



APPLICATION ACCEPTED: May 9, 2011
PLANNING COMMISSION: November 6, 2013
BOARD OF SUPERVISORS: November 19, 2013 @ 4:00 p.m.

County of Fairfax, Virginia

CRD

October 17, 2013

STAFF REPORT

APPLICATION SEA 99-M-026

MASON DISTRICT

APPLICANT: Thomas Lapham (Autostop Service Center)

ZONING: C-8, SC, HC, CRD

PARCEL(S): 61-2 ((1)) 96

ACREAGE: 15,409 sf.

OPEN SPACE: 12%

FAR: 0.27

PLAN MAP: Retail and Other

SE CATEGORY: Category 5 – Vehicle Light Service, Vehicle Sales
Category 6 – Waivers and Modifications in a CRD

PROPOSAL: The applicant requests approval of an amendment to special exception SE-99-M-026, previously approved for a vehicle light service facility, to permit vehicle sales and the addition of three service lifts and waivers and modifications in a Commercial Revitalization District

Brent Krasner, AICP

STAFF RECOMMENDATIONS:

Staff recommends approval of SEA 99-M-026 in part to allow the addition of three service lifts and additional employees, subject to the proposed development conditions contained in Appendix 1.

Staff recommends a modification of the parking requirement in a Commercial Revitalization District to allow 27 parking spaces where 31 are required.

Staff recommends approval of a reaffirmation of a modification to the open space requirement to permit 12% where 15% is required.

It should be noted that it is not the intent of staff to recommend that the Board, in adopting any conditions proffered by the owner, relieve the applicant/owner from compliance with the provisions of any applicable ordinances, regulations, or adopted standards.

It should be further noted that the content of this report reflects the analysis and recommendation of staff; it does not reflect the position of the Board of Supervisors.

The approval of this special exception does not interfere with, abrogate or annul any easement, covenants, or other agreements between parties, as they may apply to the property subject to this application.

For information, contact the Zoning Evaluation Division, Department of Planning and Zoning, 12055 Government Center Parkway, Suite 801, Fairfax, Virginia 22035-5505, (703) 324-1290.

O:\bkrasner\ZED\Applications\Special Exceptions\Autostop SEA 99-M-026\Staff Report\SEA 99-M-026_Autostop_Staff_Report_Cover.doc



Americans with Disabilities Act (ADA): Reasonable accommodation is available upon 48 hours advance notice. For additional information on ADA call (703) 324-1334 or TTY 711 (Virginia Relay Center).

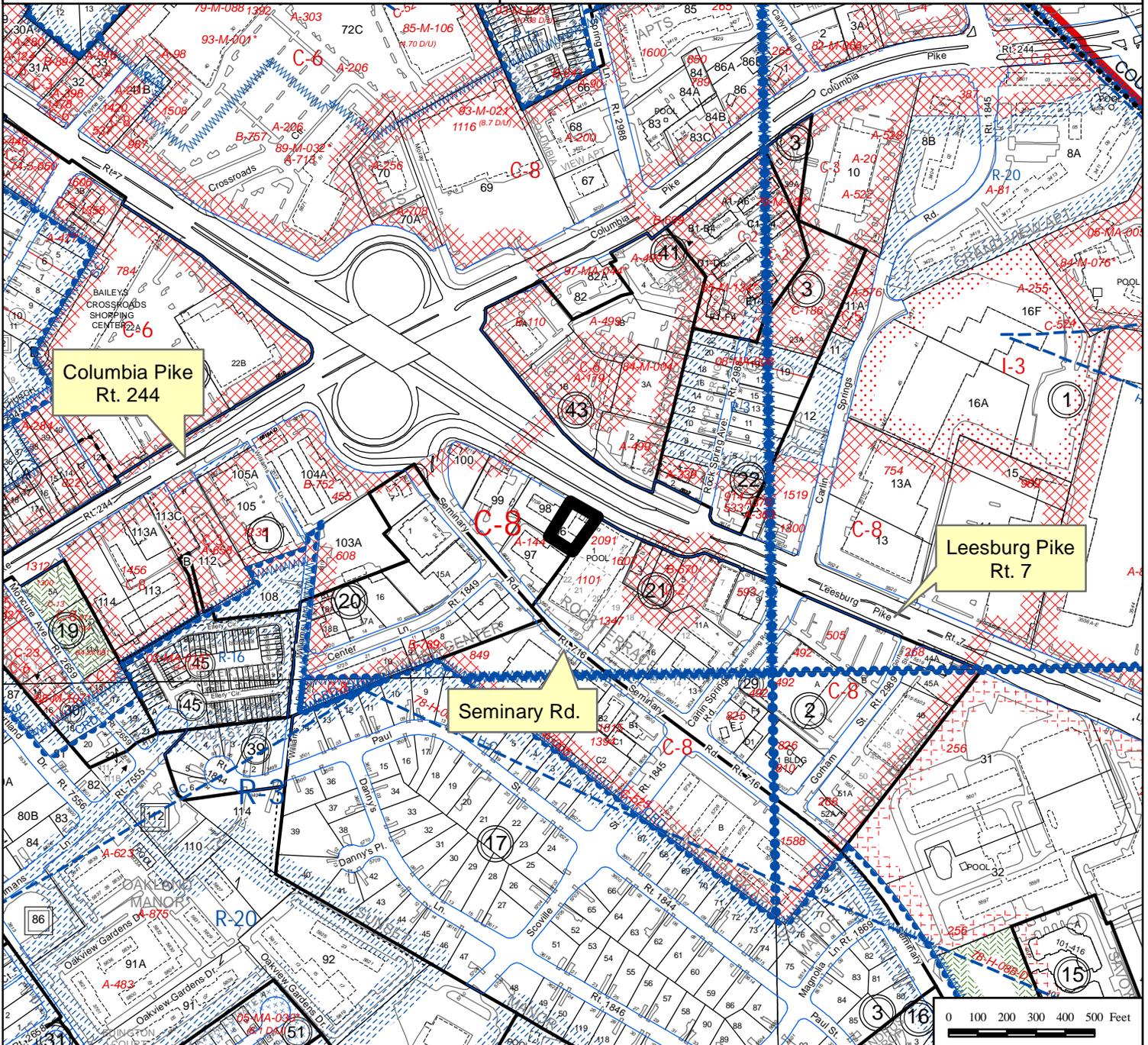
Special Exception Amendment

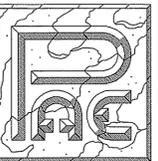
SEA 99-M-026



Applicant: THOMAS LAPHAM
Accepted: 05/09/2011
Proposed: AMEND SE 99-M-026 PREVIOUSLY APPROVED FOR VEHICLE LIGHT SERVICE ESTABLISHMENT TO PERMIT VEHICLE SALES AND WAIVERS/MODIFICATIONS IN THE CRD DISTRICT

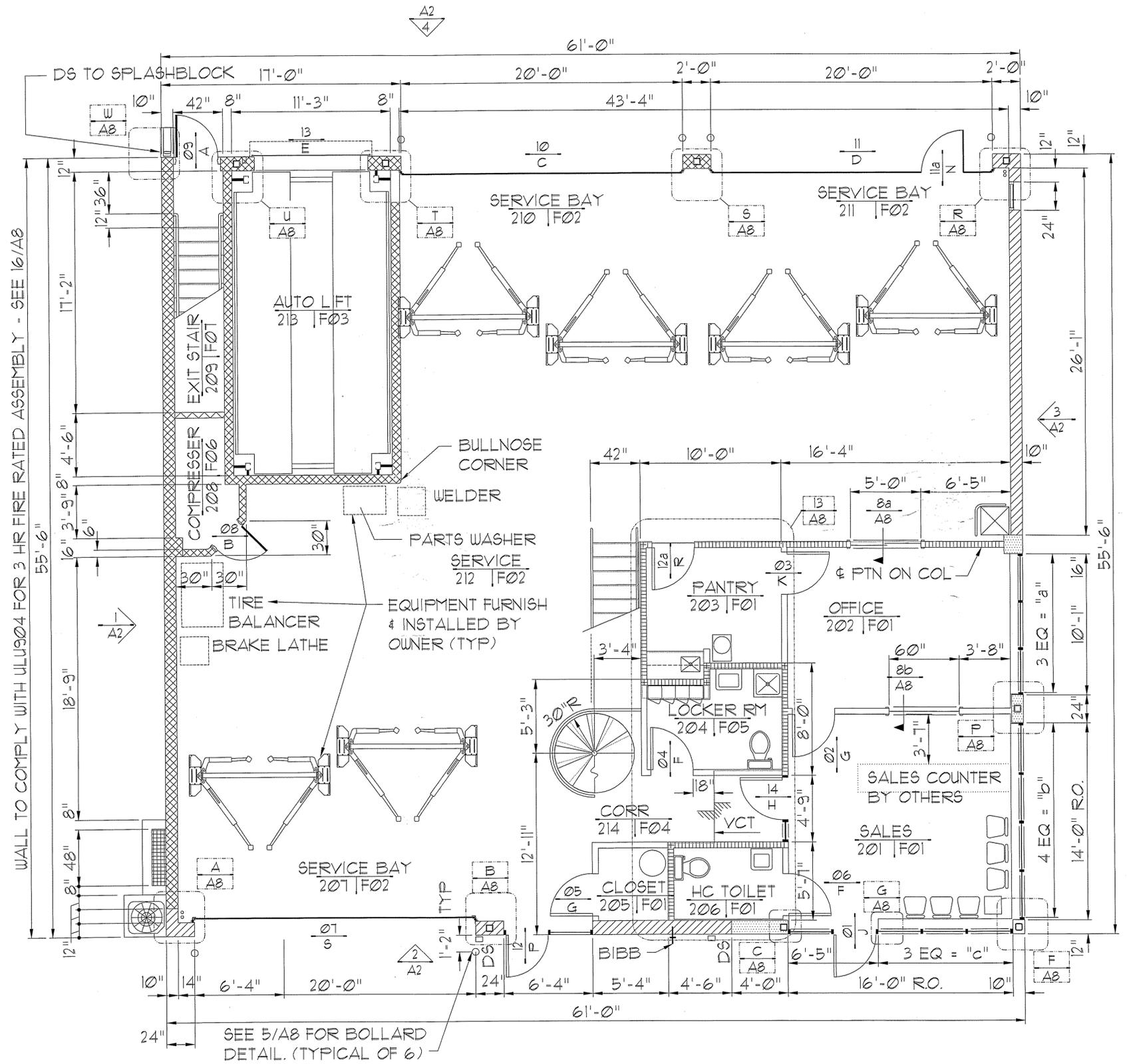
Area: 15409 SF OF LAND; DISTRICT - MASON
Zoning Dist Sect: 04-0804, 09-0518, 09-0622
Art 9 Group and Use: 5-23 6-19 5-25
Located: 5635 LEESBURG PIKE
Zoning: C-8
Plan Area: 1
Overlay Dist: CRD, SC, HC
Map Ref Num: 061-2- /01/ /0096





Peter A. Edivan R.A., P.C.
 19151 Stream Crossing Ct.
 Lansdowne, Va. 20176
 Architem®
 Smartneighborhood.net
 (o) 703-729-9793
 (f) 703-729-9794

DATE	DESCRIPTION
04-08-03	SECT PLOT
06-16-03	PERMIT/BID
12-3-03	PERMIT REV
3-6-13	LIFT REV



PROJECT
AutoStop
 Auto Repair Center
 Mason District
 Fairfax County Virginia

SEAL

SHEET TITLE
FLOOR PLAN

SCALE
 1/8" = 1'-0"
 SHEET 1 of 9
A-1

RECEIVED
 Department of Planning & Zoning
 MAR 26 2013
 Zoning Evaluation Division

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

NOTES/CONDITIONS:

- THE APPROVAL OF THESE PLANS SHALL IN NO WAY RELIEVE THE DEVELOPER OR HIS AGENT OF ANY LEGAL RESPONSIBILITIES WHICH MAY BE REQUIRED BY THE CODE OF VIRGINIA OR ANY ORDINANCE ENACTED BY THE COUNTY OF FAIRFAX.
- THE DESIGN, CONSTRUCTION, FIELD PRACTICES, AND METHODS SHALL CONFORM TO THE REQUIREMENTS SET FORTH IN THE FAIRFAX COUNTY CODE AND THE PUBLIC UTILITIES MANUAL AS AMENDED. FAILURE TO COMPLY WITH THE FAIRFAX COUNTY CODE, THE PUBLIC UTILITIES MANUAL, THE APPROVED PLANS, THE PROVISIONS OF THE CONSTRUCTION AND ESCROW AGREEMENT PERMIT SHALL BE DEEMED A VIOLATION. THIS PLAN IS SUBJECT TO PROVISIONS OF THE CURRENT PUBLIC UTILITIES MANUAL.
- WATER DISTRIBUTION NOTE:**
ALL FIRE PROTECTION SYSTEMS WHICH ARE INSTALLED IN COMPLIANCE WITH THESE PLANS AND COUNTY OF FAIRFAX ORDINANCES SHALL BE MAINTAINED IN AN OPERATIVE CONDITION AT ALL TIMES. WHEN NECESSARY TO TEMPORARILY REDUCE OR DISCONTINUE THE PROTECTION IN ORDER TO MAKE TESTS, REPAIRS, ALTERATIONS OR ADDITIONS, NOTIFY THE FAIRFAX COUNTY PUBLIC SAFETY COMMUNICATIONS CENTER AT 691-2131.
- A PERMIT MUST BE OBTAINED FROM THE OFFICE OF THE RESIDENT ENGINEER, VIRGINIA DEPARTMENT OF TRANSPORTATION, FAIRFAX, VIRGINIA BEFORE ANY CONSTRUCTION IS STARTED ON ANY EXISTING STATE ROUTE.
- NOTICE REQUIRED:**
CONTRACTORS SHALL NOTIFY THE "MISS UTILITY" NOTIFICATION CENTER OF PROPOSED EXCAVATION, DEMOLITION, OR BLASTING AT LEAST TWO WORKING DAYS PRIOR TO COMMENCEMENT OF EXCAVATION, DEMOLITION, OR BLASTING IN ACCORDANCE WITH THE VIRGINIA UNDERGROUND UTILITY DAMAGE PREVENTION ACT. IN ADDITION, NAMES AND TELEPHONE NUMBERS SHALL ALSO BE USED TO SERVE IN AN EMERGENCY CONDITION AS REQUIRED BY SECTION 63-2-2 OF THE FAIRFAX COUNTY CODE.
CONTACT "MISS UTILITY" AT 1-800-257-7777
- CONTACT THE VIRGINIA DEPARTMENT OF TRANSPORTATION TWO DAYS BEFORE EXCAVATION IN ANY STATE RIGHT OF WAY AT 359-1271.
- COUNTY INSPECTOR SHALL BE NOTIFIED WHEN ANY IMPROVEMENTS PERTINENT TO HIS INSPECTION DUTIES ARE BEING INSTALLED. SPECIFIC REQUIREMENTS ARE:
A. SITE INSPECTOR OR AREA SUPERVISOR IS TO BE NOTIFIED AT LEAST 3 DAYS PRIOR TO START OF CONSTRUCTION.
B. A MINIMUM OF 24 HOURS NOTICE IS REQUIRED WHEN REQUESTING COMPACTION TESTS AND RESIDENTIAL OR NON-RESIDENTIAL USE PERMITS.
C. A MINIMUM OF 48 HOURS NOTICE IS REQUIRED WHEN REQUESTING TESTS PERTAINING TO SANITARY SEWER ACCEPTANCE.
- ALL SURFACED STREETS SHALL BE MAINTAINED IN A CLEAN CONDITION; FREE OF DUST, MUD OR SNOW AT ALL TIMES. THE DEVELOPER SHALL PROVIDE ADEQUATE MEANS TO CLEAN TRUCKS AND OTHER EQUIPMENT USING SURFACED STREETS.

