



County of Fairfax, Virginia

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

September 29, 2011

Ken Padgett
J & M Services, Inc.
12055-B Tech Road
Silver Spring, MD 20904

Re: Interpretation for RZ 2004-SU-028 and SE 2004-SU-027; Tax Map 33-4 ((1)) 3G;
14840 Stonecroft Center Court; Penske Automotive Group: Sign

Dear Mr. Padgett:

This is in response to your letter of June 17, 2011, requesting an interpretation of the proffers accepted by the Board of Supervisors in conjunction with approval of Rezoning RZ 2004-SU-028 and the Special Exception (SE) Plat and development conditions approved by the Board of Supervisors in conjunction with the SE 2004-SU-027. As I understand it, the question is whether a modification to the free-standing sign would be in substantial conformance with the proffers, SE Plat and development conditions. This determination is based on your letter and the interpretation exhibit titled "Plan View," prepared by United Sign Systems, dated March 18, 2010. Copies of your letter and relevant documents are attached.

On February 7, 2005, the Board of Supervisors approved RZ 2004-SU-028, subject to proffers, and SE 2004-SU-027, subject to development conditions, to rezone certain property from the I-5 District to the C-8 District and to permit vehicle sales, rental and ancillary service establishments and an increase in sign size and height. The approved GDP/SE Plat depicts the proposed location of the free-standing sign on Parcel 3G at the northwest corner of Stonecroft Center Court and Stonecroft Boulevard (14840 Stonecroft Center Court). Proffer 9 sets forth the requirements for sign design, sign setbacks and related sign elements, permitted as depicted on Sheet 7 of 9 of the GDP/SE Plat. The Plat depicts a sign that is 30' tall x 9'6" wide, with support columns, planter base and stacked sign panels. The sign includes a main sign panel at the top for "Rosenthal Auto Park" and four individual tenant sign panels below in a single column. The Plat sign detail notes that "minor adjustments to final sign design, color, etc. may be approved as long as they are in substantial conformance with these details."

On February 19, 2010, staff issued an interpretation that a modification for redesign of the free-standing sign was in substantial conformance with the proffers, GDP/SE Plat and development conditions. The modification reduced the height of the sign from 30' to 26'10" and increased the width of the sign from 9'6" to 11'8", and included 10" wide support columns upon a planter base measuring 19'4" in width. The redesign also modified the configuration of the sign panels from the single-column four-panel sign logos to divide the top three panels to place two logos side-by-side for a total of six tenant signs. The main sign panel "Rosenthal Auto Park" was changed to "Chantilly Auto Park II" and relocated from the top panel to the bottom panel. According to the interpretation letter, the GDP/SE Plat depicted a sign area of approximately 240 square feet, and the interpretation addressed a sign area of approximately 231 square feet.

Department of Planning and Zoning
12055 Government Center Parkway, Suite 801
Fairfax, Virginia 22035-5509
Phone 703 324-1290
FAX 703 324-3924
www.fairfaxcounty.gov/dpz/



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Charles Whittall
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According to your letter, you propose to modify the size of the sign from that previously approved. You state the sign structure has been modified by the manufacturer's design to install 14" wide support columns, rather than 10" depicted with the previous interpretation exhibit. The increased width of the support columns results in an overall sign width that is 6" wider than that approved with the previous interpretation, from 11'8" wide to 12'2" wide, and is 2'8" wider than that approved with the SE for 9'6" wide. According to the sign permit submitted to Zoning Inspections Branch, the sign area is unchanged from that proposed with the previous interpretation (231 square feet).

In addition, you propose to change the sign wording, shown with the previous interpretation, due to possible legal issues with the use of the trade name "Chantilly Auto Park II". You state that the lower panel will state the auto park trade name, once it is determined, subject to the provisions of Article 12 of the Zoning Ordinance.

It is my determination that the proposed increase in sign width to 12'2" and the change in the auto park trade name, once it is determined, would be in substantial conformance with the proffers, GDP/SE Plat and development conditions, provided that the sign complies with all other provisions of Article 12 of the Zoning Ordinance, subject to the approval of the Zoning Inspections Branch, Zoning Administration Division. This determination has been made in my capacity as the duly authorized agent of the Zoning Administrator and only addresses the issues discussed herein. If you have any questions regarding this interpretation, please contact Carrie Lee at (703) 324-1290.

