



# County of Fairfax, Virginia

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

November 28, 2011

Via Federal Express and Facsimile 405-595-3625

The Planning & Zoning Resource Corporation  
100 NE 5<sup>th</sup> Street  
Oklahoma City, Oklahoma 73104  
Attn: Erin Brunk

RE: Carrabba's Italian Grill  
5805 Trinity Parkway  
Tax Map Ref.: 54-3 ((21)) 1B  
Zoning Districts: PDC, WS, H-C, SC

Dear Ms. Brunk:

This is in response to your November 15, 2011 letter to Eileen M. McLane in which you requested certain zoning information regarding the referenced property. Our files contain the following information:

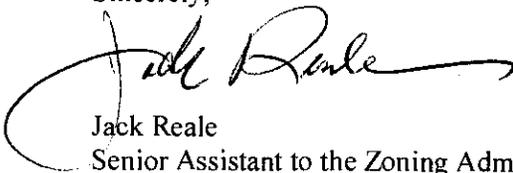
1. The referenced property is zoned Planned Development Commercial District (PDC), Water Supply Protection Overlay District (WS), Highway Corridor Overlay District (H-C), and Sign Control Overlay District (SC). The properties that abut the referenced property are zoned as indicated on the enclosed zoning map. The referenced property is subject to the proffered conditions associated with Rezoning RZ 86-S-071, Proffered Condition Amendments PCA 86-S-071 and PCA 86-S-071-2. The property also is subject to Final Development Plan Amendment FDPA 86-S-071-4, Comprehensive Sign Plan CSP 86-S-071, and Comprehensive Sign Plan Amendment CSPA 86-S-071, which are subject to development conditions. There are no special exception, special permit, or variance approvals associated with the referenced property. Enclosed is a copy of the proffered conditions and development conditions.
2. Our records indicate that the referenced property is part of a larger area depicted on Site Plan #7265-SPV-07-G-1.1, entitled "Trinity Centre, Parcels 1 and 13 (Restaurants)," approved, on August 12, 2003, for a one-story restaurant. According to our records, it appears that the property was developed in accordance with all applicable provisions of the Zoning Ordinance.
3. A copy of the approved site plan can be obtained by contacting the Plan and Document Control Section of the Department of Public Works and Environmental Services (DPWES) at 703-324-1730.
4. Pursuant to Sect. 18-702 of the Zoning Ordinance, the establishment of any non-residential use, change in such use, or change in proprietorship requires the issuance of a Non-Residential Use Permit (Non-RUP), frequently referred to as a certificate of Occupancy. Failure to obtain a Non-

RUP is a violation of the Zoning Ordinance. Enclosed is a copy of Non-RUP #A-2003-0797 that was issued to Carrabba's Grill on May 22, 2003 for an eating establishment.

5. According to our records, there are no pending rezoning, special permit, special exception, special permit or variance applications with regard to the referenced property. Our records further indicate that there are no zoning violations or other enforcement actions associated with the referenced property.
6. Information pertaining to building code violations may be obtained by contacting the Freedom of Information Act (FOIA) Administrator for Land Development Services in DPWES at 703-324-1833 or by facsimile at 703-324-1810.

Enclosed for your records is receipt #2011-1419 for the zoning compliance letter fee. I trust this adequately responds to your request. Should you have additional questions, please feel free to contact me at 703-324-1314.

Sincerely,



Jack Reale  
Senior Assistant to the Zoning Administrator

JER/

Attachments: A/S

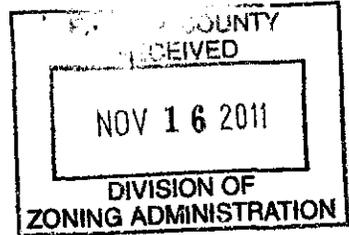
cc: Michael R. Frey, Sully District Supervisor  
Eileen M. McLane, Zoning Administrator  
✓ Barbara Berlin, Director, Zoning Evaluation Division  
Lorrie Kirst, Deputy Zoning Administrator for Ordinance Administration Branch  
Diane Johnson-Quinn, Deputy Zoning Administrator for Zoning Permit Review Branch  
Private Rest. Prop. LLC, 2202 N. Westshore BV., Ste. 470A, Tampa, FL. 33607 (property owner)

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## The Planning & Zoning Resource Corporation

100 NE 5th Street · Oklahoma City, Oklahoma 73104  
Telephone (405) 840-4344 · Fax (405) 840-2608  
Toll Free (800) 344-2944 · Toll Free Fax (888) 523-9008  
Please fax to my direct fax number 405-595-3625



2011-1419

To: Eileen McLane  
Fax: 703 803 6372  
Email: ordadmin@fairfaxcounty.gov  
Date: 11/15/2011  
Subject:  
Ref. Number: 58103-245  
RE: 9704 Carrabbas Italian Grill 245, 5805 Trinity Parkway, Centreville, Virginia

Add'l Info:

Attached is our request for property information on the above-mentioned property. Please copy it onto your letterhead, provide the requested information, sign and return to me via either my direct fax, shown above or via email to Erin.Brunk@pzs.com.

It is my understanding that there will be fees associated with this request. Please be advised that the total fees are not to exceed \$320.00 without my approval. If you should expect the fees to exceed this amount, please notify me as soon as possible. Furthermore, any additional costs associated with this request must be approved, in writing, prior to their incurrence.

Thank you in advance for your time and consideration on the above matter. If there are any questions you are unable to answer please let me know who I should contact. If you have any questions or concerns, do not hesitate to contact me at the toll free number 800-344-2944, extension 3356. You may also reach me by email at: Erin.Brunk@pzs.com.

Sincerely,  
Erin Brunk