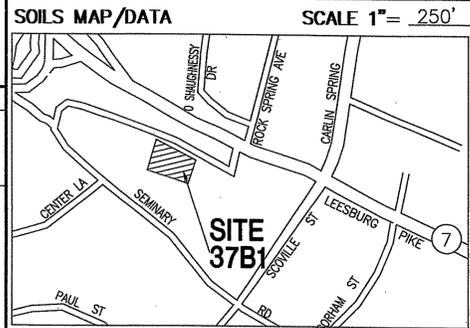
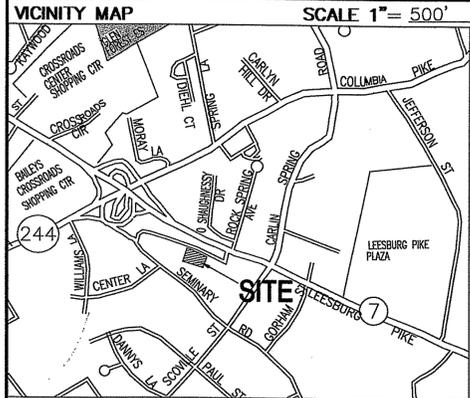
CURRENT/SUBSEQUENT INFORMATION REQUIRED PRIOR TO PLAN APPROVAL

INFORMATION REQUIRED	NOT REQ	ID NUM	COMMENTS/SHEET NO
1. SPECIAL PERMIT			
2. SPECIAL EXCEPTION	●	SE 99-M-026	APPROVED 10/19/99 SEE SHEETS 11-13 FOR PLAN, & SHEET 2 FOR APPROVAL LETTER
3. 40% BMP WAIVER/EXCEPTION	●		
4. SCREENING/BARRIER MCD/WAIVER	●		
5. STORM WATER DETENTION WAIVER	●		
6. MINOR SITE PLAN	●		
7. SUBDIVISION WAIVER	●		
8. SIDEWALK/TRAIL WAIVER	●	#029087	GRANTED 3/5/03 - SEE SHEET 2
9. ROAD WIDENING WAIVER	●		
10. SERVICE DRIVE WAIVER	●		
11. FLOOD PLAIN STUDY	●		
12. DRAINAGE STUDY	●		
13. SOILS REPORT	●		
14. OFF SITE EASEMENTS	●		
15. ON SITE EASEMENTS	●		PROVIDED - SEE SHEET 3 FOR EASEMENTS
16. LETTERS OF PERMISSION	●		SEE SHEET 2
17. STREET LIGHTS	●		
18. REZONING CASE	●		
19. DEVELOPMENT PLAN/GDP/FDP	●		
20. PROFERS	●		
21. CONDITIONS	●	SE 99-M-026	SEE SHEET 2
22. RPA VARIATION	●		
23. WATER QUALITY IMPACT ASSMT	●		
24. CHES BAY ACT EXCEPTIONS	●		
25. WETLAND PERMIT REQUIRED	●		
26. AFFORDABLE DWELLING UNITS	●		
27. ARCHITECTURAL REVIEW BOARD	●		
28. BZA VARIANCE	●		
29. BOS APPROVAL	●		
30. PLANNING COMMISSION APPROVAL	●	SE 99-M-026	SEE SHEET 2
31. PROPERTY OWNER NOTIFICATIONS	●		PROVIDED TO PLAN CONTROL 02/07/03

MODIFIED PROCESSING APPROVED

PLAN TYPE	SUBDIVISION PLANS (SD)		SITE PLANS (SP)		PUBLIC IMPROVE.(PI)	
	IF LESS THAN 10 LOTS	IF 10 LOTS OR MORE	BASE FEE=\$4800	\$4800	BASE FEE=\$1725	\$1725
BASE FEE	\$4300	\$1500				
FEES IN ADDITION TO BASE FEE	APPLY TO ALL PLAN TYPES					
REZONING	\$1000					
SPECIAL EXCEPTION OR PERMIT	\$700					
VARIANCE	\$520					
MAX FEE RELATED TO ZONING	\$1700					
PROBLEM SOIL AREA	\$520					
NATURAL DRAINAGE WAY	\$350					
FLOOD PLAIN AREA	\$350					
SRM FACILITY (EA)	\$430					
BMP FACILITY (EA)	\$150					
FEE RELATED TO DRAINAGE & SOILS						
IMPROVEMENTS ON PI PLANS	APPLIES ONLY TO PUBLIC IMPROVEMENT PLANS					
SANITARY SEWER						
STORM SEWER						
TRAILS						
SIDEWALKS						
ROAD IMPROVEMENTS						
CHANNEL IMPROVEMENTS						
WATERLINE						
TOTAL REVIEW FEE PAYABLE UPON SUBMISSION	ADD 1,2&3 ABOVE	\$	ADD 1,2&3 ABOVE	\$6,650	ADD 1,2,3, & 4 (ABOVE)	\$
INSERT FEE \$60 PER PAGE DUE PRIOR TO APPROVAL	A	\$	A	\$	A	\$
	B	\$	B	\$	B	\$
RESUBMISSION FEE DUE ON SUBMISSION	3rd	\$2300 PER	3rd	\$	3rd	\$
	4th	\$2300 PER	4th	\$	4th	\$

COUNTY USE ONLY



SOIL ID NUMBERS	SERIES NAME	FOUNDATION SUPPORT	SUBSURFACE DRAINAGE	SLOPE STABILITY	ERODABILITY	GEOTECHNICAL REPORT REQD
37B1	BELTSVILLE	GOOD-P	MARGINAL-P	GOOD	MODERATE	FIND DRAIN REQUIRED

(SEE SHEET 10 FOR SOILS MAPPING & INFO)

THE SOILS ON THIS SITE ARE PROBLEM CLASS B, IF ADEQUATE DESIGN FOR FOUNDATION DRAINAGE IS PROVIDED NO GEOTECHNICAL REPORT NEEDED

BASE #	DOUBLE CIRCLE #	LOT/PCL	BASE #	DOUBLE CIRCLE #	LOT/PCL
61-2	01	96			

DATE	CONSTRUCTION PERMIT RECEIVED
DATE	SANITARY SEWER AGREEMENT
DATE	CONSERVATION ESCROW AGREEMENT RECEIVED
DATE	AGREEMENT AND BOND APPROVED
DATE	AGREEMENT EXPIRES
DATE	BALANCE OF FEE PAID

WATERSHED	DA	ACRES
WATERSHED 1	FOUR MILE RUN	15,409 SF OR 0.35 AC.
WATERSHED 2	DA	
WATERSHED 3	DA	

TOTAL DISTURBED AREA: 15,409 SF OR 0.35 AC.

ENGINEER'S/SURVEYOR'S CERTIFICATE:

THIS PROPERTY IS IN THE NAME OF SUSAN J. & THOMAS M. LAPHAM AS RECORDED IN DEED BOOK 12689 PAGE 0608 OF THE LAND RECORDS OF FAIRFAX COUNTY, VA

PROFESSIONAL SEAL AND SIGNATURE: JEFFREY T. LOHR No. 20022

DATE: _____ DATE: _____ DATE: _____

I HEREBY CERTIFY THAT ALL WETLANDS PERMITS REQUIRED BY LAW WILL BE OBTAINED PRIOR TO COMMENCING LAND DISTURBING ACTIVITIES.

Signature: Thomas M. Lapham Name: Thomas M. Lapham Title: President

DESIGNATED PLANS EXAMINER CERTIFICATE

1st SUBMISSION REVIEWED & RECOMMENDED FOR SUBMISSION: _____
2nd SUBMISSION REVIEWED & RECOMMENDED FOR APPROVAL: _____

DESIGNATED PLANS EXAMINER: _____ DATE: _____ REG. NO.: _____

DATE: 23 April 03 RECOMMEND APPROVAL: Felix Guzman FAIRFAX/COUNTY DEPT OF PUBLIC WORKS (STREET LIGHTS)

PUBLIC WATER AGENCY: _____

LIQUID WASTE DISPOSAL: _____

SPECIAL PROJECTS BRANCH (GEOTECHNICAL): _____

SPECIAL PROJECTS BRANCH (WATER QUALITY/E & S/ STORM DRAINAGE): _____

FAIRFAX COUNTY FIRE MARSHAL: _____

NORTHERN VIRGINIA SOIL & WATER CONSERVATION DISTRICT: _____

FAIRFAX COUNTY HEALTH DEPARTMENT: _____

VIRGINIA DEPARTMENT OF TRANSPORTATION: _____

PLAN REVIEWER-SITE REVIEW BRANCH: _____

SITE REVIEW BRANCH CHIEF: _____

APPROVED:

DATE: _____ BY: _____ DIRECTOR OF ENVIRONMENTAL MANAGEMENT, FAIRFAX COUNTY, VA

THIS PLAN SHALL EXPIRE WITHOUT NOTICE IN ACCORDANCE WITH THE APPLICABLE PROVISIONS OF THE COUNTY CODE. REVISIONS DO NOT EXTEND THE APPROVAL PERIOD. THE APPROVAL PERIOD IS INDEPENDENT OF THE AGREEMENT EXPIRATION DATE.

THIS APPROVAL IS NOT A COMMITMENT TO PROVIDE PUBLIC SANITARY SEWER

APPROVAL NOTES / CONDITIONS:

CERTIFIED ARCHITECT/ENGINEER OR SURVEYOR: BURY+PARTNERS-VA, INC (703) 968-9090

OWNER TRUSTEE: SUSAN J. & THOMAS M. LAPHAM (703) 931-4575

DEVELOPER CONTRACTOR/LESSEE: SUSAN J. & THOMAS M. LAPHAM (703) 931-4575

211 AUDREYS CT SE, VIENNA, VA 22180

FIRE MARSHAL NOTES

REQUIRED FIRE FLOW TO BE DETERMINED BY FIRE PREVENTION DIVISION.

FIRE FLOW: 2,700(EX. FH) GPM

RESIDUAL PRESSURE: _____

SOURCE OF FIRE FLOW INFO: FCWA

TYPE OF CONSTRUCTION: 3B

NUMBER OF STORIES: 1

USE GROUP CLASSIFICATION: M (MERCANTILE)

BUILDING TO BE FULLY SPRINKLED: YES NO

SEE PFM CHAPTER 9, PART 2 FOR FULL INFORMATION REQUIRED

SOLID WASTE STATEMENT

REFUSE COLLECTION AGENCY: PRIVATE

TYPE & SIZE OF CONTAINERS OR EQUIPMENT: _____

COVERED CONTAINERS STORED IN BUILDING: _____

FREQUENCY OF COLLECTION: TWICE WEEKLY

RECYCLING SYSTEM PLAN STATEMENT

PFM SECTION 10-407.1A

PFM SECTION 10-407.1B

PFM SECTION 10-407.1C

NO STATEMENT REQUIRED PER PFM 10-0403

WATER AUTHORITY NOTES

SEE SHEET 2 FOR NOTES

SITE TABULATIONS(SD PLANS)

- SITE AREA
- NO. OF LOTS
- AREA OF LOTS
- AVERAGE LOT AREA
- AREA OF PARCEL
- AREA OF PARCEL
- AREA OF PARCEL
- AREA OF PARCEL
- TOTAL AREA OF OPEN SPACE
- AREA OF STREET DEDICATION
- DENSITY (LOTS PER ACRE)

SITE TABULATIONS (SP PLANS)

- AREA IN ACRES: 0.35 AREA IN SF: 15,409
- AREA OF STREET DEDICATION
- USE: VEHICLE LIGHT SERVICE ESTABLISHMENT
- NO. OF LOTS: N/A AREA OF LOTS
- EXISTING BUILDING GROSS FLOOR AREA: N/A
- EXISTING BUILDING NET FLOOR AREA
- PROPOSED BUILDING GROSS FLOOR AREA: 3,905 SQ.FT.
- PROPOSED BUILDING NET FLOOR AREA
- TOTAL FLOOR AREA RATIO (FAR) FOR ENTIRE SITE: 0.25
- PROPOSED BUILDING HEIGHT: 30.0'
- TOTAL HANDICAPPED PARKING REQUIRED: 1
- TOTAL HANDICAPPED PARKING PROVIDED: 1
- TOTAL HANDICAPPED VAN SPACES REQUIRED: 1
- TOTAL HANDICAPPED VAN SPACES PROVIDED: 1
- LOADING SPACES REQUIRED: 0
- LOADING SPACES PROVIDED: 0
- TOTAL PARKING SPACES REQUIRED: 18 (PER SE 99-M-026)
- TOTAL PARKING SPACES PROVIDED: 18
- OPEN SPACE REQUIRED: 2,311 S.F.
- OPEN SPACE PROVIDED: 3,282 S.F.
- DENSITY (LOTS PER ACRE): N/A

DEM INSPECTION FEE COMPUTATION

A. BASE FEE: \$14.16 PER DISTURBED ACRE(DAC) PER AGREEMENT MONTH (AM) \$900 MINIMUM BASE FEE-\$9000 MAXIMUM BASE FEE

(1) 0.35 X (2) 24 = 4.2 X \$14.16 = 500.00

B. STORM DRAINAGE: \$584.20 PER 1ST 100 LINEAR FEET (LF) PLUS \$1.25 EACH ADDITIONAL (LF) OR FRACTION THEREOF

(3) 0 PIPE & OUTFALLS(4) 0 PAVED DITCHES (LF) (LF)

(3+4) 114 - 100 LF = 14 X \$1.25 = 17.50

500.00 + 17.50 = 617.50

C. STORMWATER MANAGEMENT FACILITIES: DETENTION POND(DP) GREATER THAN 6 FEET EMBANKMENT \$1150 ea. (NO. DP) GREATER THAN 6 FEET EMBANKMENT (6) 0 X \$575.00 = 0.00

(NO. DP)

D. DEDICATED STREETS: \$812.80 FOR 1ST 100 LINEAR FEET(LF) PLUS \$3.35 FOR EACH ADDITIONAL (LF) OR FRACTION THEREOF

(7) 0 - 100 LF = 0 X \$3.35 = 0.00

(LF)

617.50 + 0.00 = 617.50

E. PRIVATE STREETS AND OTHER PAVED AREAS: \$2.70 FOR 1ST 100 LINEAR FEET (LF) PLUS \$0.69 FOR EACH ADDITIONAL LF FRACTION THEREOF (8) 0 - 100 LF = 0 X \$2.70 = 0.00

(LF)

617.50 + 0.00 = 617.50

F. DRIVEWAY ENTRANCES: \$60 EACH (9) 971 X \$0.59 = 573.00

(SY)

617.50 + 573.00 = 1,190.50

G. SIDEWALKS, PEDESTRIAN WALKWAYS, & TRAILS: \$137.16 FOR 1ST 100 LINEAR FEET (LF) PLUS \$0.69 FOR ADDITIONAL (LF) OR FRACTION THEREOF (11) 170 SIDEWALKS (12) N/A TRAILS & BIKE PATHS (LF) (LF)

(11+12) 170 - 100 LF = 70 X \$0.69 = 48.30

(LF)

1,190.50 + 48.30 = 1,238.80

H. SANITARY SEWER: \$812.80 FOR 1ST 100 LINEAR FEET LF OF MAIN PLUS \$2.59 FOR EACH ADDITIONAL LF OR FRACTION THEREOF (13) N/A - 100 LF = N/A X \$2.59 = 0.00

(LF)

1,238.80 + 0.00 = 1,238.80

I. CAST IN PLACE CULVERTS: FEE BASE ON PERCENT OF BOND AMOUNT(BA): (BA) \$50,000 - \$200,000 C-50,000 B-50,000 • 2.85% OF (BA) BETWEEN \$50,001 - \$200,000 D-200,000 • 1.15% OF (BA) ABOVE \$200,000 E-200,000 • 0.0115 = 0.00

(14) A. LOWER OF A OR B X 0.0575 = 0.00 (BA) (BA) B-50,000 C-50,000 • 2.85% OF (BA) BETWEEN \$50,001 - \$200,000 D-200,000 • 1.15% OF (BA) ABOVE \$200,000 E-200,000 • 0.0115 = 0.00

(15) F. LOWER OF F OR G X 0.0575 = 0.00 (BA) (BA) G-50,000 H-50,000 • 0.0115 = 0.00

1,238.80 + 0.00 = 1,238.80

J. TOTAL INSPECTION FEE (16) TOTAL ALL AMOUNTS IN THE 15 BOXES ONLY = \$ 1,818.00

IMPERVIOUS AREA ANALYSIS (ENGINEER'S USE)

DEVELOPMENT LEVEL	IMPERVIOUS AREA COMPUTATIONS	
	PRE	POST
SITE AREA IN ACRES	A	A
COMPOSITE RATIONAL C FACTOR	C1	C2
FRACTIONAL IMPERVIOUSNESS	I1	I2
TOTAL IMPERVIOUSNESS ACRES	Ax1	Ax2
INCREASE IN IMPERVIOUS ACRES (Ax1)-(Ax1)		0.19
PRO RATA SHARE ASSESSMENT AMOUNT \$		883.00

COMPUTATIONS FOR INTERIOR PARKING LOT LANDSCAPING (20 OR MORE PARKING SPACES)

AREA OF PARKING LOT: _____ SF

LANDSCAPING REQUIRED (5% OF ABOVE): _____ SF

LANDSCAPING PROVIDED: _____ SF

CERTIFICATE OF NO CHANGE
(FOR SUBMISSION OTHER THAN THE FIRST)

I HEREBY CERTIFY THAT NO CHANGES HAVE BEEN MADE THAT WOULD AFFECT THE PRIOR APPROVAL BY THE FIRE MARSHAL DATED 03/25/03

WATER AUTHORITY DATED 04/02/03

HEALTH DEPARTMENT DATED _____

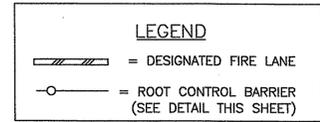
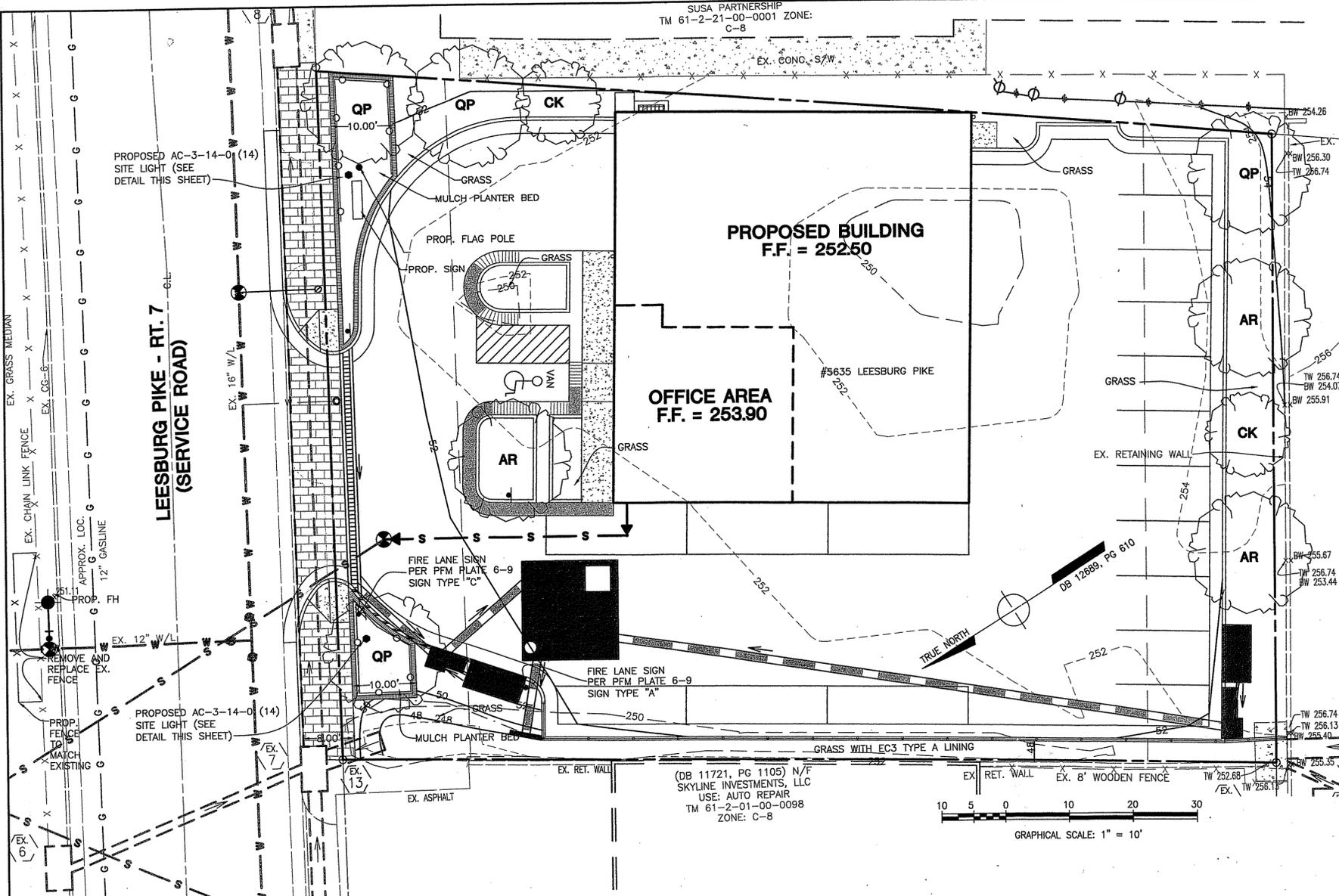
VDOT DATED _____

