



COMMONWEALTH OF VIRGINIA
COUNTY OF FAIRFAX

4100 CHAIN BRIDGE ROAD
FAIRFAX, VIRGINIA 22030



January 21, 1983

STAFF REPORT

APPLICATION NUMBER SE 82-P-117

PROVIDENCE DISTRICT

Applicant: Bank of Virginia & Crown Central Petroleum Corp.

Subject Parcel: 39-2((2))56A & 58

Present Zoning: C-5 & H-C Acreage: 0.8

Proposed Use: Addition of an Automatic Teller Machine

Applicable Zoning Ordinance Provision: 4-504, 7-607 & 9-601

Application Filed: December 15, 1982

Planning Commission Hearing Date: February 2, 1983

Board of Supervisors Hearing Date: February 14, 1983

Staff Recommendation: The Staff recommends approval of
SE 82-P-117 subject to the conditions noted in Appendix 1 of this
report.

JD
1847Z



SPECIAL EXCEPTION APPLICATION

Number: 82-P-117

District: Providence

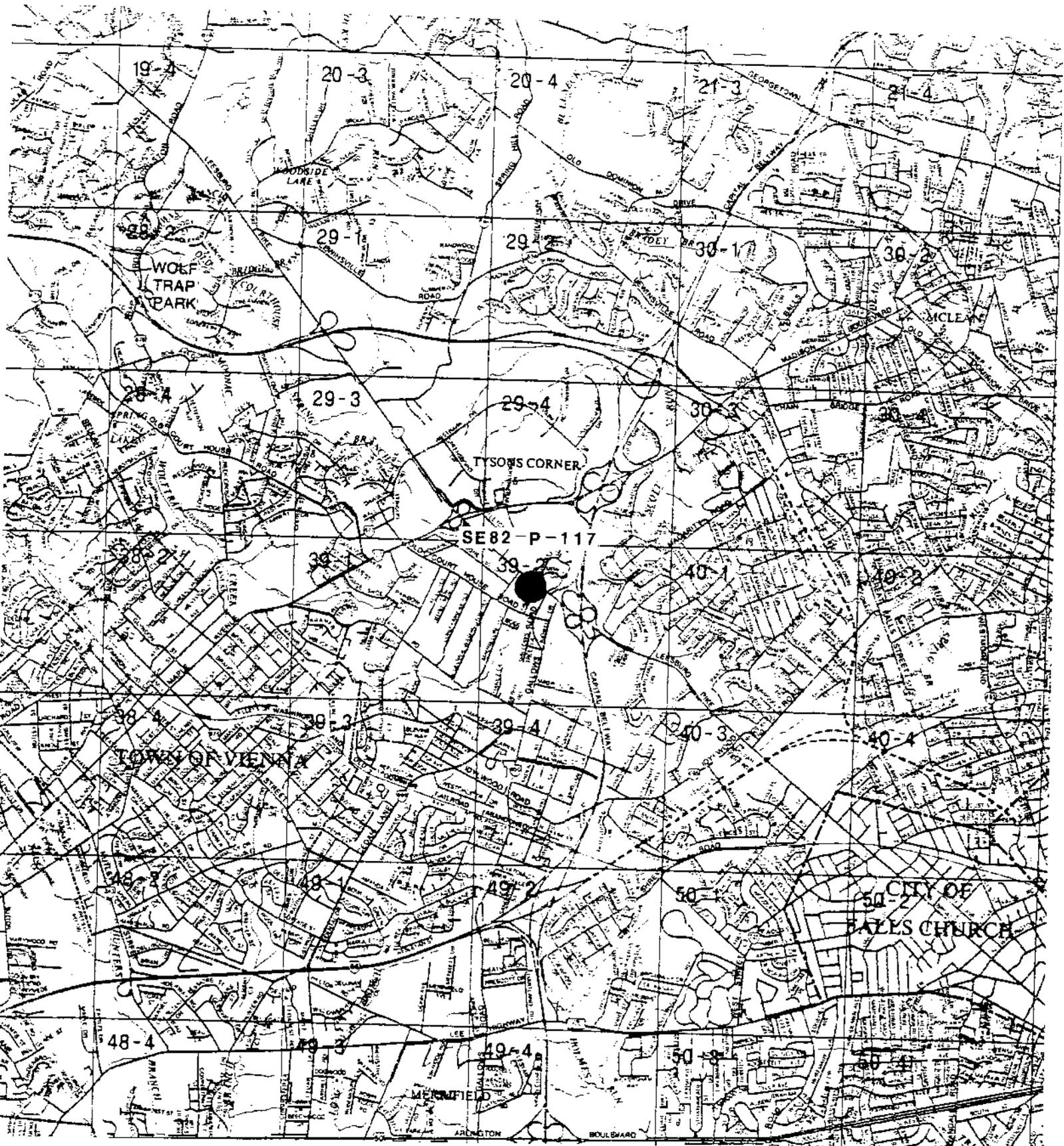
Acreage: 0.8

Subject Parcel: 39-2 ((2)) 56A & 58

Existing Zoning: C-5

Applicant: Bank of Virginia
Crown Central Petroleum Corp.