Sincerely,

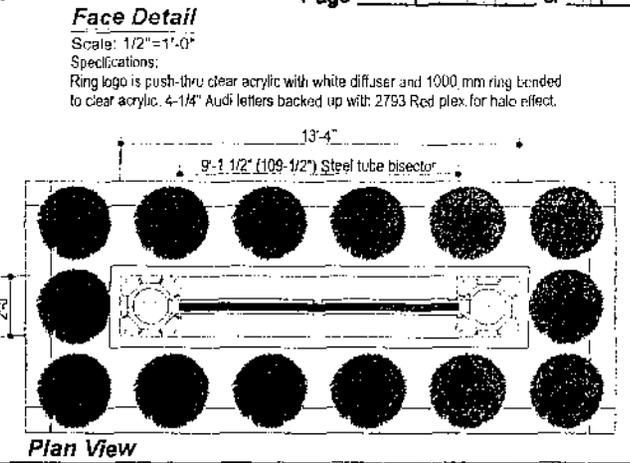
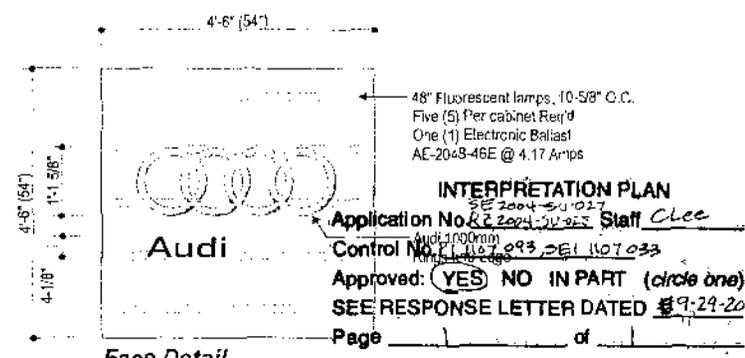
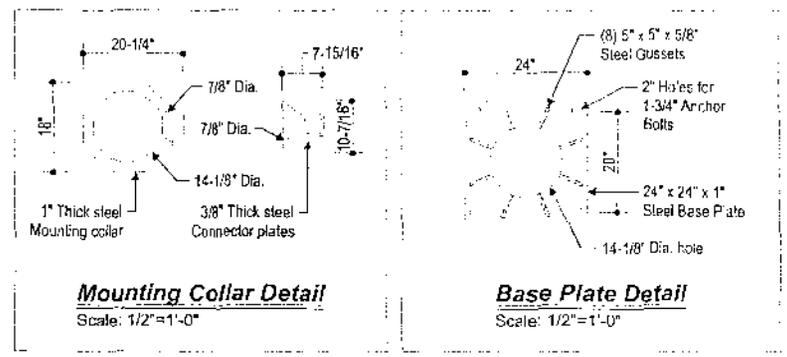
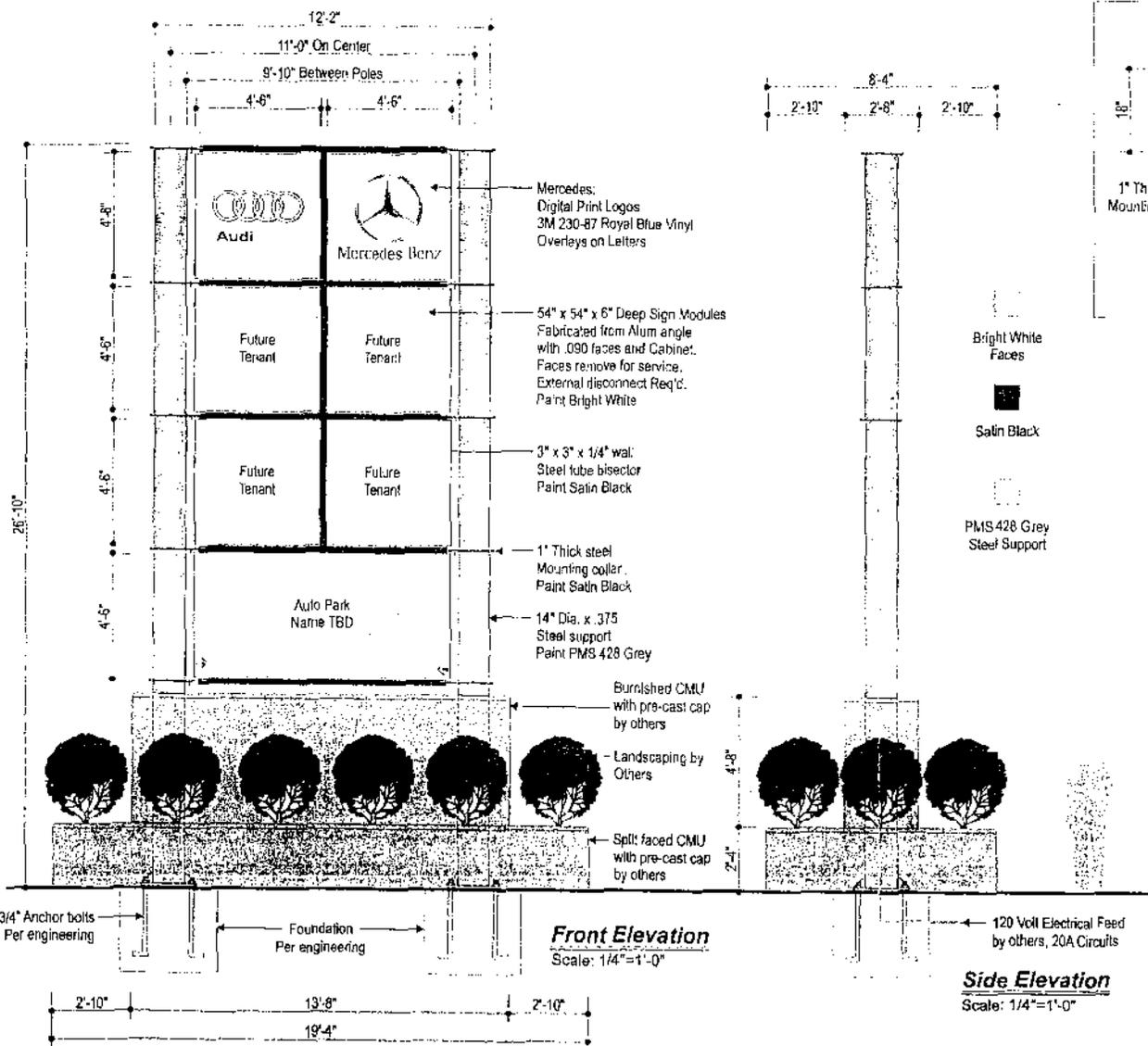