UTILITIES BRANCH (STREET LIGHTS) DATED _____

SHEET INDEX

- COVER SHEET
- GENERAL NOTES
- SITE PLAN
- EROSION/SEDIMENT CONTROL PLAN PHASE I
- EROSION/SEDIMENT CONTROL PLAN PHASE II
- LANDSCAPE PLAN & FIRE LANE PLAN
- SIGHT DISTANCE, UTILITY PROFILES, & STORM COMPUTATIONS
- STORMWATER MANAGEMENT DETAILS AND COMPUTATIONS
- BMP DETAILS AND COMPUTATIONS
- SITE DETAILS AND SOILS MAPPING
- 11-13. SE-99-M-026 (FOR INFORMATIONAL PURPOSES ONLY)

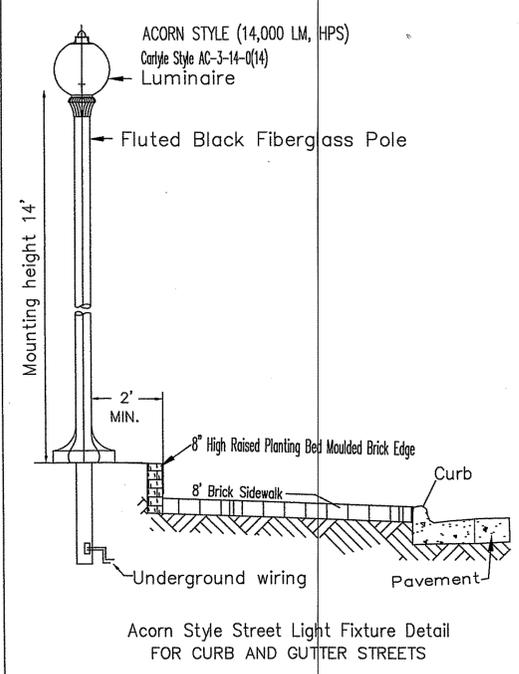
DESIGN ENGINEER / SURVEYOR: **Bury+Partners**
 Consulting Engineers and Surveyors
 10745-1000 Lee Hwy, Suite 200
 Fairfax, VA 22031
 PROJECT COORDINATOR: JEFFREY T. LOHR, P.E.
 CHECK IF SUBMITTED BY DPE: STREET LIGHTS APPROVAL SET
 PROJECT NAME: **AUTO STOP**
 COUNTY NUMBER: **1641-SP-01-2**
 COUNTY DISTRICT: **MASON**
 COUNTY REVIEWER: _____
 SHEET 1 OF 9



TREE COVER CALCULATIONS:

PARCEL AREA	0.3476 AC. OR 15,143 SF
BUILDING FOOTPRINT AREA	0.08 AC. OR 3,386 SF
ADJUSTED SITE AREA	0.27 AC. OR 11,757 SF
PERCENTAGE OF TREE COVER REQUIRED	10% = 1,176 SF
EXISTING VEGETATION TO BE PRESERVED	0 SF
PROPOSED NEW TREE COVER	2,000 SF
TOTAL TREE COVERAGE PROVIDED	2,000 SF

- NOTES:**
- INTERIOR PARKING LOT LANDSCAPING NOT REQUIRED SINCE THERE ARE FEWER THAN 20 SPACES PER ZO 13-201.
 - PERIPHERAL PARKING LOT LANDSCAPING NOT REQUIRED SINCE THERE ARE FEWER THAN 20 SPACES PER ZO 13-202.
 - TRANSITIONAL SCREENING IS NOT REQUIRED PER ZO 13-302.
 - A BARRIER IS NOT REQUIRED PER ZO 13-303.
 - SEE DETAIL THIS SHEET FOR LANDSCAPE PLANTER DETAIL PER SE 99-M-026 CONDITION NUMBER 12.
 - GRASS TO BE PERMANENT SEEDING AS PER SECTION 3.32 OF V.E.S.C.H. JULY 1992.



PROPOSED PLANTING SCHEDULE

KEY	SCIENTIFIC NAME/Common Name	QUANTITY	COND.	SIZE	10 YR. COVER	TOTAL (SF)
AR	ACER RUBRUM/'RED SUNSET'	3	B&B	3"	250 SF	750 SF
QP	QUERCUS PHELLOS WILLOW OAK	4	B&B	4 - 4.5"	250 SF	1,000 SF
CK	CORNUS KOUSA KOUZA DOGWOOD	2	B&B	3"	125 SF	350 SF

TOTAL COVER = 2,000 SF

12" and 18" DeepRoot Tree Barriers for Linear Applications

Specified tree root barriers are a mechanical barrier and root deflector to prevent tree roots from damaging hardscapes and landscapes. Preassembled with flexible joint strips in 20' lengths in the 12" deep barrier and 52' lengths in the 18" deep barrier for linear applications directly beside a hardscape adjacent to the trees. Each preassembled section can be separated or reconfigured in any 2' module.

A. Materials

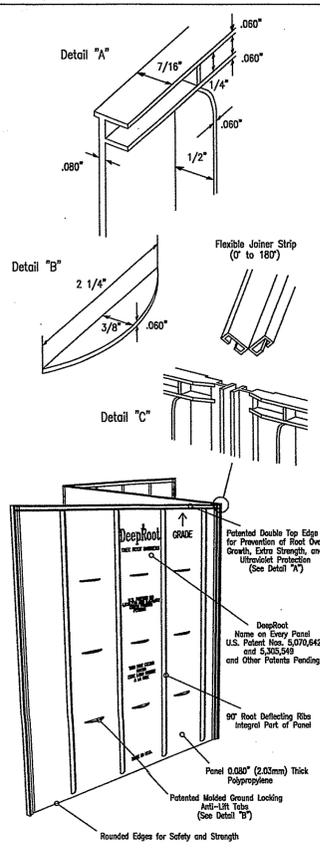
1. The contractor shall furnish and install tree root barriers as specified. The tree root barriers shall be product # LB 12-2 or # LB 18-2 as specified on the Drawings as manufactured by Deep Root Partners, L.P., 345 Lorton Avenue #103, Burlingame, CA (800-458-7668), or approved equal. The barrier shall be black injection molded "Ribs" of 0.080" wall thickness in modules 24" long by 12" or 18" deep; manufactured with a minimum 50% post consumer recycled polypropylene plastic with added ultraviolet inhibitors; recyclable. Each panel shall have:

Not less than 4 Milled Integral Vertical Root Deflecting Ribs of a minimum 0.08" thickness protruding 1/2" at 90° from the interior of the panel, spaced 6" apart. (See Detail "A")

A Double Top Edge consisting of two parallel, integral, horizontal ribs at the top of the panel of a minimum 0.08" thickness, 3/8" wide and 1/4" apart with the lower rib attached to the vertical root deflecting ribs. (See Detail "A")

Not less than 3 Anti-Lift Ground Lock Tabs consisting of integral horizontal ridges of a minimum 0.08" thickness in the shape of a segment of a circle, the 2 1/4" chord of the segment joining the panel wall and the segment, protruding 3/8" from the panel. The minimum of 3 ground locks on each panel shall be about equally spaced between each of the vertical root deflecting ribs (1 between each set of ribs, see Detail "B").

A Preassembled Self Locking Flexible (18"-18") Joint Strip to connect one panel to the next. (See Detail "C")



2. The basic properties of the material shall be:

Test	ASTM Test Method	Value	Copolymer Polypropylene
Tensile stress @ yield	D638	3000 PSI	
Elongation @ yield	D638	6.3%	
Flexural Modulus	D790B	155,000 PSI	
Notched Izod Impact	D255A	7.1	
Rockwell Hardness r, scale	D785A	68	

U.S. Patents: 5,070,642 and 5,305,549. Other Patents Pending.

B. Construction and Installation

1. The contractor shall install the tree root barriers in the length and in the manner shown on the Drawings. The vertical root deflecting ribs shall be facing inward to the root ball and the top of the double edge shall be 1/2" above grade. Each of the required number of panels shall be connected with the flexible joint strips to the required length for the linear application.

2. Excavation and soil preparation shall conform to the Drawings.

Caution: Linear Barriers should never be used in a Surround Style planting application.

FAIRFAX COUNTY PUBLIC FACILITIES MANUAL

FIRE LANE DESIGNATIONS

Under Section 10.1 of the Fairfax County Fire Prevention Code, the Office of the Fire Marshal is authorized to designate fire lanes on public streets and on private property. The fire lanes shall be marked with reflective white paint, reflective white signs, and reflective white strip around the outer edge of the lane. The fire lanes shall be marked with reflective white paint, reflective white signs, and reflective white strip around the outer edge of the lane. The fire lanes shall be marked with reflective white paint, reflective white signs, and reflective white strip around the outer edge of the lane.

I. HYDRANTS

- Painting is prohibited within 15' of a fire hydrant located along the curb line or edge of a public or private roadway. No grade curbing or marking is required for enforcement.
- Fire hydrants installed in parking lots are to be located within a fire lane. Curb and/or roadway marking is required in accordance with Sections III and IV below. Parking and traffic flow patterns shall be required as follows:

II. FIRE LANES

A. Fire lanes shall be installed where required by the Office of the Fire Marshal. Fire lanes shall be marked with both sign and curb delineation per Section III and IV below. Parking and traffic flow patterns shall be required as follows:

Street Width	One-Way Traffic	Two-Way Traffic
Street Width Curb to Curb		
Less than 24'	No parking on either side of street	No parking on either side of street
24' to 29'	Permitted parking on one side as decided by Office of the Fire Marshal	No permitted parking on either side of street
30' to 35'	Permitted parking on both sides of street	Permitted parking on one side as decided by Office of the Fire Marshal
36' or greater	Permitted parking on both sides of street	Permitted parking on both sides of street

III. SIGN SPECIFICATIONS

- Material construction, 10" x 10"
- Red letters on reflective white background with 5/8" red letter strip around outer edge of sign.
- Lettering on sign to be: "NO PARKING OR STANDING FIRE LANE"
- Lettering also to be as follows: "NO PARKING" and "NO STANDING" with "FIRE LANE" in a 1" x 8" red letter strip around outer edge of sign.
- Signs are to be mounted 7' from the ground to the bottom of the sign unless otherwise directed by the Office of the Fire Marshal.
- Post for sign, when required, shall be metal and approved by the Office of the Fire Marshal. The alternative is obtained prior to installation from the Office of the Fire Marshal. Sign should be placed as shown on approved plans. Sign should be placed, the maximum distance between signs to be approved by the Office of the Fire Marshal.
- Other special signs may be approved by the Office of the Fire Marshal.

IV. CURB DESIGNATION

A. All curbs or paved spaces designated as fire lanes shall be marked with reflective white paint, reflective white signs, and reflective white strip around the outer edge of the lane. The fire lanes shall be marked with reflective white paint, reflective white signs, and reflective white strip around the outer edge of the lane.

NOTE: Fire lane markings, types of signs, locations, etc. shall be subject to the approval by Office of the Fire Marshal.

PLATE NO.	STD. NO.
6-9	FH-7

Ref. Sec. 9-0202
Rev. 1-00

FAIRFAX COUNTY PUBLIC FACILITIES MANUAL

TREE GUYING FOR TREES 3 INCHES IN CALIPER AND GREATER WHEN REQUIRED

Note: Staking and guying may be required to counter high winds, soil settlement, steep slopes, vandalism, or other conditions threatening tree health or suitable growth patterns.

2 strands of galvanized wire twisted for support

Rubber hose

Top view of stake and guying wire positions

1/8" depth of root ball above grade

Remove all wire, plastic, caps, and burlap (natural and synthetic) from top half of root ball

2-3 in. temporary spacer

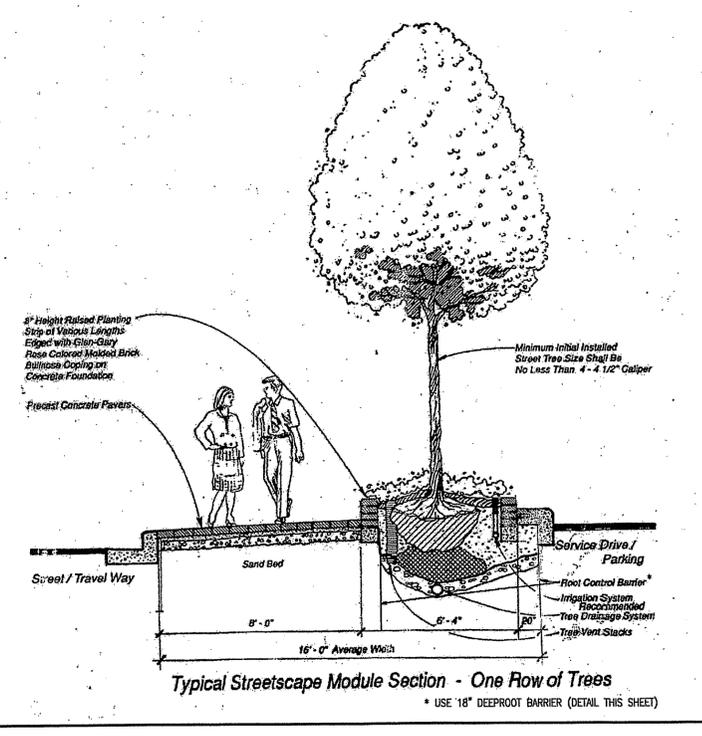
2-3 in. of mulch. Do not place mulch adjacent to trunk

Soil pedestal undisturbed

Planting hole 2-3 x width of rootball

PLATE NO.	STD. NO.
10-12	

Reference Sec 12-0805.3C



Bury+Partners
Consulting Engineers and Surveyors
Bury+Partners, Inc. 20022
11000 Lee Highway, Suite 1000, Fairfax, VA 22031
Tel: 703/948-4848