Proposed Use: Addition of an automatic teller machine





SPECIAL EXCEPTION APPLICATION

Number: 82-P-117

Acreage: 0.8

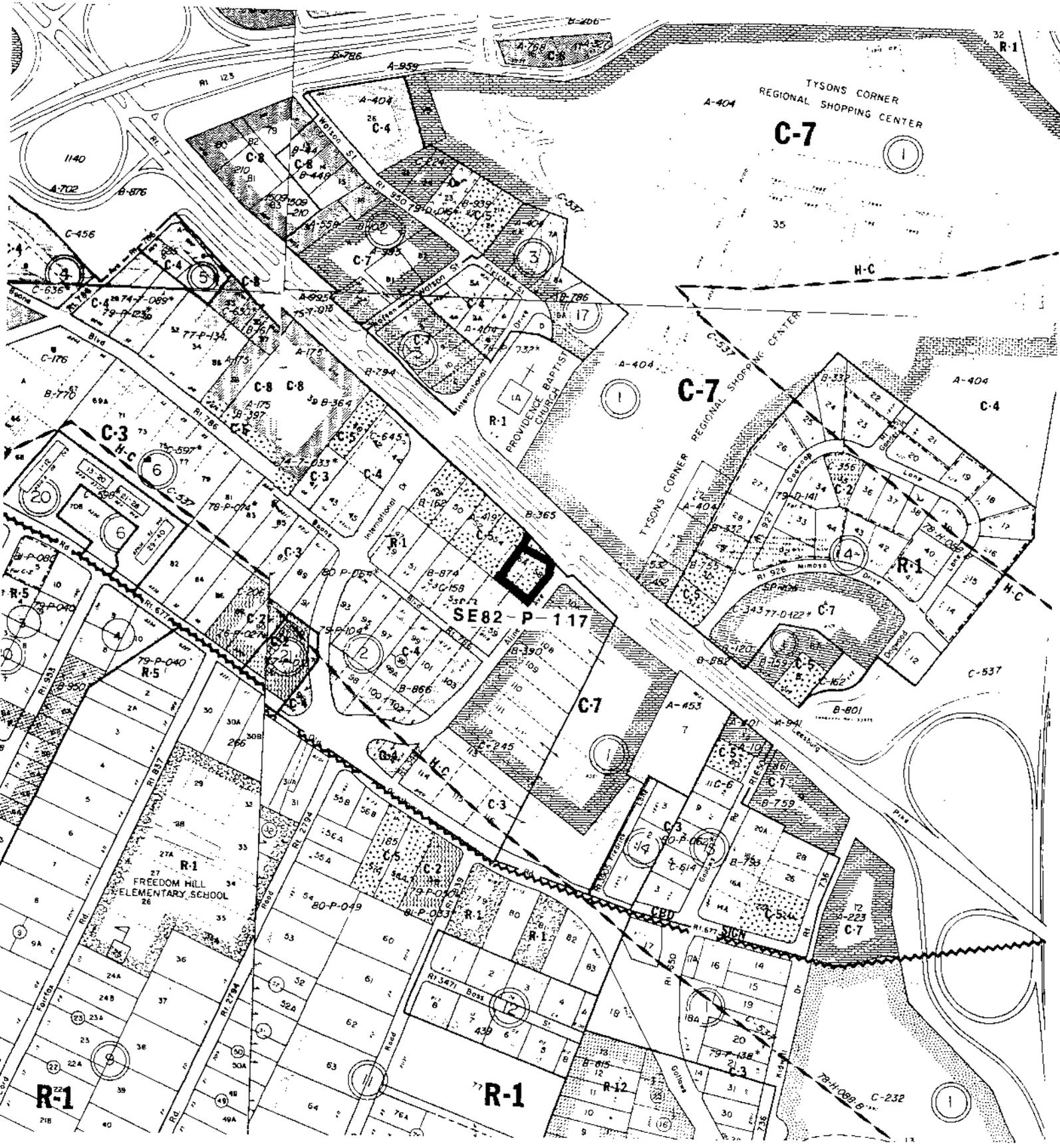
Existing Zoning: C-5

District: Providence