Barbara C. Berlin, AICP, Director
Zoning Evaluation Division, DPZ

BCB/CDL/N:\Interpretations\RZ\Penske Automotive Group_sign.doc

Attachments: A/S

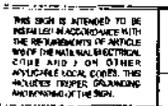
cc: Michael R. Frey, Supervisor, Sully District
John L. Litzenger, Jr., Planning Commissioner, Sully District
Diane Johnson-Quinn, Deputy Zoning Administrator, Permit Review Branch, ZAD, DPZ
Ken Williams, Technical Processing, Land Development Services, DPWES
Kevin Guinaw, Chief, Special Projects/Applications Management Branch, ZED, DPZ
File: RZ 2004-SU-028, SE 2004-SU-027, PI 11 07 093, SEI 11 07 033, Imaging, Reading File



CLIENT:	Chantilly Audi
LOCATION:	Chantilly, VA
DATE:	03-18-10
DRAWING #:	AUD-Chan-PT.1
DRAWN BY:	PN

THIS DESIGN IS SUBMITTED AS PART OF OUR PROPOSAL AND IS TO REMAIN OUR PROPERTY EXCLUSIVELY UNTIL ACCEPTED AND APPROVED BY PURCHASE.

NO.	DESCRIPTION	DATE	BY
1	Initial Plan View to show Planter, Power wall	06-07-11	PN
2	Accept Plan View in Planter Box	05-23-11	JUN
3	Accept Audi Logo	04-14-11	JUN
4	Accept Future Signs	03-18-10	PN
5	Final Plan View and Electrical Diagram	03-18-10	PN



CUSTOMER APPROVAL:
SIGNATURE: _____
DATE: _____
APPROVAL RECEIVED BY UNITED: _____
DATE: _____

REQUIRED: PERMANENT ACCESS TO THE BACK SIDE OF THE WALL IS REQUIRED FOR INSTALLATION AND TYPING OF THE SIGN. IF THIS IS NOT AVAILABLE IT MUST BE PROVIDED BY THE CUSTOMER BEFORE INSTALLATION.