LANDSCAPE PLAN & FIRE LANE PLAN

AUTO STOP AUTOMOTIVE SERVICE
JASON DISTRICT
FAIRFAX COUNTY, VIRGINIA

SCALE: 1" = 10'
DATE: 04/30/02
FILE: 15901LS
DRAWN BY: HLY
DESIGNED BY: HLY
REVIEWED BY: JJB
PROJECT NO.: 20159-01

SHEET 3 OF 9

NOTES

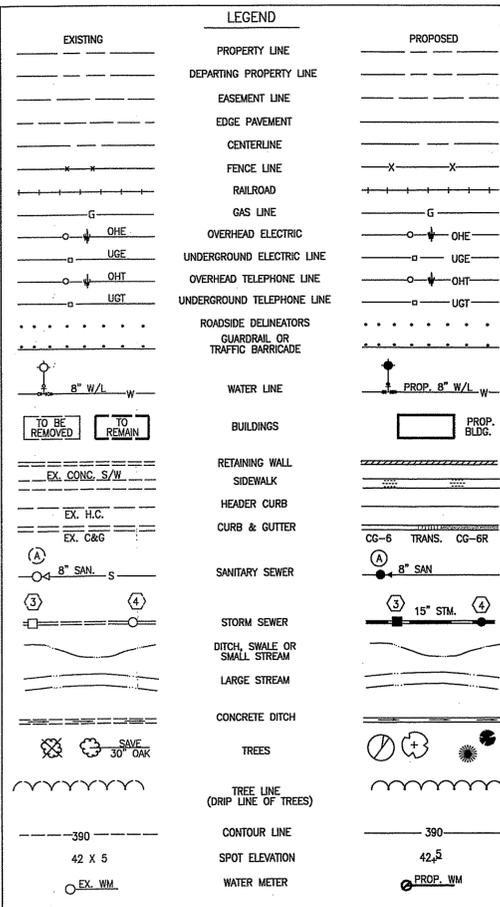
- THIS PROPOSED SITE PLAN IS FOR THE CONSTRUCTION OF AUTO STOP VEHICLE SERVICE ESTABLISHMENT IN THE C-8 ZONING DISTRICT. THIS SITE IS SUBJECT TO THE CONDITIONS OF SE 99-M-026 FOR VEHICLE LIGHT SERVICE ESTABLISHMENT.
- THE PROPERTY DELINEATED HEREON IS LOCATED ON TAX MAP 61-2--(011)--00-96 AND IS ZONED C-8. THE STREET ADDRESS IS 5635 LEESBURG PIKE.
- AREA TABULATION
MINIMUM LOT AREA REQUIRED= 40,000 S.F. OR 0.92 AC. (PER C-8 ZONE CRD)
TOTAL LOT AREA= 15,143 S.F. OR 0.3478 AC.
NOTE: CRD= COMMERCIAL REVITALIZATION DISTRICT
- LOT WIDTH
MINIMUM REQUIRED LOT WIDTH= 200' (PER C-8 ZONE CRD)
PROPOSED LOT WIDTH (AT 20' SETBACK)= 106.21'
- PROPOSED USE: VEHICLE LIGHT SERVICE ESTABLISHMENT
- BUILDING HEIGHT
MAXIMUM ALLOWABLE BUILDING HEIGHT= 40 FT. (PER C-8 ZONE CRD)
PROPOSED BUILDING= 30.0 FT
- SITE IS PRESENTLY VACANT.
- MINIMUM YARD REQUIREMENTS:
FRONT: 45' BULK PLANE ANGLE, 20 FT. (PER SE 99-M-026) SEE SHEET 3
SIDE: NO REQUIREMENT
REAR: 20 FT. MINIMUM. (PER C-8 ZONE)
- TRANSITIONAL SCREENING AND BARRIERS:
1. TRANSITIONAL SCREENING IS NOT REQUIRED (PER 13-302 Z.O.)
2. A BARRIER IS NOT REQUIRED. (PER 13-303 Z.O.)
- LANDSCAPE COVERAGE:
REQUIRED TREE COVERAGE= 10% (PER 13-401 Z.O.) OF 11,757 SF=1,176 SF
PROPOSED TREE COVERAGE= 2,000 SF OR 13% (SEE LANDSCAPE PLAN, SHEET 6)
REQUIRED INTERIOR PARKING LOT LANDSCAPING= IS NOT REQUIRED (LESS THAN 20 SPACES) (PER 13-201 Z.O.)
REQUIRED PERIPHERAL PARKING LOT LANDSCAPING= NONE (LESS THAN 20 SPACES) (PER 13-202 Z.O.)
REQUIRED OPEN SPACE= 15% = 2,311 S.F.
PROVIDED OPEN SPACE= 19% = 2,875 S.F.
- LANDSCAPING SHALL COMPLY WITH THE BAILEYS CROSSROADS STREETSCAPE REVITALIZATION PLAN.
- PARKING REQUIREMENTS: (PER 11-104 Z.O. AND 99-SE-M-026)
REQUIRED PARKING= 1 SPACE PER 200 NSF X 2,499 (MAX) = 12.5 SPACES
2 SPACE PER SERVICE BAY X 3 BAYS= 6 SPACES
1 SPACE PER EMPLOYEE X 4 EMPLOYEES= 4 SPACES
22.5 SPACES
GROSS SPACES REQUIRED= 20% REDUCTION FOR CRD = 4.5 SPACES
NET TOTAL SPACES REQUIRED = 18 SPACES
HC SPACES REQUIRED= 1 (FOR 1-25 SPACES PROVIDED)
HC VAN SPACES REQUIRED= (1 SPACE/8 HC SPACES)(1 HC SPACES)= 1 SPACE
PROPOSED STD. SPACES PROVIDED= 17
PROPOSED HC VAN SPACES PROVIDED= 1
PROPOSED TOTAL SPACES PROVIDED= 18
REQUIRED LOADING SPACES= 0 (ZO 11-202.14); RECEIVING OPERATIONS SHALL OCCUR WITHIN THE MAIN BUILDING.
PROPOSED LOADING SPACES PROVIDED= 0
- THIS PROPERTY IS SERVED BY PUBLIC WATER AND SEWER. THE PROPOSED SITE WILL USE EXISTING SERVICES.
- GROSS FLOOR AREA:
EXISTING= 0 S.F.
PROPOSED= 3,905 S.F.
TOTAL= 3,905 S.F.
- FLOOR AREA RATIO:
PERMITTED= 0.50 (PER C-8 ZONE CRD)
PROPOSED= (3,905 SF./15,143 S.F.)= 0.26
- TOPOGRAPHY DELINEATED HEREON IS BASED ON A FIELD SURVEY BY BURY + PARTNERS SURVEYED 10/1/1999.
- THIS SITE IS LOCATED IN FLOOD ZONE 'X' (AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD PLAIN) AS SHOWN ON F.I.R.M. MAP NO. S15525 0093 D PANEL 87 OF 150, DATED MARCH 5, 1990.
- THERE ARE NO VISIBLE GRAVESITES OR BURIAL GROUNDS LOCATED ON THIS PROPERTY.
- THIS SITE IS NOT LOCATED WITHIN A HISTORIC OVERLAY DISTRICT.
- THIS SITE IS NOT LOCATED WITHIN A NATURAL RESOURCE OVERLAY DISTRICT.
- THIS SITE IS NOT LOCATED WITHIN A AIRPORT NOISE IMPACT OVERLAY DISTRICT.
- THIS SITE IS LOCATED WITHIN A SIGN CONTROL OVERLAY DISTRICT.
- THIS SITE IS LOCATED WITHIN A HIGHWAY CORRIDOR OVERLAY DISTRICT.
- THIS SITE IS NOT LOCATED WITHIN A WATER SUPPLY PROTECTION OVERLAY DISTRICT.
- NO TITLE REPORT FURNISHED.
- THERE ARE HAZARDOUS/TOXIC SUBSTANCES AND WASTE AND/OR PETROLEUM PRODUCTS TO BE GENERATED, UTILIZED, STORED, BUT NOT TREATED AND OR DISPOSED OF ON SITE. THESE PRODUCTS AND QUANTITIES TO BE STORED ONSITE AT ANY GIVEN TIME ARE AS FOLLOWS: ANTI-FREEZE, APPROX. 10 GALLONS; MOTOR OIL, APPROX. 50 GALLONS. ALL HAZARDOUS/TOXIC SUBSTANCES UTILIZED, HANDLED AND DISPOSED OF IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE, AND LOCAL ORDINANCES.
- PROPOSED SIGN WILL MEET ALL APPLICABLE REQUIREMENTS WITHIN ARTICLE 12.
- PROPERTY BOUNDARY DELINEATED HEREON IS BASED ON A SURVEY DATED 5/23/03 BY RICE ASSOCIATES.

WATERMAIN CONSTRUCTION NOTES

- ALL WATERMAIN CONSTRUCTION SHALL COMPLY WITH THE REQUIREMENTS OF THE STANDARD SPECIFICATIONS AND PLANS OF FCWA AND THE REQUIREMENTS OF THE FAIRFAX COUNTY PUBLIC FACILITIES MANUAL.
- NO WATERMAIN VALVES ARE TO BE CLOSED PRIOR TO NOTIFICATION OF FCWA (PHONE: 289-6388 OR 289-6389).
- THE DEVELOPER SHALL REQUEST INSPECTION BY THE PUBLIC WATER SUPPLY AGENCY THREE DAYS PRIOR TO COMMENCING CONSTRUCTION OF ANY WATERMAIN.
- WORKING PRESSURE SHALL BE 85 P.S.I.
- THE PROPERTY DESCRIBED ON THIS PLAN IS LOCATED IN AN AREA WHERE THE WATER PRESSURE WILL EXCEED 80 P.S.I. IN ACCORDANCE WITH THE FCWA RULES AND REGULATIONS AND THE FAIRFAX COUNTY PLUMBING CODE. A PRESSURE REGULATION VALVE MUST BE INSTALLED BY THE PROPERTY OWNER IN THE BUILDING PLUMBING SYSTEM IN ORDER TO ELIMINATE WATER HAMMER AND UNNECESSARY WASTAGE OF WATER. PROVISIONS FOR THERMAL EXPANSION PROTECTION MAY BE REQUIRED.
- EXISTING WATERMANS OR APPURTENANCES ON-SITE ARE TO BE RELOCATED OR REMOVED BY FCWA AT THE DEVELOPER'S EXPENSE AS NOTED ON SHEET 3.

DEVELOPMENT CONDITION NARRATIVE

- THIS SPECIAL EXCEPTION WILL BE USED ONLY FOR THE PROPERTY INDICATED, AND WILL NOT BE TRANSFERRED TO OTHER LAND.
- THE PROPOSED PROPERTY WILL ONLY BE USED FOR THE PURPOSE(S), STRUCTURE(S) AND/OR USE(S) INDICATED ON THE SPECIAL EXCEPTION PLAT APPROVED WITH THE APPLICATION, AS QUALIFIED BY THESE DEVELOPMENT CONDITIONS.
- THE FOLLOWING PLANS ARE IN SUBSTANTIAL CONFORMANCE WITH THE APPROVED SPECIAL EXCEPTION PLAT ENTITLED "SPECIAL EXCEPTION PLAT, MEINEKE DISCOUNT MUFFLER."
- THE PROPOSED GROSS FLOOR AREA DOES NOT EXCEED 4,120 SQUARE FEET.
- THREE SERVICE BAYS ARE PROPOSED, AND THE OPEN SPACE DEPICTED ON THE SE PLAT HAS NOT BEEN REDUCED FOR ADDITIONAL PARKING.
- THE FREESTANDING IDENTIFICATION SIGN WILL BE GROUND MOUNTED MONUMENT TYPE AND WILL NOT EXCEED 40 SQUARE FEET IN SIZE.
- THE NUMBER OF EMPLOYEES ONSITE AT ANY ONE TIME WILL BE LIMITED TO FOUR, AND EMPLOYEE PARKING WILL DESIGNATED AT THE REAR OF THE SITE.
- A LISTING OF ANY HAZARDOUS MATERIALS AND QUANTITIES OF SUCH MATERIALS ON-SITE IS PROVIDED IN NOTE 25 ON THIS SHEET. SUCH PRODUCTS WILL BE PROPERLY DISPOSED OF OR REGISTERED WITH THE HAZARDOUS MATERIALS BRANCH OF THE FIRE AND RESCUE DEPARTMENT.
- IRRESPECTIVE OF NOTES ON THE SE PLAT, FULL CUT-OFF MEASURES WILL BE PROVIDED FOR ALL EXTERNAL LIGHTING.
- LIGHTING FOR THE FREESTANDING PROJECT IDENTIFICATION SIGN WILL BE INTERNALLY LIT OR DIRECTED DOWNWARD TO MINIMIZE GLARE.
- NO STATE INSPECTIONS WILL BE PERMITTED ON THE SUBJECT SITE.
- AS SHOWN ON THE SE PLAT, THE LEESBURG PIKE FRONTAGE OF THE SITE WILL ADHERE TO THE BAILEYS CROSSROADS STREETSCAPE PLAN RECOMMENDATIONS.
- SUBJECT TO VDOT APPROVAL, THE FENCE LOCATED WITHIN THE RIGHT-OF-WAY OF LEESBURG PIKE AND EAST OF THE SUBJECT SITE WILL BE REMOVED PRIOR TO A NONRUP BEING ISSUED FOR THE SUBJECT USE.



COMMONWEALTH of VIRGINIA

DEPARTMENT OF TRANSPORTATION
1400 John Hanway
Charlottesville, VA 22901
(703) 324-3200
December 10, 2002

Mr. Bruce Nassimbeni
Director, Environmental and Facilities Review Division
Department of Public Works and Environmental Services
12055 Government Center Parkway, Suite 535
Fairfax, Virginia 22035-5503

Re: Auto Stop - Private Sidewalk
Site Plan # 1641-SP-01-1
Fairfax County

Dear Mr. Nassimbeni:

I have reviewed the above plan submitted on November 7, 2002, and received on November 18, 2002. I have no objection to the approval of the privately maintained sidewalk with the proper VDOT permits issued to the County. The entrance material and configuration will require some modification on the site plan.

If you have any questions, please call me at (703)383-2424.

Sincerely,
Kevin Nelson
Kevin Nelson
Transportation Engineer

cc: Ms. Dorothy Purvis
4/16/04 11:24:11 AM

FAIRFAX COUNTY

VIRGINIA
May 6, 2002

Thomas Lapham, President
Auto Stop
3808 S. Four Mile Run Drive
Arlington, Virginia 22206

RE: Special Exception Number SE 99-M-026

Dear Mr. Lapham:

At a regular meeting of the Board of Supervisors held on April 29, 2002, the Board approved thirty (30) months additional time to commence construction for Special Exception Number SE 99-M-026 in the name of L & M Mufflers, Incorporated until October 11, 2004, pursuant to the provisions of Section 9-015 of the Zoning Ordinance.

Sincerely,
Nancy Vehrns
Nancy Vehrns
Clerk to the Board of Supervisors
NV/ds

FAIRFAX COUNTY

VIRGINIA

March 5, 2003

Mr. Brendan Smith
Bury & Partners, Inc.
4443 Brookfield Corporate Drive, Suite 100
Chantilly, Virginia 20151

Subject: Auto Stop, Plan #1641-SP-01-2, Tax Map #61-2-001-0096, Mason District

Reference: Trail Waiver #025087

Dear Mr. Smith:

Your request to waive the requirement of Paragraph 2 of Section 17-201 of the Fairfax County Zoning Ordinance which requires construction of trails in accordance with the recommendations of the Comprehensive Plan is hereby approved, conditioned upon the following:

- The applicant shall provide construction of an eight-foot brick paver sidewalk as shown on the subject site plan for the above referenced project.

This waiver shall automatically expire, without notice, twenty-four (24) months after the date of this letter, unless the subject plan has been approved.

If you have any questions or need additional information, please contact Greg McLaughlin, Engineer II, Environmental and Facilities Review Division at 703-324-1720.

Sincerely,

Bruce G. Nassimbeni
Bruce G. Nassimbeni, Director
BGN/mw

cc: Pat Colton, Environmental and Facilities Inspections Division, DPWES
Greg McLaughlin, Engineer II, EFRD, DPWES
Waiver File

FAIRFAX COUNTY

VIRGINIA

OFFICE OF THE CLERK
BOARD OF SUPERVISORS
12000 Government Center Parkway, Suite 535
Fairfax, Virginia 22035-0077

Telephone: 703-324-3151
FAX: 703-324-3992
TTY: 703-324-3900

October 27, 1999

Luis E. Chinchilla, Esquire
Hart & Calley, PC
307 N. Washington Street
Alexandria, Virginia 22314-2586

RE: Special Exception
Number SE 99-M-026

Dear Mr. Chinchilla:

At a regular meeting of the Board of Supervisors held on October 11, 1999, the Board approved Special Exception Number SE 99-M-026 in the name of L & M Mufflers, Incorporated, located at Tax Map 61-2 (11) 96 for a vehicle light service establishment and a modification of open space requirements within a Commercial Revitalization District (CRD) pursuant to Sections 4-804 and 9-622 of the Fairfax County Zoning Ordinance, by requiring conformance with the following development conditions:

- This Special Exception is granted for and runs with the land indicated in this application and is not transferable to other land.
- This Special Exception is granted only for the purpose(s) structure(s) and/or use(s) indicated on the Special Exception Plat approved with the application, as qualified by these development conditions.
- This Special Exception is subject to the provisions of Article 17, Site Plans, as may be determined by the Director, Department of Public Works and Environmental Services (DPWES). Any plan submitted pursuant to this Special Exception shall be in substantial conformance with the approved Special Exception Plat, Meineke Discount Muffler" (1 Sheet); "Meineke Discount Mufflers" (2 Sheets for the elevation and floor plan drawings), entitled "Special Exception prepared by Bury + Pittman (SE Plat) and; Warren L. Atmqvist, AIA (Elevation and Floor Plan) dated

SE 99-M-026
October 27, 1999

October, 1999 (SE Plat), December 11, 1998 (Elevations, Sheet 1: Floor Plan, Sheet 2) and these conditions. Minor modifications to the approved special exception amendment may be permitted pursuant to Paragraph 4 of Section 9-004 of the Zoning Ordinance.

- The vehicle light service establishment shall not exceed 4,120 square feet of gross floor area.
- Parking shall be provided as determined by DPWES. In order to meet the minimum parking requirement, the maximum number of service bays shall be three (3). In no case shall the open space depicted on the Special Exception Plat be reduced to provide additional parking.
- The freestanding identification sign shall be a ground-mounted monument type and shall not exceed 40 square feet in size.
- The number of employees on-site at any one time shall be limited to four (4). Employee parking spaces shall be designated at the rear of the site.
- A listing of any hazardous materials on-site shall be provided to DPWES. Such products shall be properly disposed of or registered with the Hazardous Materials Branch of the Fire and Rescue Department.
- Irrespective of notes on the Special Exception Plat, full cut-off measures shall be provided for all external lighting.
- Lighting for the freestanding project identification sign shall be internally lit or directed downward to minimize glare.
- No state inspections shall be permitted on the subject site.
- As shown on the Special Exception Plat, the Leesburg Pike frontage of the site shall adhere to the Baileys Crossroads Streetscape Plan recommendations.
- Subject to VDOT approval, the fence located within the right-of-way of Leesburg Pike and east of the subject site shall be removed prior to a Non-RUP being issued for the subject use.

SE 99-M-026
October 27, 1999

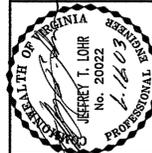
This approval, contingent on the above noted conditions, shall not relieve the applicant from compliance with the provisions of any applicable ordinances, regulations, or adopted standards. The applicant shall be himself responsible for obtaining the required Non-Residential Use Permit through established procedures, and this Special Exception shall not be valid until this has been accomplished.

Pursuant to Section 9-015 of the Zoning Ordinance, this Special Exception shall automatically expire, without notice, thirty (30) months after the date of approval unless the use has been established or construction has commenced and been diligently prosecuted. The Board of Supervisors may grant additional time to establish the use or to commence construction if a written request for additional time is filed with the Zoning Administrator prior to the date of expiration of the Special Exception. The request must specify the amount of additional time requested, the basis for the amount of time requested and an explanation of why additional time is required.

If you have questions regarding the expiration of this Special Exception or filing a request for additional time they should be directed to the Zoning Evaluation Division in the Department of Planning and Zoning at 703-324-1290. The mailing address for the Zoning Evaluation Division is Suite 801, 12055 Government Center Parkway, Fairfax, Virginia 22035.