Subject Parcel: 39-2 ((2)) 56A & 58

Applicant: Bank of Virginia
Crown Central Petroleum
Corp.

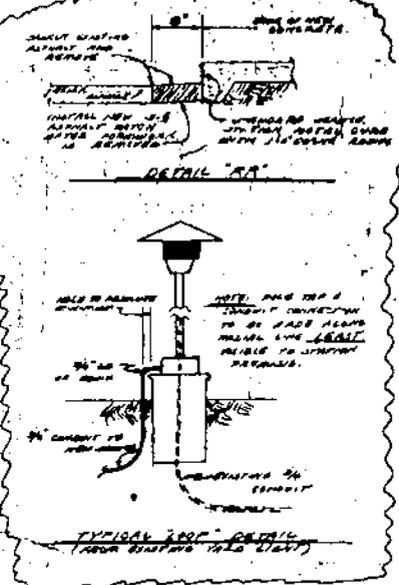
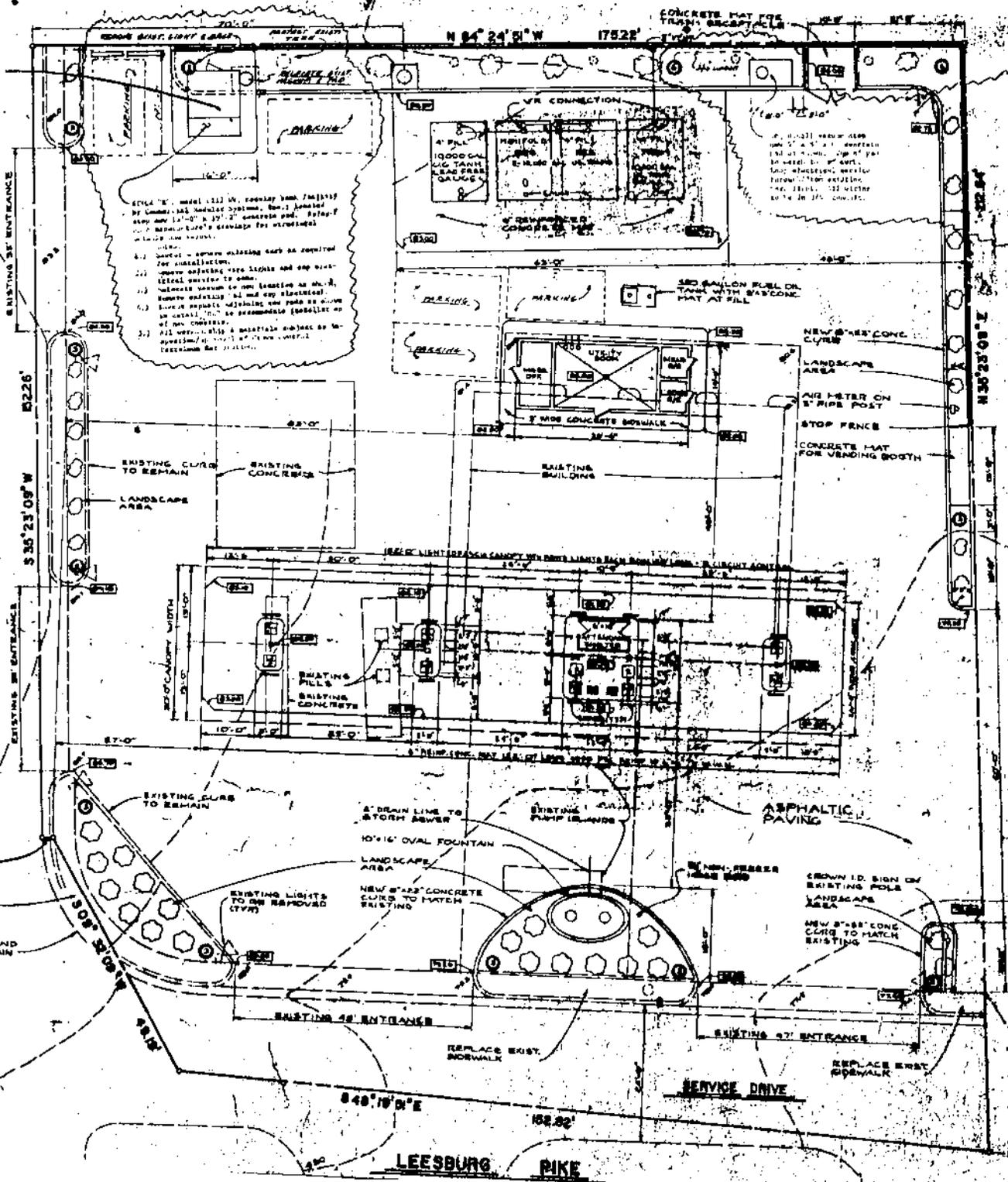
Proposed Use: Addition of an automatic teller machine



