is granted to the applicant only and is not transferable without further action of this Board, and is for the location indicated in the application and is not transferable to other land.
2. This permit shall expire one year from this date unless construction or operation has started or unless renewed by action of this Board prior to date of expiration.
3. This approval is granted for the buildings and uses indicated on the plans submitted with this application. Any additional structures of any kind, changes in use, additional uses, or changes in the plans approved by this Board (other than minor engineering details) whether or not these additional uses or changes require a Special Use Permit, shall require approval of this Board. It shall be the duty of the Permittee to apply to this Board for such approval. Any changes (other than minor engineering details) without Board of Zoning Appeals approval, shall constitute a violation of the conditions of this Special Use Permit.
4. The granting of this Special Use Permit does not constitute an exemption from the various legal and established procedural requirements of this County and State. The Permittee shall be responsible for complying with these requirements. This permit SHALL NOT be valid until a Non-Residential Use Permit is obtained.
5. The resolution pertaining to the granting of the Special Use Permit 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 the operation of the permitted use.
6. There shall not be any display, selling, storing, rental, and/or leasing of automobiles, trucks, trailers, or recreational vehicles on said property.
7. Landscaping and/or screening shall be provided to the satisfaction of the Director of Environmental Management.

r. Barnes seconded the motion.

The motion passed 5 to 0.

The Board recessed at 12:45 for lunch.

11:40 - CROWN CENTRAL PETROLEUM - S-113-75

Staff Findings of Fact

1. Property Owner: Cities Service Oil Company*
2. Present Zoning: C-N
3. Lot Area: 35,094
4. Compliance with Site Plan Ordinance required
- 5.

*According to the County Land Book

Zoning Administration Comments

A gasoline service station has been operating, pursuant to special use permit (S-422-66) granted to Cities Service Oil Company on September 27, 1966, on property located on the southwest corner of Leesburg Pike and Aline Avenue in Freedom Hill Farms Subdivision, Providence District.

This current application seeks to permit the removal of the existing station and construction of a new service station on the site.

Preliminary Engineering Branch Comments

"This use will be under site plan control."

APPLICATION: SPECIAL USE PERMIT

Fairfax County, Virginia

Application No. 5-113-75

May 12, 1975

TO THE BOARD OF ZONING APPEALS:

The undersigned hereby applies for a Special Use Permit under the provisions of Article VII of Chapter 30 of the Code of Fairfax County, Virginia, Section 30-7.2.10.3.1 as follows:

To be typed or printed by the applicant or his agent

Name of Applicant: Crown Central Petroleum

Name of Owner: Same as above

Premises located at: 8103 Sustainy Place

Name of Subdivision: Freedom Hill

Assessment Map: 39-2 (12) Block(s) _____ Lot(s) 564x58

Use requested: remove existing service stations and build new service stations

Lot area: 35,094 sq ft District: Dist. Zoning: C-7

Signature of Applicant or Agent: Joseph D. Gill

Address: 1-N. CHARLES ST. BALTIMORE, MD.

Telephone Number: 301-LE-97400 21201

Send to: Mr Henry & Wolfe Real Estate Managers at: 1-N. CHARLES ST. BALTIMORE, MD. 301-LE-97400 21201

DO NOT WRITE BELOW THIS LINE

plat's o.k. as per DSS. 5-16-75
Decision accepted Appl.

Dates of Hearings

Processing

Application received: 1 1 Planning Commission: 1 1

Fee paid Amount 1 1 Board of Zoning Appeals: 7 19 75

Advertised on 1 1 Board of Supervisors: 1 1

Receipt No. _____ Adjoining property owners notified: _____

Report received: 1 1

Staff Meeting: _____

CRGWIN

G. KENNETH HOLMES

REAL ESTATE REPRESENTATIVE
CROWN CENTRAL PETROLEUM CORPORATION

7300 RITCHEE HIGHWAY
SUITE 817
OLEN BURNIE, MD. 21081
(301) 701-0243

To be com

Planning Commission _____

Board of Zoning Appeals _____

Board of Supervisors _____

A variance is required in connection with this use, a separate application for that variance must be filed.