Sincerely,

Nancy Vehrns
Nancy Vehrns
Clerk to the Board of Supervisors
NV/ns

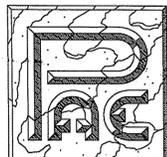


GENERAL NOTES

**AUTO STOP
AUTOMOTIVE SERVICE
MASON DISTRICT
FAIRFAX COUNTY, VIRGINIA**

SCALE: AS NOTED
DATE: 04/30/02
FILE: 15901NT
DRAWN BY: HLY
DESIGNED BY: HLY
REVIEWED BY: JJB
PROJECT NO.: 20159-01

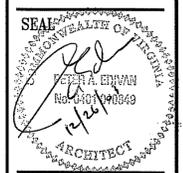
SHEET
4
OF 9



Peter A. Edivan R.A., PC
 19151 Stream Crossing Ct.
 Lansdowne, Va. 20176
 Architect
 Smartneighbourhood.net
 <> 703-729-9793
 < 703-729-9794

DATE	DESCRIPTION
04-09-03	SECT PLOT
06-16-03	PERMIT/BID
12-3-03	PERMIT REV

PROJECT
AutoStop
 Auto Repair Center
 Mason District
 Fairfax County Virginia

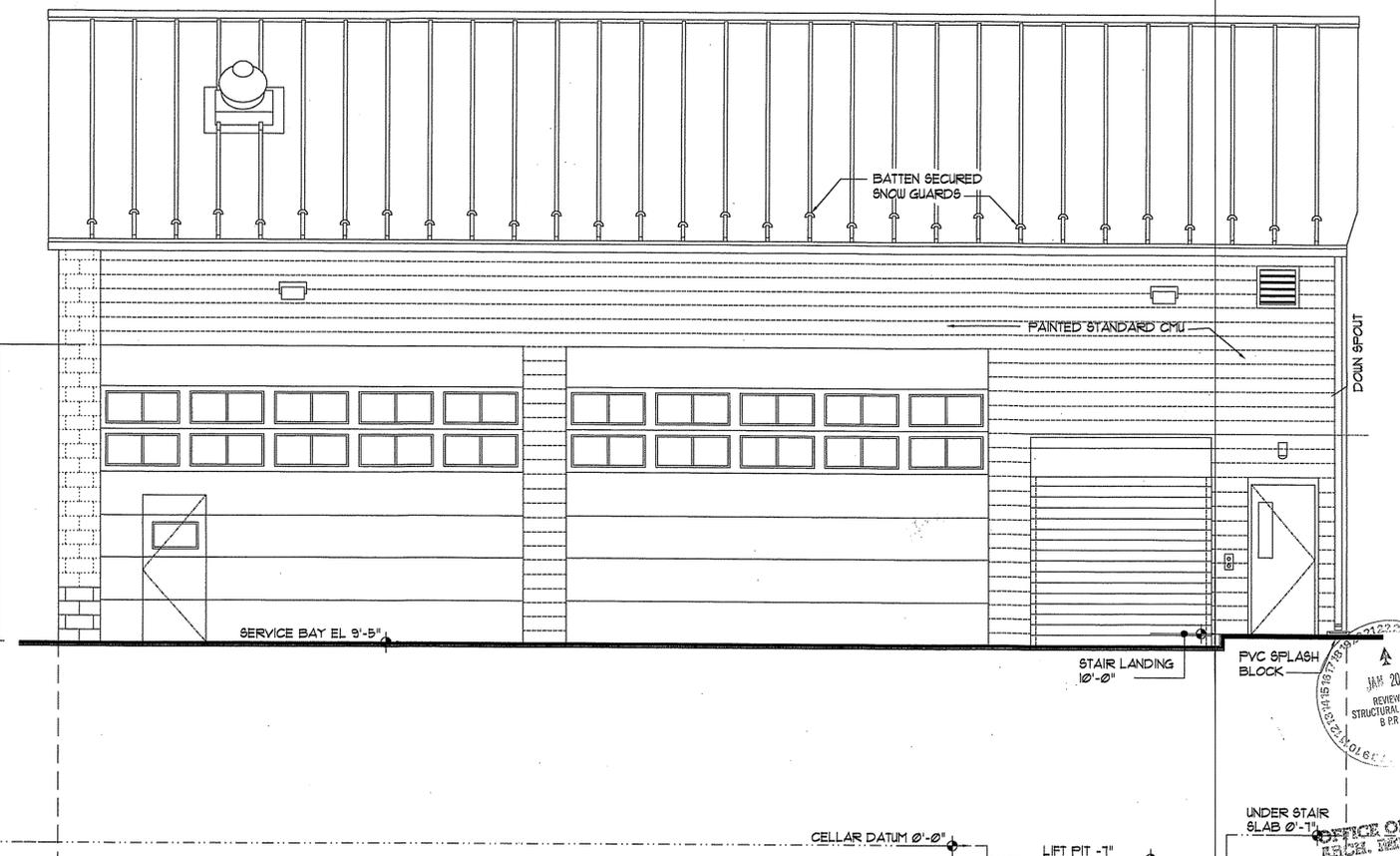
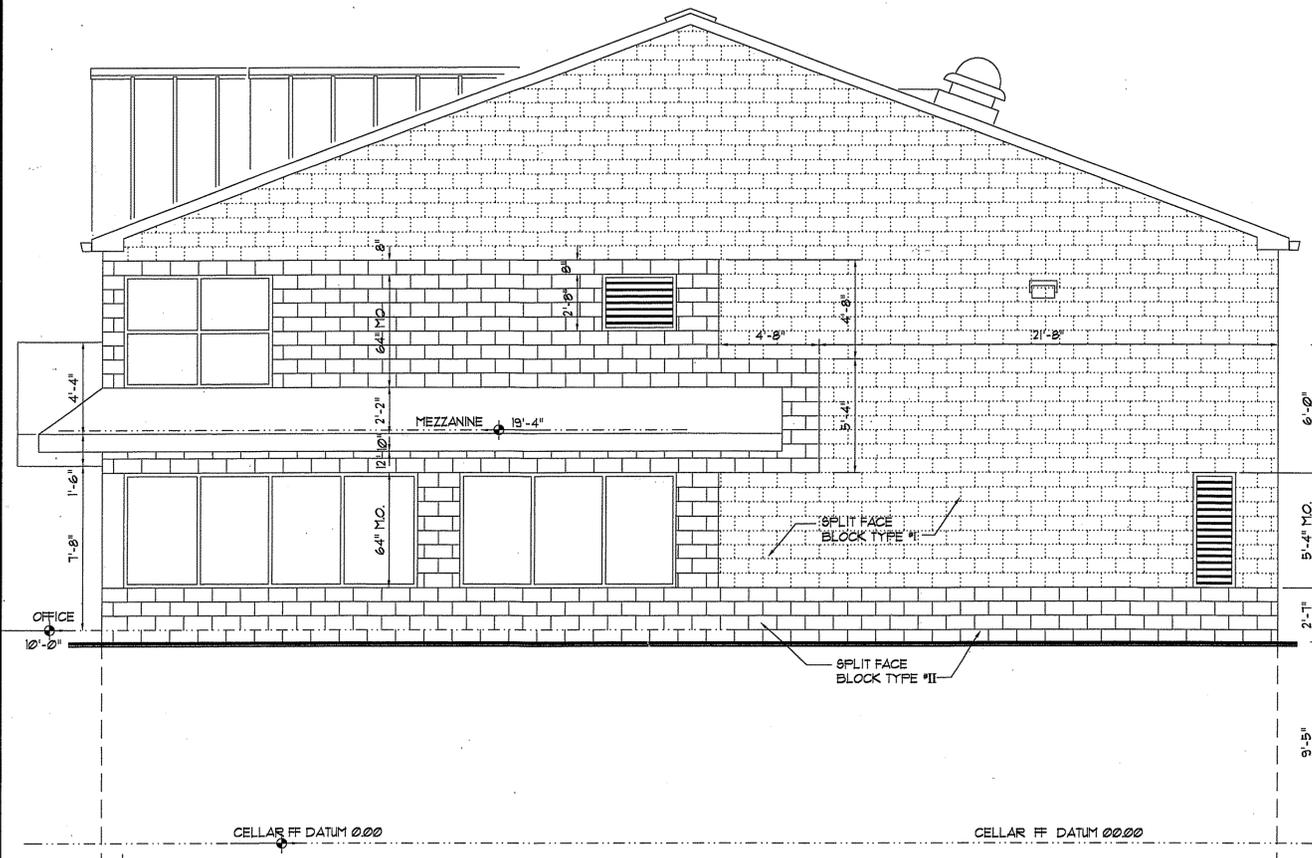
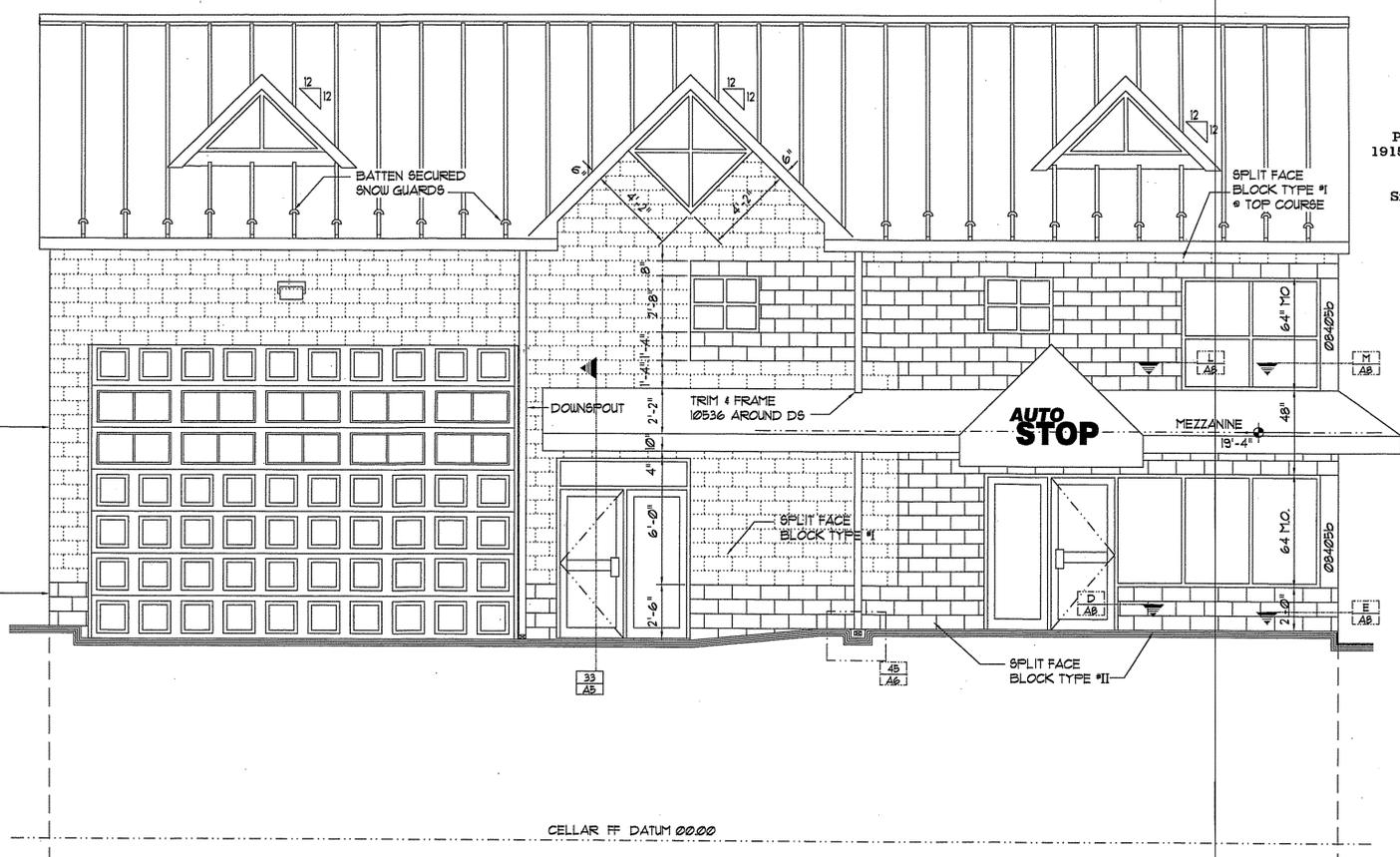
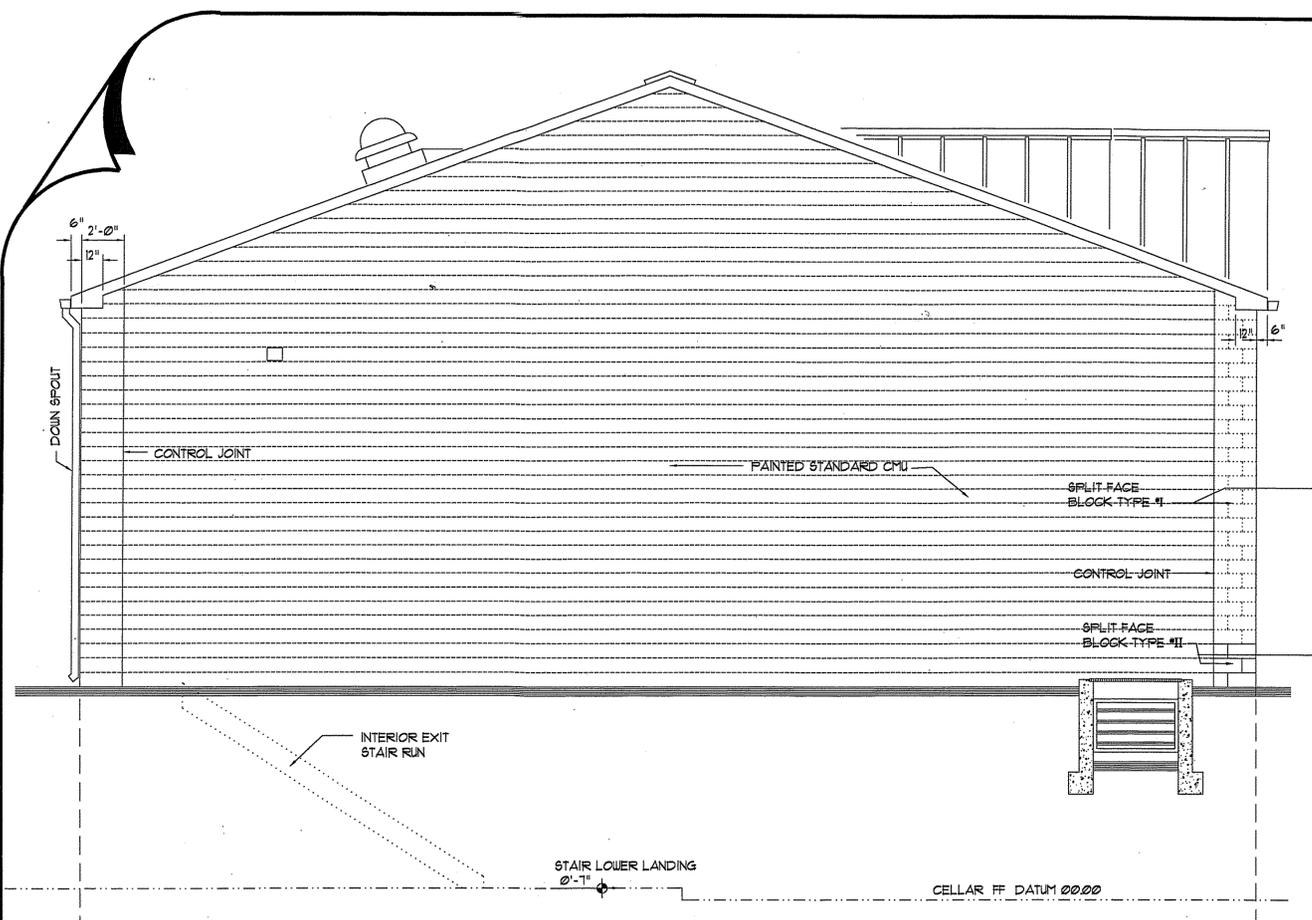


SHEET TITLE
ELEVATIONS

SCALE
 AS NOTED

SHEET OF
 2

OFFICE OF
 ARCHITECT



ALLEY SIDE EL
 SCALE : 1/4" = 1'-0"

FRONT EL
 SCALE : 1/4" = 1'-0"

DRIVE SIDE EL
 SCALE : 1/4" = 1'-0"

REAR EL
 SCALE : 1/4" = 1'-0"

NOTES:

- 1) THE PROPERTY DELINEATED ON THIS PLAT IS LOCATED ON FAIRFAX COUNTY TAX MAP NO. 061-2-01-0096, AND IS ZONED C-8.
- 2) REVIEW OF RESTRICTIONS, COVENANTS AND EASEMENTS IN TITLE REPORT FROM PREMIER TITLE, INC. DATED JANUARY 10, 2002, FILE NO. 47524: CONSENT DECREE RECORDED IN D.B. 7694, PG. 528 IS FINANCIAL AND/OR ADMINISTRATIVE IN NATURE; EASEMENTS TO VIRGINIA ELECTRIC AND POWER CO. RECORDED IN D.B. 814, PG. 260 AND D.B. 822, PG. 324 ARE NOT PLOTTABLE AND/OR APPEAR TO HAVE GONE INTO RIGHT OF WAY; EASEMENTS TO FAIRFAX COUNTY BOARD OF SUPERVISORS RECORDED IN D.B. 973, PG. 492 APPEAR TO HAVE GONE INTO RIGHT OF WAY; EASEMENTS TO CHESAPEAKE AND POTOMAC TELEPHONE COMPANY RECORDED IN D.B. D-8, PG. 401 AND D.B. V-8, PG. 205 ARE NOT PLOTTABLE.
- 3) BOUNDARY INFORMATION TAKEN FROM BOUNDARY SURVEY BY RICE ASSOCIATES DATED MAY 27, 2003.
- 4) THE SUBJECT SITE IS LOCATED IN F.I.R.M. ZONE 'X', AS SHOWN ON COMMUNITY PANEL NUMBER 515525 0093D, DATED MARCH 5, 1990.
- 5) NO VISIBLE EVIDENCE OF CEMETERY SITES WERE OBSERVED ON THE SUBJECT PROPERTY.
- 6) THIS PLAT SHOWS A NEW PUBLIC ACCESS EASEMENT AND A NEW STORM DRAINAGE EASEMENT ON THIS SITE.