proposed ATM

71"

ALINE AVENUE



NOTE: 1. Model 1111 UV. canopy has (2)1111 by Commercial Mobile Systems, Inc. located 1000 W. 17th St. & 17th St. concrete pad. Refer to 1000 W. 17th St. drawings for structural details and notes.

2. 1111 canopy has a 1111 as required for installation.

3. 1111 canopy has a 1111 and one electrical service to each.

4. 1111 canopy has a 1111 to each electrical service and a 1111 to each electrical service.

5. 1111 canopy has a 1111 to each electrical service and a 1111 to each electrical service.

6. 1111 canopy has a 1111 to each electrical service and a 1111 to each electrical service.

7. 1111 canopy has a 1111 to each electrical service and a 1111 to each electrical service.

CONCRETE MAT FOR TRUCKS, BRICK PAVEMENT

INSTALL NEW 8" CONCRETE CURB TO MATCH EXISTING. REFER TO 1000 W. 17th St. DRAWINGS FOR STRUCTURAL DETAILS AND NOTES.

NOTE: 1. 1111 canopy has a 1111 to each electrical service and a 1111 to each electrical service.

TYPICAL 200' DETAIL FROM EXISTING PLANS

884° 34' 51" E 186'

REPLACE EXIST SIDEWALK
EXISTING CURB AND GUTTER TO REMAIN

EXISTING LIGHTS TO BE REMOVED (TYPE)