United Sign Systems
286 Towne Drive
Ocala, Florida 34677
unitedsignsystems.com
888-704-1516
A Division of United Advantage Sign Companies, Inc.

SE 2004-SU-027
SEA 2004-SU-027
Penske

J & M
Services, Inc.
Commercial Construction & Maintenance
12055-B Tech Road – Silver Spring, Maryland 20904
301-622-4290 / Fax: 301-622-7011

RECEIVED
Department of Planning & Zoning

JUL 12 2011

Zoning Evaluation Division

June 17, 2011

Via Hand Delivery

Barbra C. Berlin, Director
Fairfax County Department of Planning & Zoning
Zoning Evaluation Division
12055 Government Center Parkway, Suite 801
Fairfax, Virginia 22035

Re: SE 2004-SU-027 & SEA 2004-SU-027
Fairfax County Tax Map Reference: 33-4 ((1)) 3B: signage
Applicant: Penske Automotive Group, Inc.

Dear Ms. Berlin:

Please accept this letter as a request for determination of substantial conformance to a previously approved sign exhibit for the referenced SE & SEA.

The sign that was previously interpreted as part of the referenced SE & SEA (see attached) labeled as Exhibit (1) prepared by Black Corley Owens & Hughes Architects will require a minor modification to the design caused by changes in the structural support columns by the manufacturers' engineer. The original rendering called out 10" support columns for the sign structure and the engineer for the sign manufacturer has replaced these columns with 14" support columns. This structural change has caused the overall width of the sign to increase from 11'-8" to 12'-2" a difference of 6".

The structural change to the sign will increase the square footage of the sign based on the way Fairfax County calculates square footage to include the support structure of the sign. However, this increase in square footage will not increase the area of the advertising space of the sign.

The other change from the original exhibit is the omission of the name "Chantilly Auto Park II" on the bottom sign panel. Penske Automotive Group has discovered some possible legal issues with the use of the trade name "Chantilly Auto Park II" and will use the lower panel for the trade name of the auto park once this has been determined.

I would appreciate your consideration of the modification described herein and as illustrated on the Exhibits. In accordance with the requirements of Section 18-204 and 9-004 of the Zoning Ordinance, the proposed modifications are in response to issues of final layout, design and engineering. Further,

the proposal meets the limitations outlined in the Zoning Ordinance as the modifications do not include the following:

A more intensive use than approved by the rezoning and special exception applications.

There are no changes proposed to the number and type of approved uses, nor the number of freestanding signs.

An increased parking requirement

As there are no changes proposed to the uses, there are no additional parking requirements.

A use other than previously approved.

The previously approved vehicle sales and service establishments and a single project identification sign will not change.

Reduce the effectiveness of approved transitional screening, buffering, landscaping, or open space.

The minor modifications to the sign's design will not impact the approved transitional screening, buffering, landscaping, or open space. Landscaping proposed with the sign is not proposed to be modified.

Permit changes to the bulk, mass, orientation, or location of buildings, which adversely impact the relationship of the development to adjacent properties.

The proposed modifications do not affect any approved structures or buildings.

An increase in the amount of clearing and/or grading for a storm water management facility.

There are no changes proposed to clearing or grading.

The addition of any building or additions to buildings.

The only modifications proposed are to the site identification sign and not to any buildings.

In consideration of the above, I am asking for your administrative approval of the modifications described herein to a single site identification sign as being in substantial conformance with the existing approvals. The Applicant's proposal does not increase the square footage of the actual advertising area of the sign and only increases the overall square footage of the entire calculated area by 10 square feet, from 231 sq. ft. to 241 sq. ft. the signs design is in substantial conformance with existing approvals, as well as compatible with existing and proposed buildings. In accordance with the requirements of the Zoning Ordinance, I have enclosed a check in the amount of \$500.00 payable to Fairfax County that represents the filing fee required for interpretation requests.

Should you have any questions regarding this request, or require additional information, please do not hesitate to give me a call. I appreciate your cooperation and assistance.

Thanks,

Ken Padgett
J&M Services, Inc.