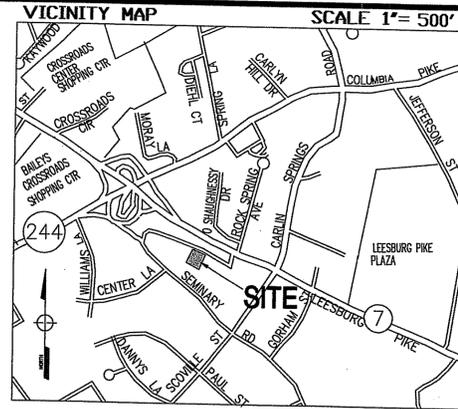
OWNER/DEVELOPER:
 THOMAS M. AND SUSAN J. LAPHAM
 211 AUDREY'S COURT S.E.
 VIENNA, VIRGINIA 22180
 DB. 12689, PG. 608

ENGINEER'S CERTIFICATE

I, JEFFREY T. LOHR, P.E., A DULY AUTHORIZED ENGINEER IN THE COMMONWEALTH OF VIRGINIA DO HEREBY CERTIFY THAT THE INFORMATION SHOWN HEREON IS CORRECT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND EXPERIENCE; THAT IT IS THE SAME LAND AS CONVEYED TO SUSAN J. AND THOMAS M. LAPHAM IN DB. 12689, PG. 608 AS RECORDED AMONG THE LAND RECORDS OF FAIRFAX COUNTY, VIRGINIA; THAT THE EASEMENTS SHOWN HEREON ARE WITHIN THE BOUNDARIES THEREOF; AND THAT IRON RODS WERE SET OR FOUND AT ALL PROPERTY CORNERS IN ACCORDANCE WITH THE REQUIREMENTS OF THE FAIRFAX COUNTY ORDINANCES.

GIVEN UNDER MY HAND AND SEAL THIS _____ DAY OF _____, 2003

JEFFREY T. LOHR, P.E. #20022



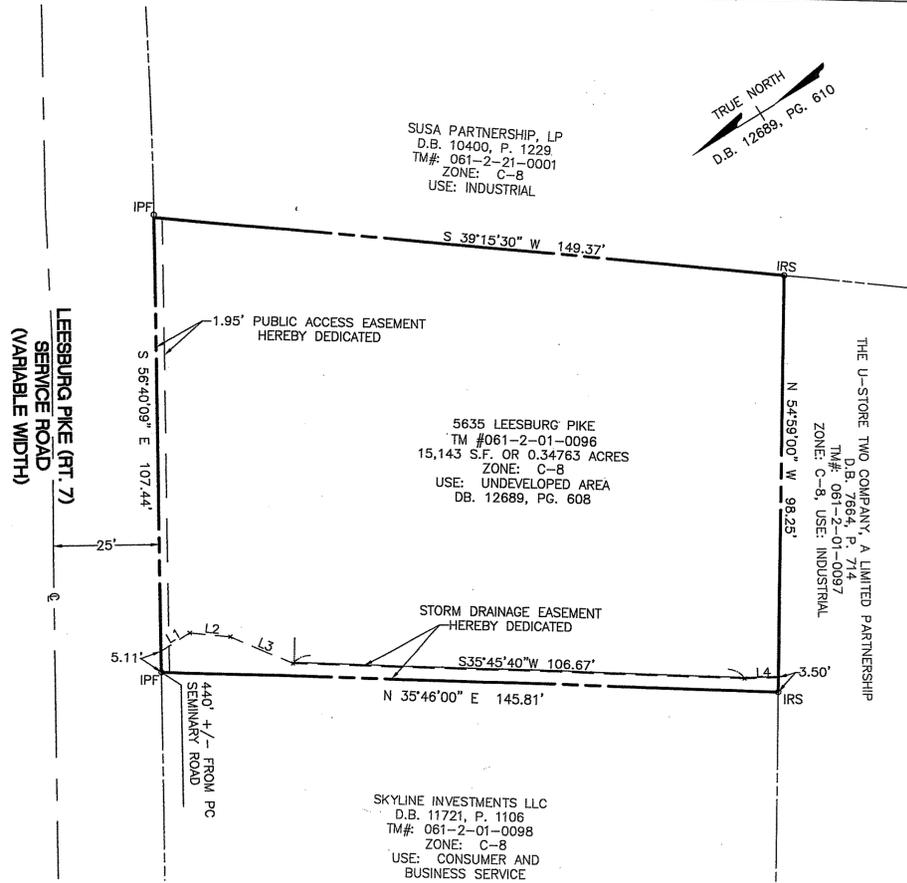
Bury+Partners
 Consulting Engineers and Surveyors
 4400 S. Seminary Road, Suite 100
 Fairfax, Virginia 22031
 Tel: 703/461-8000 Fax: 703/461-8000
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PLAT SHOWING
**DEDICATION OF
 STORM DRAINAGE EASEMENT
 & PUBLIC ACCESS EASEMENT**

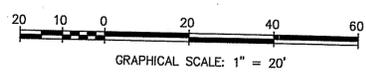
PLAN REFERENCE #1641-SP-01-2
**AUTO STOP
 AUTOMOTIVE SERVICE
 5635 LEESBURG PIKE**
 TM 61-2 (11) 88
 MASON DISTRICT
 FAIRFAX COUNTY, VIRGINIA

Scale: 1"=20'
 Date: JUNE 2003
 Designed by: BS
 Drawn by: BS
 Checked by: ES
 Autocad File: 15901EP.DWG
 Project No. 20159-01

SHEET
 19
 OF 19



LINE TABLE		
NUMBER	BEARING	DISTANCE
L1	S 02°30'23" W	8.08'
L2	S 39°40'54" W	9.66'
L3	S 57°13'36" W	16.08'
L4	S 32°08'50" W	7.97'



OWNER'S CERTIFICATE

THE PLATTING OR DEDICATION OF THE LAND SHOWN ON THIS PLAT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS, AND TRUSTEES, IF ANY.

SIGNATURE _____ DATE _____

G:\20159-Auto Stop\01\15901EP-Checkplat sheet.dwg Jun 10, 2003

**CHECK SHEET PLAT
 FOR INFORMATIONAL PURPOSES ONLY**



**A GLOSSARY OF TERMS FREQUENTLY
USED IN STAFF REPORTS WILL BE
FOUND AT THE BACK OF THIS REPORT**

DESCRIPTION OF THE APPLICATION

SEA 99-M-026

The applicant, Thomas Lapham, seeks an amendment to SE 99-M-026 which was previously approved for a vehicle light service establishment, to permit the installation of three additional auto-service lifts within the existing structure. The applicant also requests permission to modify the previously approved development conditions to hire two additional employees. Other than these changes and a new wall sign (conforming to Article 12), the existing operation will remain unchanged with no other interior or exterior alterations. The applicant had originally requested SE approval to allow auto sales as part of the business, however this component of the proposal has been dropped (see revised statement of justification).

A reduced copy of the Special Exception Amendment plat¹ is included at the front of this report. The proposed development conditions, the Applicant's Affidavit, and the Statement of Justification are contained in Appendices 1, 2 and 3, respectively.

Waivers and Modifications:

- Utilization of the 20% parking reduction permitted in a Commercial Revitalization District to allow 27 parking spaces, where 31 are required (reduction of 4 spaces or 12.9%).
- Reaffirmation of a modification of the open space requirement to permit 12%, where 25% is required.

LOCATION AND CHARACTER

Location:

The 0.35 acre property is located on the south side of Leesburg Pike (Route 7) just east of Columbia Pike. Access to the site is provided from the Route 7 service drive

Site Description:

The property in question is developed with the 4,160 sf. two-story vehicle light service establishment (figure 2); 18 parking spaces are provided at the side and rear of the building.

¹ Given that only interior alterations are proposed, the applicant was granted a modification at application acceptance to utilize the new floor plan in conjunction with the approved, as-built, site plan, for the Special Exception Amendment Plat.



Figure 1: Aerial View of Site

Surrounding Area Description:

The site is surrounded by commercial uses (see Figure 1). A self-storage facility is located to the east along Leesburg Pike and to the south along Seminary Road. Another vehicle light service facility is located to the west along Leesburg Pike. A freestanding restaurant and Babies-R-Us store are located to the north across Leesburg Pike. A summary of the surrounding uses, zoning, and comprehensive plan recommendations are provided in the following table:

SURROUNDING AREA DESCRIPTION			
Direction	Use	Zoning	Plan
North	Restaurant/Retail	C-6	Up to 62,600 sf. of Retail (Redevelopment Option for Mixed use Office, Retail, Multi-family)
East	Self-Storage	C-2	Retail (Redevelopment Option for Community Use)
South	Self-Storage	C-8	Retail (Redevelopment Option for Park)
West	Vehicle Service	C-8	Retail (Redevelopment Option for Park)



Figure 2: View of Property from Leesburg Pike

BACKGROUND

- October 1999 – The Board approved SE 99-M-026 to permit the development of a vehicle light service establishment (Meineke Mufflers) (See Appendix 11).
- 2004 - The current applicant purchased the property and received approval of additional time to implement SE 99-M-026.
- 2005 – Site plan approved for existing Autostop business

After the filing of the current SEA application a site visit to the property revealed numerous violations of the approved Special Exception and Site Plan including storage of materials unrelated to vehicle light service and illegal signage. A subsequent site visit in 2013 confirmed the that applicant has successfully addressed these violations and the site was determined to be in conformance with all previous approvals.

COMPREHENSIVE PLAN PROVISIONS (Appendix 4)

Plan Area:	I
Planning District:	Bailey's
Planning Sector:	B-4; Glasgow

Special Area: Bailey's Crossroads Community Business Center-Town Center District: Land Unit B-3

Plan Map: Retail and Other

Plan Text:

The Comprehensive Plan's discussion of Land Unit B-3 includes specific recommendations for Tax Map Parcel 61-2((1))-96. The plan states that the subject property is planned for retail or industrial uses under the base plan. Under the redevelopment option, this parcel would be consolidated with parcels to the west and south and utilized for recreation-based park space adjacent to the planned village area along Columbia Pike. The plan also recommends transportation improvements that would realign Seminary Road. Improved pedestrian connections are recommended for both existing and new development. Full plan text can be found in Appendix 4.

SEA PLAT ANALYSIS

Special Exception Amendment Plat (SEA Plat)²
(Copy at front of report)

Title of SEA Plat: "Autostop Auto Repair Center"

Prepared By: PAC/Bury Partners

Original and Revision Dates: April 8, 2003, revised through March 6, 2013

Number of Sheets: 9

Description of SEA Plat:

Proposed Layout/Vehicle Access/Circulation

The applicant has provided a revised floor plan along with the as-built site plans for the facility. The revised floor plans show the new service bays will be located within the existing open work area. They will be accessed by the existing overhead doors at the front and rear of the building. Site circulation and access will remain unchanged. Vehicles enter the property from a single two-way access point off the Leesburg Pike service drive. A driveway along the west side of the building provides access to the rear of the site.

² Given that only interior alterations are proposed, the applicant was granted a modification at application acceptance to utilize the new floor plan in conjunction with the approved, as-built site plan, as the Special Exception Amendment Plat.

Parking

The property has 18 surface parking spaces around the periphery of the building in addition to at least nine spaces³ located in a basement level garage accessible by an elevator, for a total of 27 spaces. The parking requirements for vehicle light service facilities in Par. 26 of Sect. 11-104 require one space per 200 s.f. of net floor area, plus two spaces per service bay, and one space per employee. Thus, the existing operation with 2,500 sf. of net floor area, three bays, and four employees requires 23 spaces (exclusive of any CRD reduction). The additional three work lifts and two new employees generate the need for eight additional parking spaces, for a total of 31 spaces. However, with the 20% reduction permitted in Commercial Revitalization Districts, the minimum requirement drops to 25 spaces. Thus, the 27 spaces proposed represent a 12.9% reduction and meet the modified parking requirements applicable in a CRD.



Figure 3: View of Basement Parking Spaces

Landscaping and Open Space

Under SE 99-M-026, the applicant previously received a waiver of the open space requirement to permit 12.5% open space, where 25% is normally required. No changes to the overall planting plan and open space are proposed with this application. Upgrades to some of the existing planting areas are recommended. These are discussed in greater detail in the Urban Forestry analysis section.

³ The applicant indicates as many as 15 cars can be stored in basement and accessed via a lift. The basement parking was deemed to be permissible for the purposes of satisfying the requirements of the Zoning Ordinance in a letter from the Zoning Administrator dated November 30, 2010 (See Appendix 10.) Only employees will utilize the basement spaces for parking.

Stormwater Management

The property was constructed with a sub-surface detention facility under the parking area and two filterra at the front and rear of the site. No changes are proposed to the stormwater management system.

STAFF ANALYSIS

Land Use and Environmental Analysis (Appendix 4)

Comprehensive Plan Conformance

The property is planned for retail or industrial uses under the base plan. Under the redevelopment option for Bailey's Crossroads this property would be consolidated with adjacent parcels for park space. While the applicant's proposal represents a small intensification of an auto-related use, the change is de minimis in nature and is in conformance with the base plan recommendations.

Office of Community Revitalization (OCR) Analysis (Appendix 5)

As the site is within the Bailey's Crossroads Community Business Center, OCR staff conducted a review of the application to determine consistency with the redevelopment objectives in the Comprehensive Plan. OCR determined that the slight intensification of the use will not have a negative effect on the availability of parking or on the surrounding area. OCR did request that any new building mounted signage be consistent with Plan guidance. A development condition has been proposed requiring that the signage conform with Comprehensive Plan guidance, in addition to the provisions of Article 12.

Transportation Analysis (Appendix 6)

With the removal of the auto sales component of the application, the applicant has addressed all transportation issues raised by staff.

Urban Forest Management (Appendix 7)

The Urban Forest Management Branch of DPWES reviewed the application primarily to determine compliance with the planting requirements approved with the original SE and site plan. A site visit to the property revealed that many of the existing trees and shrubs on the site were poor condition. In addition, an area designated for open space at the southeast corner of the site was being utilized for the outdoor storage of materials. After alerting the applicant to this violation, a subsequent site visit confirmed that this condition has been rectified. UFM further recommends that additional shrubs, perennials, and groundcover be installed along the site's street frontage to better conform to the Baileys Crossroads CBC streetscape guidelines. A development condition has been proposed to this effect.

Sanitary Sewer (Appendix 8)

The property is located within the Four Mile Run Watershed and is ultimately served by the Arlington Treatment Plant on South Glebe Road in Arlington County. There is an existing eight inch sanitary sewer line located in the Leesburg Pike service drive which is deemed adequate at this time.

ZONING ORDINANCE PROVISIONS (Appendix 9)

The chart below compares the required bulk standards of the C-8 zoning district with the proposed development:

Bulk Standards (C-8, CRD)		
Standard	Required	Provided
Lot Size*	40,000 sf.	15,409* acres
Lot Width	200 feet	107* feet
Building Height	50 feet max.	32.7 feet
Front Yard	20 feet	47.5 feet
Rear Yard	20 feet	46.7 feet
FAR	0.30	0.27
Open Space	15%	12%**
Parking Spaces	31	27***

*Pursuant to Section 2-405 of the Zoning Ordinance, the subject lot was created prior to August 14, 1978, and met the lot size provisions established at the time of its creation.

Therefore, a modification of the lot size requirement is not necessary with the subject proposal.

**The open space reduction was approved in conjunction with the original SE. The modification request pursuant to Section 9-622 of the Zoning Ordinance, is being reaffirmed.

***Request to utilize 12.9% parking reduction allowed in CRD

As shown in the chart above, the proposal conforms to the minimum bulk regulations for the C-8 District.

Overlay District Requirements:

Baileys Crossroads/Seven Corners Community Revitalization District (CRD) (Part 2 Sect. A7-200)

The zoning provisions for the Baileys Crossroads/Seven Corners CRD allow up to a 20% reduction in the standard parking requirements and, by special exception, a waiver or modification of any other zoning ordinance bulk requirement. The applicant is requesting to utilize the parking reduction and open space reduction.

Sign Control Overlay District (SC) (Sect. 7-500)

The additional regulations of the Sign Control Overlay District restrict the subject property to one freestanding sign limited to 40 square feet in area and eight feet in height. No freestanding sign is proposed, only a new wall sign.

Highway Corridor Overlay District (HC) (Sect. 7-600)

Vehicle light service facilities are not subject to the additional regulations for auto-oriented, fast service, or quick-turn over uses within a Highway Corridor Overlay district. As such, this section is not applicable to the subject application.

Special Exception Requirements

General Special Exception Standards (Sect. 9-006)

The General Special Exception Standards require that the proposal be in harmony with the Comprehensive Plan, that there is a finding of no significant negative impacts on surrounding properties, and that safe and adequate vehicular and pedestrian access be provided. The application represents only a small intensification from the previously approved special exception and is in conformance with base recommendations of the Comprehensive Plan. The changes to the site are all interior to the building and will not affect surrounding properties. Pedestrian and vehicular access and parking remain adequate. Therefore, staff believes that, as conditioned, the proposal satisfies all of the General Special Exception Standards.

Category 5 Standards (Sect. 9-503)

The Standard for all Category 5 uses requires that the proposed development meet lot size and bulk requirements for the Zoning District (Par. 1), comply with performance standards (Par. 2), and be subject to site plan review (Par 3). The proposed use meets these standards, as grandfathered under Sect. 2-405 for lot size and lot width.

Waivers/Modifications:

Twenty percent parking reduction permitted in a Commercial Revitalization District to allow parking 27 spaces instead of 31

Par. 3A of Sect. A7-209 allows for up to a 20% reduction in the parking requirement in a Commercial Revitalization District, with Board approval in conjunction with a rezoning or special exception application. The parking requirement for this use is driven by the net floor area and the number of staff and work bays. The applicant has indicated that as many 15 cars can be parked in the basement parking area; however nine spaces are depicted on the as-built site plans. The applicant further indicates that these spaces will be utilized for

employee parking and vehicle storage. All customer parking will be provided in the surface spaces.

The commercial revitalization districts allow parking reductions as one of the inducements to redevelop properties where meeting the full parking requirement would negatively affect other desired features and preclude efficient utilization of the property. With no reduction, 31 spaces would be required. The applicant proposes to provide 27 spaces, a reduction of four spaces or 12.9%, which is well within the 20% allowed by the ordinance. Staff does not object to the requested parking reduction.

Reaffirmation of a modification of the open space requirement

The property received approval with SE 99-M-026 to allow a modification to the open space requirement from 15% to 12%. No changes are proposed to the open space as part of this application. Staff has no objection to the reaffirmation of this modification given the small size of the property and subject to the landscape plan.