2" DRAIN LINE TO STORM SEWER
10" OVAL FOUNTAIN
LANDSCAPE AREA

EXISTING PUMP ISLAND

ASPHALTIC PAVING

NEW 8" CONC. CURB TO MATCH EXISTING

NEW 8" CONC. CURB TO MATCH EXISTING

EXISTING 48' ENTRANCE

REPLACE EXIST SIDEWALK

SERVICE DRIVE

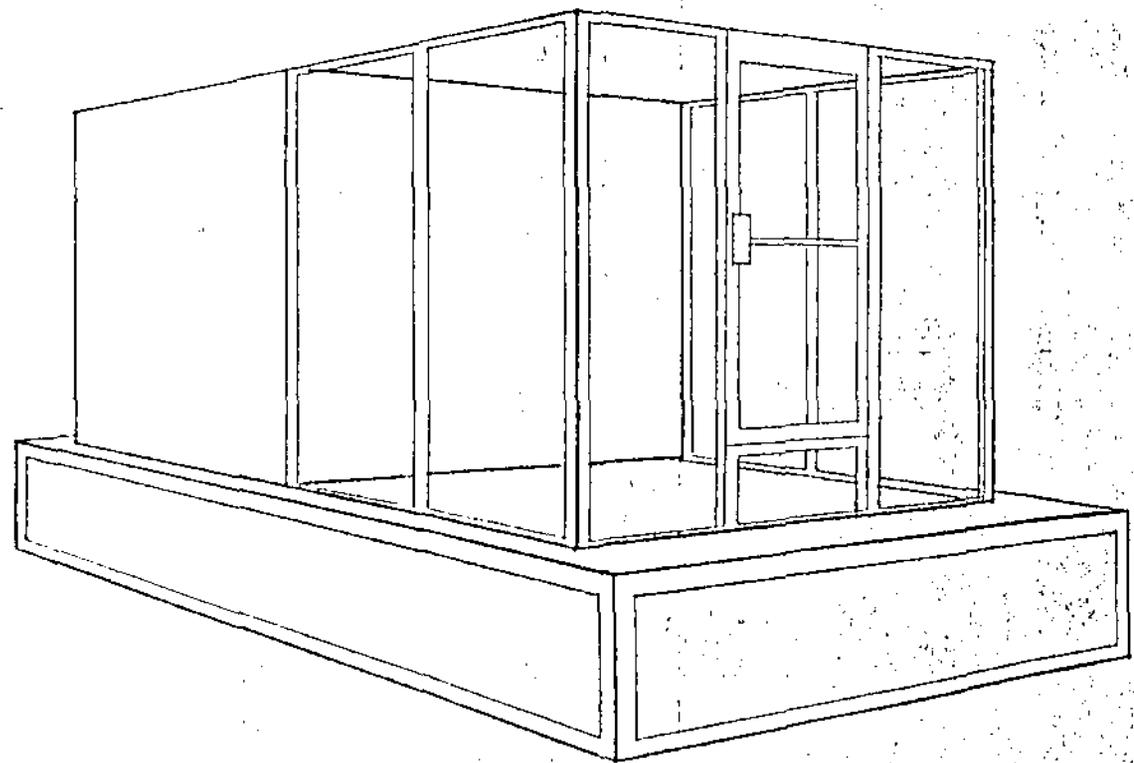
EXISTING 47' ENTRANCE

REPLACE EXIST SIDEWALK

COMMON USE BASEMENT

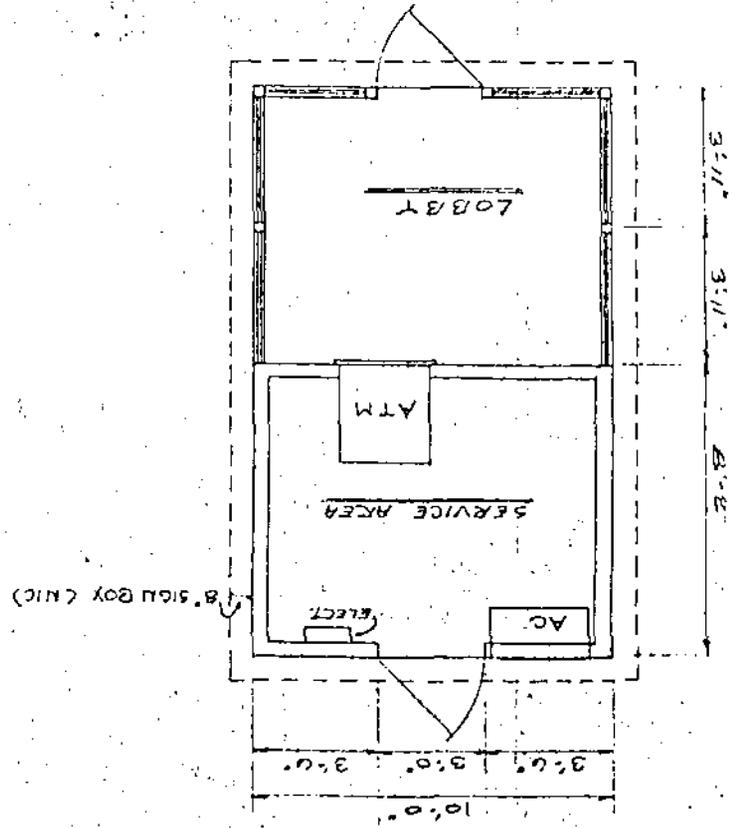
LEESBURG PIKE

DRAWING NUMBER		walk-in	
DATE		9-25-81	
DRAWN BY		G.M.	
APPROVED BY		SCALE AS NOTED	
BANK of VIRGINIA			



10'-0"

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



DESCRIPTION OF THE APPLICATION

The applicant requests approval to place a self-contained Automatic Teller Machine (ATM) on a .8 acre site containing an existing Crown Gas Station. The ATM would be enclosed in a 10x16 building and would not be a drive-up, but rather would require users to leave their vehicles before entering the structure. The front of the structure would contain an eight foot high section which would be fully transparent and provide visibility into the lobby section of the structure.

The applicant is proposing 24-hour a day operation with approximately 70 users per day during initial operation with a maximum of 230 users per day during full operation.

Expansion of an existing service station is a Category 5 Special Exception Use in the C-5 District. Approval of this application must satisfy pertinent standards contained in the Zoning Ordinance, extracts of which are contained in Appendix 4.

LOCATION AND CHARACTER OF THE AREA

The site is located in the southwest quadrant of the intersection of Leesburg Pike and Aline Avenue. The site is bounded to the west by land zoned C-5, to the south by land zoned C-3, and to the east by land zoned C-7. Across Leesburg Pike to the north lies the Tysons Corner Regional Shopping Center.

CONFORMANCE WITH THE COMPREHENSIVE PLAN

The subject property is located in the Tysons Corner Study Area of the Vienna Planning District in Area II. The most relevant text, on page 218, under Recommendations for Tract D-2, reads:

"Tract D-2: Retail or Mid-Rise Office

The frontage along Route 123 and Route 7 as far east as Kidwell Drive for a one-block depth is presently developed in a mixture of retail commercial uses (including an auto dealership, gas station, fast food restaurants) and mid-rise offices. This tract is recommended for commercial retail infill on both vacant and redeveloped land. . . ."

The adopted Area II Plan map indicates the subject property as planned for retail use.

STAFF ANALYSISTransportation Analysis

The site currently enjoys access from a service drive located along the parcel frontage with Leesburg Pike and also from two curb cuts along Aline Avenue. Leesburg Pike is a four-lane divided principal arterial while Aline Avenue is a two-lane local street. Leesburg Pike is scheduled to be improved to a six lane divided facility. To accomodate this improvement, the existing service drive should be dedicated for public street purposes. Although no improvements are scheduled for Aline Avenue, dedication twenty-five feet from centerline should be provided to assure proper road maintenance by the Virginia Department of Highways and Transportation.

Environmental Site Analysis

No adverse environmental impacts are anticipated from the proposed development.

Preliminary Site Plan Analysis

The applicant is proposing to locate the Automatic Teller Machine in the southeast corner of the site. Access would be provided to the site via two curb cuts on Aline Avenue and the service drive on Route 7. The uncongested nature of the site would allow for the provision of three parking spaces adjacent to the ATM without any adverse impacts on the existing traffic circulation pattern. The ATM would be a minimum of 90 feet from the existing gasoline pump islands. This would allow for vehicles to enter and exit the site without impeding the traffic using the pump islands.