CONCLUSIONS AND RECOMMENDATIONS

Staff Conclusions

The application seeks approval of a special exception amendment to allow three additional work lifts and two additional employees at a vehicle light service facility. The request for the auto sales use has been dropped by the applicant (see revised statement of justification in Appendix 3). No exterior changes are proposed to the building or the site and the applicant has adequate parking to meet the zoning requirements for the expansion of the use within a CRD. All outstanding zoning violations and items of non-compliance with the existing special exception approval have been adequately remediated. Therefore, it is staff's opinion that with the adoption of the proposed development conditions the proposed Special Exception Amendment is in harmony with the Comprehensive Plan and conforms with the applicable provisions of the Zoning Ordinance.

Staff Recommendations

Staff recommends approval of SEA 99-M-026 in part to allow the addition of three service lifts and additional employees, subject to the proposed development conditions contained in Appendix 1.

Staff recommends a modification of the parking requirement in a Commercial Revitalization District to allow 27 parking spaces where 31 are required.

Staff recommends approval of a reaffirmation of a modification of the open space requirement to allow 12% where 15% is required.

It should be noted that it is not the intent of staff to recommend that the Board, in adopting any development conditions, relieve the applicant/owner from compliance with the provisions of any applicable ordinances, regulations, or adopted standards. It should be further noted that the content of this report reflects the analysis and recommendation of staff; it does not reflect the position of the Board of Supervisors.

The approval of this special exception amendment does not interfere with, abrogate or annul any easement, covenants, or other agreements between parties, as they may apply to the property subject to this application.

APPENDICES

1. Proposed Development Conditions SEA 99-M-026
2. Affidavit for SEA 99-M-026
3. Statement of Justification
4. Land Use and Environmental Analysis/Comp Plan Citations
5. Office of Community Revitalization Analysis
6. Transportation Analysis
7. Urban Forest Management Analysis
8. Sanitary Sewer Analysis
9. Zoning Ordinance Provisions
10. Zoning Administrator letter re: basement parking
11. Development Conditions for SE-99-M-026
12. Glossary

DEVELOPMENT CONDITIONS

SEA 99-M-026

October 10, 2013

If it is the intent of the Board of Supervisors to approve SEA 99-M-026 located on 5635 Leesburg Pike [Tax Map 61-2 ((1)) 96] previously approved pursuant to SE 99-M-026 for a Vehicle Light Service Establishment and Waivers and Modifications in a CRD, to permit the addition of three vehicle lifts and two employees with Waivers and Modifications in a CRD pursuant to Sects. 5-404, 9-503, and 9-622 of the Fairfax County Zoning Ordinance, then staff recommends that the Board condition the approval by requiring conformance with the following development conditions. Previously approved conditions from SE 99-M-026 are marked with an asterisk (*). New conditions and changes to previous conditions are underlined.

1. This Special Exception is granted for and runs with the land indicated in this application and is not transferable to other land.*
2. This Special Exception is granted only for the purpose(s), structure(s) and/or use(s) indicated on the special exception amendment plat approved with the application, as qualified by these development conditions.*
3. This Special Exception is subject to the provisions of Article 17, Site Plans, as may be determined by the Director, DPWES. Any plan submitted pursuant to the special exception amendment shall be in substantial conformance with the approved Special Exception Plat previously approved in conjunction with SE 99-M-026 and with the Special Exception Amendment (SEA) Plat entitled "Autostop Auto Repair Center" prepared by Peter A Edivan, RA, RC (1 sheet for floorplan). Minor modifications to the approved special exception may be permitted pursuant to Par. 4 of Sect. 9-004 of the Zoning Ordinance.*
4. The vehicle light service area shall not exceed 4,120 square feet of gross floor area.*
5. Parking shall be provided as determined by DPWES. In order to meet the minimum parking requirement, the maximum number of service bays shall be six (6). In no case shall the open space depicted on the Special Exception Plat be reduced to provide additional parking.*
6. The number of employees on-site at any one time shall be limited to six (6).

7. A listing of any hazardous materials on-site shall be provided to DPWES. Such products shall be properly disposed of or registered with the Hazardous Materials Branch of the Fire and Rescue Department.*
8. No state inspections shall be permitted on the subject site.*
9. As shown on the Special Exception Plat, the Leesburg Pike frontage shall adhere to the Bailey's Crossroads Streetscape Plan recommendations.*
10. No vehicle sales shall be conducted at the subject property.
11. All signs shall conform to Article 12 of the Zoning Ordinance as well as be consistent with the Bailey's Crossroads Community Business Center recommendations.
12. Parking spaces shall meet the provisions of Article 11 of the Zoning Ordinance and the geometric design standards in the Public Facilities Manual, as determined by DPWES; a parking tabulation which demonstrates that parking requirements are met shall be submitted to DPWES prior to issuance of a Non-Residential Use Permit (Non-Rup).
13. The interior basement parking spaces shall be utilized for employee parking or vehicle storage only. Customer parking shall be accommodated in the surface spaces.
14. Any interior parking lot landscaping that is dead, dying, or otherwise in poor condition shall be replaced as determined by Urban Forest Management (UFM). The applicant shall work with Urban Forest Management in determining the most appropriate size and species in order to ensure survivability.
15. All landscaping shall be maintained in good condition and include regular maintenance. This maintenance includes, but is not limited to, removal of dead/diseased plantings and their prompt replacement.
16. All outdoor lighting fixtures shall be in accordance with the Performance Standards contained in Part 9 (Outdoor Lighting Standards) of Article 14 of the Zoning Ordinance.

The above proposed conditions are staff recommendations and do not reflect the position of the Board of Supervisors unless and until adopted by that Board.

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 himself 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.

Pursuant to Section 9-015 of the Zoning Ordinance, this special exception shall automatically expire, without notice, thirty (30) months after the date of approval unless, at a minimum, the use has been established or construction has commenced and been diligently prosecuted for one of the proposed buildings. The Board of Supervisors may grant additional time to establish the use or to commence construction if a written request for additional time is filed with the Zoning Administrator prior to the date of expiration of the special exception. The request must specify the amount of additional time requested, the basis for the amount of time requested and an explanation of why additional time is required.

SPECIAL EXCEPTION AFFIDAVIT

DATE: September 10, 2013
 (enter date affidavit is notarized)

I, Ronald C. McCormack, Esq., do hereby state that I am an
 (enter name of applicant or authorized agent)

(check one) applicant
 applicant's authorized agent listed in Par. 1(a) below 111958a

in Application No.(s): SEA 99-M-026
 (enter County-assigned application number(s), e.g. SE 88-V-001)

and that, to the best of my knowledge and belief, the following information is true:

1(a). The following constitutes a listing of the names and 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** of such trust, and all **ATTORNEYS** and **REAL ESTATE BROKERS**, and all **AGENTS** who have acted on behalf of any of the foregoing with respect to the application:

(NOTE: All relationships to the application listed above in **BOLD** print are to be disclosed. Multiple relationships may be listed together, e.g., **Attorney/Agent, Contract Purchaser/Lessee, Applicant/Title Owner**, etc. For a multiparcel application, list the Tax Map Number(s) of the parcel(s) for each owner(s) in the Relationship column.)

NAME (enter first name, middle initial, and last name)	ADDRESS (enter number, street, city, state, and zip code)	RELATIONSHIP(S) (enter applicable relationships listed in BOLD above)
Thomas M. Lapham	211 Audreys Court Vienna, Virginia 22180	Applicant/Title Owner
Susan J. Lapham	211 Audreys Court Vienna, Virginia 22180	Title Owner
King Laps, Inc. d/b/a Auto Stop II	211 Audreys Court Vienna, Virginia 22180	Lessee
Ronald C. McCormack, Esq.	2740 Chain Bridge Road, Suite 106 Vienna, Virginia 22181	Attorney for Applicant/Authorized Agent
Ronald C. McCormack, P.C.	2740 Chain Bridge Road, Suite 106 Vienna, Virginia 22181	Attorney for Applicant/Authorized Agent

(check if applicable) There are more relationships to be listed and Par. 1(a) is continued on a "Special Exception Attachment to Par. 1(a)" form.

* In the case of a condominium, the title owner, contract purchaser, or lessee of 10% or more of the units in the condominium.

** List as follows: Name of trustee, Trustee for (name of trust, if applicable), for the benefit of: (state name of each beneficiary).

SPECIAL EXCEPTION AFFIDAVIT

DATE: September 10, 2013
(enter date affidavit is notarized)

111958a

for Application No. (s): SEA 99-M-026
(enter County-assigned application number(s))

1(b). The following constitutes a listing*** of the SHAREHOLDERS of all corporations disclosed in this affidavit who own 10% or more of any class of stock issued by said corporation, and where such corporation has 10 or less shareholders, a listing of all of the shareholders:

(NOTE: Include SOLE PROPRIETORSHIPS, LIMITED LIABILITY COMPANIES, and REAL ESTATE INVESTMENT TRUSTS herein.)

CORPORATION INFORMATION

NAME & ADDRESS OF CORPORATION: (enter complete name and number, street, city, state, and zip code) King Laps, Inc. d/b/a Auto Stop II
211 Audreys Court
Vienna, Virginia 22180

DESCRIPTION OF CORPORATION: (check one statement)

- [X] There are 10 or less shareholders, and all of the shareholders are listed below.
[] There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
[] There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF SHAREHOLDERS: (enter first name, middle initial and last name)
Thomas M. Lapham and Susan J. Lapham

(check if applicable) [X] There is more corporation information and Par. 1(b) is continued on a "Special Exception Affidavit Attachment 1(b)" form.

*** All listings which include partnerships, corporations, or trusts, to include the names of beneficiaries, must be broken down successively until: (a) only individual persons are listed or (b) the listing for a corporation having more than 10 shareholders has no shareholder owning 10% or more of any class of stock. In the case of an APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land that is a partnership, corporation, or trust, such successive breakdown must include a listing and further breakdown of all of its partners, of its shareholders as required above, and of beneficiaries of any trusts. Such successive breakdown must also include breakdowns of any partnership, corporation, or trust owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land. Limited liability companies and real estate investment trusts and their equivalents are treated as corporations, with members being deemed the equivalent of shareholders; managing members shall also be listed. Use footnote numbers to designate partnerships or corporations, which have further listings on an attachment page, and reference the same footnote numbers on the attachment page.

Special Exception Attachment to Par. 1(b)

DATE: September 10, 2013
(enter date affidavit is notarized)

111958a

for Application No. (s): SEA 99-M-026
(enter County-assigned application number (s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)

Ronald C. McCormack, P.C.
2740 Chain Bridge Road, Suite 106
Vienna, Virginia 22181

DESCRIPTION OF CORPORATION: (check one statement)

- There are 10 or less shareholders, and all of the shareholders are listed below.
- There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)

Ronald C. McCormack

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)

DESCRIPTION OF CORPORATION: (check one statement)

- There are 10 or less shareholders, and all of the shareholders are listed below.
- There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)

(check if applicable) There is more corporation information and Par. 1(b) is continued further on a "Special Exception Attachment to Par. 1(b)" form.

SPECIAL EXCEPTION AFFIDAVIT

DATE: September 10, 2013
(enter date affidavit is notarized)

111958a

for Application No. (s): SEA 99-M-026
(enter County-assigned application number(s))

1(c). The following constitutes a listing*** of all of the **PARTNERS**, both **GENERAL** and **LIMITED**, in any partnership disclosed in this affidavit:

PARTNERSHIP INFORMATION

PARTNERSHIP NAME & ADDRESS: (enter complete name, and number, street, city, state, and zip code)

(check if applicable) The above-listed partnership has no limited partners.

NAMES AND TITLE OF THE PARTNERS (enter first name, middle initial, last name, and title, e.g. **General Partner, Limited Partner, or General and Limited Partner**)

(check if applicable) There is more partnership information and Par. 1(c) is continued on a "Special Exception Affidavit Attachment to Par. 1(c)" form.

*** All listings which include partnerships, corporations, or trusts, to include the names of beneficiaries, must be broken down successively until: (a) only individual persons are listed or (b) the listing for a corporation having more than 10 shareholders has no shareholder owning 10% or more of any class of stock. *In the case of an APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land that is a partnership, corporation, or trust, such successive breakdown must include a listing and further breakdown of all of its partners, of its shareholders as required above, and of beneficiaries of any trusts. Such successive breakdown must also include breakdowns of any partnership, corporation, or trust owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land. Limited liability companies and real estate investment trusts and their equivalents are treated as corporations, with members being deemed the equivalent of shareholders; managing members shall also be listed.* Use footnote numbers to designate partnerships or corporations, which have further listings on an attachment page, and reference the same footnote numbers on the attachment page.

SPECIAL EXCEPTION AFFIDAVIT

DATE: September 10, 2013
(enter date affidavit is notarized)

111958a

for Application No. (s): SEA 99-M-026
(enter County-assigned application number(s))

1(d). One of the following boxes **must** be checked:

In addition to the names listed in Paragraphs 1(a), 1(b), and 1(c) above, the following is a listing of any and all other individuals who own in the aggregate (directly and as a shareholder, partner, and beneficiary of a trust) 10% or more of the **APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE*** of the land:

Other than the names listed in Paragraphs 1(a), 1(b), and 1(c) above, no individual owns in the aggregate (directly and as a shareholder, partner, and beneficiary of a trust) 10% or more of the **APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE*** of the land.

2. That no member of the Fairfax County Board of Supervisors, Planning Commission, or any member of his or her immediate household owns or has any financial interest in the subject land either individually, by ownership of stock in a corporation owning such land, or through an interest in a partnership owning such land.

EXCEPT AS FOLLOWS: (NOTE: If answer is none, enter "NONE" on the line below.)

NONE

(check if applicable) There are more interests to be listed and Par. 2 is continued on a "Special Exception Attachment to Par. 2" form.

Application No.(s): SEA 99-M-026

(county-assigned application number(s), to be entered by County Staff)

SPECIAL EXCEPTION AFFIDAVIT

DATE: September 10, 2013
(enter date affidavit is notarized)

111958a

3. That within the twelve-month period prior to the public hearing of this application, no member of the Fairfax County Board of Supervisors, Planning Commission, or any member of his or her immediate household, 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 10% or more of the outstanding bonds or shares of stock of a particular class, 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 more than \$100, singularly or in the aggregate, with any of those listed in Par. 1 above.

EXCEPT AS FOLLOWS: (NOTE: If answer is none, enter "NONE" on line below.)
NONE

NOTE: Business or financial relationships of the type described in this paragraph that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings. See Par. 4 below.)

(check if applicable) [] There are more disclosures to be listed and Par. 3 is continued on a "Special Exception Attachment to Par. 3" form.

4. That the information contained in this affidavit is complete, that all partnerships, corporations, and trusts owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land have been listed and broken down, and that prior to each and every public hearing on this matter, I will reexamine this affidavit and provide any changed or supplemental information, including business or financial relationships of the type described in Paragraph 3 above, that arise on or after the date of this application.

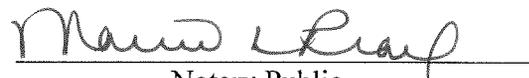
WITNESS the following signature:



(check one) [] Applicant [x] Applicant's Authorized Agent

Ronald C. McCormack, Esq.
(type or print first name, middle initial, last name, and & title of signee)

Subscribed and sworn to before me this 10th day of September 2013, in the State/Comm. of Virginia, County/City of Fairfax.


Notary Public

My commission expires: _____



Appendix 3
RECEIVED
Department of Planning & Zoning
JAN 02 2013
Zoning Evaluation Division

STATEMENT OF JUSTIFICATION
FOR SPECIAL EXCEPTION APPLICATION

Thomas M. Lapham
Autostop Service Center
5635 Leesburg Pike
Falls Church, Virginia 22041
Tax Map Ref.: 61-29(1)) 96
Zoning District: C-8, SC, H-C, CRD

December 27, 2012

Autostop Service Center, a vehicle light service establishment owned by Thomas M. Lapham ("Autostop"), requests approval of a modification of their previous special exception SEA 99-M-026 to modify condition #5 to allow Autostop to increase the number of service bays from three (3) to six (6) (see condition of #5 of Exhibit A attached). Autostop also requests that the condition limiting the number of employees on-site at any one time to 4 (see Exhibit A condition #7) be increased to 6 employees. Autostop also requests approval to mount a sign with the name of the business on the front of the building.

The Property:

The referenced property is zoned C-8, Highway Commercial District, Sign Control Overlay District (SC), Highway Corridor Overlay District (H-C) and Bailey's Crossroads/Seven Corners Commercial Revitalization District (CRD). Special exception SEA 99-M-026 was approved on October 11, 1999 to permit a vehicle light service establishment and a modification of open space requirements within a commercial revitalization district (CRD) subject to the development conditions. The property currently has 18 provided parking spaces.

DESCRIPTION OF APPLICATION:

Addition of Three Service Bays:

Autostop is an approved vehicle light service establishment and is permitted to operate three service bays. However, Autostop currently has three additional service bay areas, that are not in use that are located immediately adjacent to the existing "in use" service bays that it would like to be able to use as active service bays. The use of the additional service bays would allow Autostop to provide better customer service and would cut down on the amount of time that existing customers have to wait to have their vehicles serviced. It would also reduce the amount of time that vehicles are left in the outside parking spaces awaiting availability of a service bay. Autostop does not anticipate that the additional service bays will increase the number of customers that frequent its site. However, Autostop does anticipate that it will allow for faster, more efficient customer service and will reduce the wait time for existing customers which is a benefit to its customers and the public.

Addition of Two Employees:

Autostop currently has approval to have four employees. Autostop desires to increase the number of employees from four to six employees. The additional employees would be used to perform service work compatible with a vehicle light service establishment which would be made possible if the applicant is permitted to activate three additional service bays. The four current employees park in the subterranean parking lot that has nine parking spaces. There are five spaces available in the subterranean parking lot for the two additional employees. Thus there would be no additional demand placed on the existing above ground parking that is utilized by Autostop customers.