The site and proposed use satisfy the conditions specified in the Highway Corridor Overlay District.

STAFF CONCLUSIONS AND RECOMMENDATIONSConclusions

The placement of an ATM on the site can be adequately accomodated due to the fact that the rear portion of the site is vacant and can be used for the placement of the structure as well as the required parking. The proposed use would not conflict with the existing traffic circulation as it relates to the gasoline pump islands.

Recommendation

The Staff recommends approval of SE 82-P-117 subject to the conditions contained in Appendix 1 of the staff report.

APPENDICIES

1. Proposed Development Conditions
2. Applicant's Affidavit
3. Applicant's Justification
4. Applicable Zoning Ordinance Standards

PROPOSED DEVELOPMENT CONDITIONS

If it is the intent of the Board of Supervisors to approve SE 82-P-117 located as Tax Map 39-2 ((2)) 56A and 58 for use as an expansion of an existing service station in a Highway Corridor Overlay District pursuant to Sects. 4-504, 9-601 & 7-607 of the Fairfax County Zoning Ordinance, the staff recommends that the Board condition the approval 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 30 feet from centerline.
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.

AFFIDAVIT

Appendix 2

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>Trustee of VA. (Tenant)</u>
	<u>P.O. Box 711, Springfield 21150</u>	
	<u>James River Realty Corp. P.O. Box 1100, Baltimore, MD</u>	<u>Title Owner</u>
	<u>21203</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 N/A	Address	Relationship

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

Name N/A	Address	Relationship

- 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 October, 19 82, in the State of Virginia.

[Signature]
Notary Public

My commission expires: March 1985



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.

9-006 GENERAL STANDARDS

In addition to the specific standards set forth hereinafter with regard to particular special exception uses, all such uses shall satisfy the following general standards:

1. The proposed use at the specified location shall be in harmony with the policies embodied in the adopted comprehensive plan.
2. The proposed use shall be in harmony with the general purpose and intent of the applicable zoning district regulations.
3. The proposed use shall be such that it will not adversely affect the use or development of neighboring properties in accordance with the applicable zoning district regulations and the applicable provisions of the adopted comprehensive plan. The location, size and height of buildings, structures, walls and fences, and the nature and extent of screening, buffering and landscaping shall be such that the use will not hinder or discourage the appropriate development and use of adjacent or nearby land and/or buildings or impair the value thereof.
4. The proposed use shall be such that pedestrian and vehicular traffic generated will not be hazardous or conflict with existing and anticipated traffic in the neighborhood.
5. In addition to the standards which may be set forth in this Article for a particular category or use, the Board shall require landscaping and screening in accordance with the provisions of Article 13.
6. Open space shall be provided in an amount equivalent to that specified for the zoning district in which the proposed use is located.
7. Adequately utility, drainage, parking, loading and other necessary facilities to serve the proposed use shall be provided. Parking and loading requirements shall be in accordance with the provisions of Article 11.
8. Signs shall be regulated by the provisions of Article 12, however, the Board may impose more strict standards for a given use than those set forth in this Ordinance.

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.
3. Where the underlying district is C-5 or C-6, in addition to Par. 1 above:
 - A. Service stations shall not include any ancillary use such as vehicle or tool rental, and shall be limited to the servicing and retail sales of products used primarily by passenger vehicles.
 - B. Service stations shall not be used for the performance of major repairs, and shall not include the outdoor storage of more than two (2) 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.

9-503

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.

3. In the C-5 and C-6 Districts, in addition to Par. 1 above:
 - A. There shall be no outside storage or display of goods offered for sale.
 - B. There shall be no separate freestanding sign associated with the use.
 - C. Service stations shall not include any ancillary use such as vehicle or tool rental, and shall be limited to the servicing and retail sales of products used primarily by passenger vehicles.
 - D. Service stations shall not be used for the performance of major repairs, and shall not include the outdoor storage of more than two (2) 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.