Addition of a Sign on the Front of the Building:

Prior to Autostop application for Amendment of Special Exception Permit Number SEA 99-M-026, Autostop had such a sign which displayed the name of the business. The sign was mounted on the ground near the street, in front of the business. A photograph of the previous sign is attached as Exhibit B. Upon being informed by Planning and Zoning that its sign did not comply with the Zoning Ordinance Sign Regulations, Autostop had the sign removed. Autostop would like permission to mount a sign on the front of the building that would display the name of the business. The proposed sign would be designed in such a way as to meet all current County Ordinance Sign Regulation.

CONCLUSION:

With approval of the modification to the previously approved Special Exception, the proposal will comply with all applicable ordinances, regulations, standards, and conditions. Additionally, the proposed changes will enhance the ability of the applicant to provide more efficient, less time consuming automotive service to the public, without any changes to the building structure. For the foregoing reasons, Autostop respectfully requests the approval of the Amendments to Special Exception.

Respectfully Submitted,



Ronald C. McCormack
Attorney for Thomas M. Lapham



County of Fairfax, Virginia

MEMORANDUM

DATE: April 18, 2013

TO: Barbara Berlin, Director
Zoning Evaluation Division, DPZ

FROM: Pamela G. Nee, Chief *PNN*
Environment and Development Review Branch, DPZ

SUBJECT: **Land Use Analysis & Environmental Assessment:**
SEA 99-M-026 Thomas Lapham Autostop

The memorandum, prepared by Bernard Suchicital, includes citations from the Comprehensive Plan that provide guidance for the evaluation of the general development plan/special exception plat dated April 8, 2003 and revised through March 6, 2013. The extent to which the application conforms to the applicable guidance contained in the Comprehensive Plan is noted. Possible solutions to remedy identified issues are suggested. Other solutions may be acceptable, provided that they achieve the desired degree of mitigation and are also compatible with Plan policies.

DESCRIPTION OF THE APPLICATION

The applicant, Thomas Lapham, is requesting a special exception amendment for a site consisting of one parcel, totaling 0.35 acre, previously approved for a vehicle light service establishment, to add three additional work bays within the interior of the existing building. The property is zoned C-8 Highway Commercial District and within the CRD zoning overlay districts, with an approved special exception SE 99-M-026, and is developed with a 4,160 square foot vehicle service establishment. Access to the site is provided via an existing service drive parallel to Leesburg Pike (Virginia State Route 7).

LOCATION AND CHARACTER OF THE AREA

The subject property is located at near the center of the Baileys Crossroads Community Business Center (CBC) on the south side of Leesburg Pike in an area that serves as a western gateway to the CBC. The site is zoned C-8 and is planned for industrial and retail uses at the base recommendation and for mixed use and open space under a redevelopment option. The parcels fronting on Leesburg Pike, west of the old airport hangar, are planned for open space and zoned

Department of Planning and Zoning
Planning Division
12055 Government Center Parkway, Suite 730
Fairfax, Virginia 22035-5509
Phone 703-324-1380
Fax 703-324-3056
www.fairfaxcounty.gov/dpz/



C-8. To the south are commercial uses and to the immediate east is a historic airport hangar currently in use as retail. Parcels across Leesburg Pike from the subject property are occupied by commercial uses, planned to be the urban center of the Baileys Crossroads CRD, and zoned C-6. Additional commercial and retail space is located to the south of the subject property. This area is planned for a village-level commercial and office use, and zoned C-8.

COMPREHENSIVE PLAN CITATIONS:

Land Use

Fairfax County Comprehensive Plan, 2011 Edition, Area I Volume, Baileys Planning District, Amended through June 19, 2012, Baileys Crossroads Community Business Center, Land Unit Recommendations, pages 87-89:

“Sub-Unit B-3

This sub-unit is located on the south and east sides of the Leesburg Pike and Columbia Pike interchange. Access to this sub-unit is also provided by Seminary Road, Williams Lane and Center Lane. This sub-unit is currently developed with an auto dealership (Radley Acura), retail, office and auto service and other commercial service uses. The existing airport hangar building area is in this sub-unit.

Base Plan Recommendations – The base plan recommendation for this sub-unit is 129,900 square feet of industrial uses and 104,800 square feet of retail uses.

Redevelopment Option – If the interchange is redesigned as a gateway element, there would be an opportunity to build on this gateway image by developing buildings that would enhance this area as the gateway site for Baileys Crossroads along with Sub-Unit A-4 on the north side of Leesburg Pike as one enters from the west.

Within this sub-unit, planned transportation improvements could include the realignment of portions of Center Lane and Williams Lane and the realignment of Seminary Road to connect to Columbia Pike as redevelopment occurs.

Redevelopment for this sub-unit is envisioned to include a village scale mixed-use development along Columbia Pike, the realigned Seminary Road and realigned portions of Williams Lane and Center Lane. Development can include a combination of retail uses similar to an arts district, uses similar to an international market and a variety of restaurants and unique eating establishments to capitalize on the diverse cultural make-up of the Baileys Crossroads CBC. Ground floor retail should be provided for all buildings...

A large recreation based park should be provided in the area on the northeastern side of the village scale mixed-use development along Columbia Pike, the western side of the airport hangar parcel along Leesburg Pike and the north side of the realigned Seminary Road. This area for the planned park is envisioned to include parcels currently on the south side of

Leesburg Pike and the north and south sides of the current alignment of Seminary Road. The proximity of the park to adjacent village-scale shops could provide park users with a variety of refreshment options. If the hangar is not used as a maintenance/storage/operational facility for the Columbia Pike Transit project, the existing hangar might feature additional indoor athletic fields as well as destination play facilities for gatherings including shelters and play areas as well as parking.

The planned park can be developed along with the airport hangar building area as a public-private mixed-use development...

An auto dealership may be considered as part of a mixed use redevelopment provided new vehicle sales is coordinated and/or integrated with other uses, that all on-site service/storage functions are coordinated and/or integrated as well, and are screened from residential view..."

Fairfax County Comprehensive Plan, 2011 Edition, Area I, Baileys Crossroads Planning District, Amended through June 19, 2012, Baileys Crossroads Community Business Center District-Wide Recommendations and Streetscape Guidance, pages 51-71 may be accessed at:

<http://www.fairfaxcounty.gov/dpz/comprehensiveplan/area1/baileys.pdf>

Environment

The Comprehensive Plan is the basis for the evaluation of this application. The assessment of the proposal for conformity with the environmental recommendations of the Comprehensive Plan is guided by the following citations from the Plan:

Fairfax County Comprehensive Plan, 2011 Edition, Policy Plan, Environment, as amended through July 27, 2010, pages 8-9.

“Objective 2: Prevent and reduce pollution of surface and groundwater resources. Protect and restore the ecological integrity of streams in Fairfax County.

- Policy a. Maintain a best management practices (BMP) program for Fairfax County and ensure that new development and redevelopment complies with the County’s best management practice (BMP) requirements. . . .
- Policy j. Regulate land use activities to protect surface and groundwater resources.
- Policy k: For new development and redevelopment, apply better site design and low impact development (LID) techniques...

Development proposals should implement best management practices to reduce runoff pollution and other impacts. Preferred practices include: those which

recharge groundwater when such recharge will not degrade groundwater quality; those which preserve as much undisturbed open space as possible; and, those which contribute to ecological diversity by the creation of wetlands or other habitat enhancing BMPs, consistent with State guidelines and regulations...

Objective 3: Protect the Potomac Estuary and the Chesapeake Bay from the avoidable impacts of land use activities in Fairfax County.

Policy a. Ensure that new development and redevelopment complies with the County's Chesapeake Bay Preservation Ordinance...

Objective 10: Conserve and restore tree cover on developed and developing sites. Provide tree cover on sites where it is absent prior to development.

Policy a. Protect or restore the maximum amount of tree cover on developed and developing sites consistent with planned land use and good silvicultural practices.

Policy b. Require new tree plantings on developing sites which were not forested prior to development and on public rights of way..."

COMPREHENSIVE PLAN MAP: Mixed Use

LAND USE ANALYSIS

Use & Intensity

The applicant is requesting a special exception amendment approval to allow for three additional work lift bays within the interior of the existing building. No other exterior or interior changes are proposed. The proposed use and intensity are consistent with the base recommendation of the Comprehensive Plan.

ENVIRONMENTAL ANALYSIS

Staff has no outstanding environmental issues with this application at this time.

PGN/BSS



County of Fairfax, Virginia

MEMORANDUM

DATE: April 23, 2013

TO: Barbara Berlin, Director,
Zoning Evaluation Division
Department of Planning & Zoning

FROM: *Barbara A. Byron*
Barbara A. Byron, Director
Office of Community Revitalization

SUBJECT: Auto Stop / Thomas Lapham – Comments on SEA 99-MA-026

A SE to allow vehicle light service use was approved November 2, 1999 for the property at 5635 Leesburg Pike; development conditions called for a monument sign. On July 20, 2011, the Office of Community Revitalization (OCR) submitted a memorandum regarding the above-referenced application. Thereafter, on January 18, 2013, the applicant notified the Department of Planning and Zoning that they will no longer pursue a SEA to permit vehicle sales and state inspection uses, but is requesting a SEA to increase the existing light vehicle service center's number of bays from three to six, increase the number of employees from four to six, and install a wall mounted building sign; no other exterior modifications are proposed. The OCR has reviewed the 1st floor plan, showing the location and dimensions of the service bays, date stamped "Received the Department of Planning and Zoning March 26, 2013".

OCR Comments:

From OCR's perspective, the proposed intensification of the existing use will not have a detrimental impact on the availability or functionality of parking, or the surrounding area.

The applicant is proposing the building mounted sign in lieu of the previously proposed monument sign. The applicant should provide drawings identifying the materials, location, and size of the proposed sign so that they can be reviewed against comprehensive plan guidance.

CC: Brent Krasner, Staff Coordinator, DPZ/ZED
OCR File



Office of Community Revitalization
12055 Government Center Parkway, Suite 1048
Fairfax, VA 22035
703-324-9300, TTY 711
www.fcrevit.org



County of Fairfax, Virginia

MEMORANDUM

DATE: April 23, 2013

TO: Barbara Berlin, Director
Zoning Evaluation Division
Department of Planning and Zoning

FROM: Angela Kadar Rodeheaver, Chief *MAD GR*
Site Analysis Section *AKR*
Department of Transportation

FILE: 3-5 (SE 99-M-026)

SUBJECT: Transportation Impact

REFERENCE: SEA 99-M-026 Thomas Lapham
Traffic Zone: 1422
Land Identification Map: 61-2 ((1)) 96

RECEIVED
Department of Planning & Zoning
APR 26 2013
Zoning Evaluation Division

Transmitted herewith are the comments from the Department of Transportation with respect to the referenced application. These comments are based on plats made available to this office dated April 8, 2003, and revised through December 3, 2003, with added lift revision sheet dated March 6, 2013. The site has been brought into compliance with their approved SE as far as uses on the site and adequate parking are concerned and the applicant no longer proposes to add auto sales. Therefore, this Department has no objection to approval of this application.

AKR/LAH/lah



County of Fairfax, Virginia

MEMORANDUM

DATE: April 5, 2013

TO: Brent Krasner, Senior Staff Coordinator
Zoning Evaluation Division, DPZ

FROM: Nicholas J. Drunasky, Urban Forester II
Forest Conservation Branch, DPWES

SUBJECT: Autostop Service Center, SEA 99-M-026

The site consists of an auto repair garage with parking. The landscaping (trees) on the site that have been provided as part of the approved site plan appear to be in fair condition.

This review is based upon the Special Exception Amendment SEA 99-M-026. The application is stamped as "Received Department of Planning & Zoning March 26, 2013." A site visit was conducted on June 2, 2011 as part of review of this application.

1. **Comment:** It appears that landscaping along the streetscape only include sparse and unhealthy perennials and no ground covers, ornamental grasses or shrubs. According to the Baileys Crossroads Community Business Center District in addition to providing one street tree every 50 feet along the streetscape, the planting strip should also contain supplemental planting, such as ornamental shrubs, ground cover, flowering plants, and ornamental grasses.

Recommendation: In addition to the existing two category IV trees provided along the streetscape, the applicant should also provide shrubs, perennials, and groundcover.

If you have any further questions, please do not hesitate to contact me at 703-324-1770.

NJD/

UFMDID #: 161340

cc: DPZ File

Department of Public Works and Environmental Services
Urban Forest Management Division
12055 Government Center Parkway, Suite 518
Fairfax, Virginia 22035-5503
Phone 703-324-1770, TTY: 703-324-1877, Fax: 703-803-7769
www.fairfaxcounty.gov/dpwes





County of Fairfax, Virginia

MEMORANDUM

DATE: June 2, 2011

TO: Barbara Berlin, Director
Zoning Evaluation Division
Department of Planning & Zoning

FROM: Lana Tran (Tel: 703 324-5008)
Wastewater Planning & Monitoring Division
Department of Public Works & Environmental Services

SUBJECT: Sanitary Sewer Analysis Report

REFERENCE: Application No. SEA99-M-026

Tax Map No. 061-2/01/0096

The following information is submitted in response to your request for a sanitary sewer analysis for above referenced application:

1. The application property is located in the Four Mile Run (H-1) watershed. It would be sewerred into the Arlington Treatment Plant.
2. Based upon current and committed flow, there is excess capacity in the Arlington Treatment Plant. For purposes of this report, committed flow shall be deemed that for which fees have been paid, building permits have been issued, or priority reservations have been established by the Board of Supervisors. No commitment can be made, however, as to the availability of treatment capacity for the development of the subject property. Availability of treatment capacity will depend upon the current rate of construction and the timing for development of this site.
3. An existing 8" inch line located in the street is adequate for the proposed use at this time.
4. The following table indicates the condition of all related sewer facilities and the total effect of this application.

Sewer Network	Existing Use <u>+Application</u>		Existing Use <u>+ Application</u> <u>Previous Rezonings</u>		Existing Use <u>+ Application</u> <u>+ Comp Plan</u>	
	<u>Adeq.</u>	<u>Inadeq.</u>	<u>Adeq.</u>	<u>Inadeq.</u>	<u>Adeq.</u>	<u>Inadeq.</u>
Collector	<u>X</u>	<u> </u>	<u>X</u>	<u> </u>	<u>X</u>	<u> </u>
Submain	<u>X</u>	<u> </u>	<u>X</u>	<u> </u>	<u>X</u>	<u> </u>
Main/Trunk	<u>X</u>	<u> </u>	<u>X</u>	<u> </u>	<u>X</u>	<u> </u>
Interceptor	<u> </u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
Outfall	<u> </u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>

5. Other pertinent information or comments:

Department of Public Works and Environmental Services
Wastewater Planning & Monitoring Division
12000 Government Center Parkway, Suite 358
Fairfax, VA 22035-0052
Phone: 703-324-5030, Fax: 703-324-3946



APPENDIX 7-COMMERCIAL REVITALIZATION DISTRICTS

2. The provisions of Article 2 shall be applicable, except as may be qualified by the provisions of this district.
3. The off-street parking, loading and private street requirements of Article 11 shall apply, except as set forth below:
 - A. The minimum off-street parking requirements for any non-residential uses may be reduced by twenty (20) percent by the Board when it is demonstrated by the applicant and determined by the Board that such reduction is in furtherance of the goals of the Commercial Revitalization District as set forth in the adopted comprehensive plan. Such request may also be considered in conjunction with a rezoning and/or special exception application. The fee for a parking reduction set forth in Sect. 17-109 shall not be applicable.
 - B. The provisions of Par. 1 of Sect. 11-102 shall be applicable, except that where there are practical difficulties or if the public safety and/or public convenience would be better served by parking spaces being located on other than the same lot or other than on a lot contiguous to the use to which it is accessory, the Director, acting upon a specific request for a non-residential use may authorize such alternative location subject to conditions deemed to be appropriate and the following:
 - (1) Such required spaces shall be subject to agreements or arrangements satisfactory to the Director that will ensure the permanent availability of such spaces, and
 - (2) The applicant shall demonstrate to the Director's satisfaction that such required space shall be generally located within 500 feet walking distance of a building entrance to the use that such space serves or such spaces will be provided off-site with access via a valet or shuttle service subject to agreements or arrangements approved by the Director which will ensure the operation of such service and that there will not be any adverse impacts on the site of the parking spaces or the adjacent area.

An alternative location may also be approved in accordance with the above provisions by the Board in accordance with the provisions of Sect. 9-622.
 - C. The provisions of Par. 8 of Sect. 11-102 which require off-street parking spaces that are located on the ground and open to the sky to be located no closer than ten (10) feet to any front lot line shall not apply.
4. The sign provisions of Article 12 shall apply, except as follows:
 - A. Signs lawfully existing on the effective date of this Ordinance or prior ordinances, which do not conform to the provisions of this Ordinance, and signs which are accessory to a nonconforming use shall be deemed to be nonconforming signs and may remain. Notwithstanding Paragraphs 1 and 4 of Sect. 12-110, such signs shall not be enlarged or extended but may be removed and replaced with a sign which is reduced in height and/or sign area.



County of Fairfax, Virginia

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

November 30, 2010

Mr. Peter King
 Hauswiesner Fritz King, LLP
 8300 Greensboro Drive, Suite 990
 McLean, VA 22102

Re: Underground Vehicle Storage Area
 AutoStop Service Center
 5635 Leesburg Pike
 Tax Map Ref.: 61-2 ((1)) 96
 Zoning District: C-8, SC, H-C, CRD

Dear Mr. King:

This is in response to your letter received October 1, 2010 concerning AutoStop Service Center, which currently operates as a Vehicle Light Service Establishment on the referenced property. You are requesting a determination whether an underground (subterranean) vehicle storage area can be used toward meeting the parking requirement if a new use is added as a Vehicle Sales, Rental and Ancillary Service Establishment. Also, you are inquiring whether a parking reduction can be considered if this new use is added. You cite various paragraphs from the Zoning Ordinance to indicate a parking reduction may be justified for this added use. Included with your correspondence is a copy of a determination letter from the Zoning Evaluation Division dated December 17, 2002, which indicated that the subterranean space, accessed by a vehicle lift and 2 stairways, can be used for vehicle storage and would be in substantial conformance with Special Exception Application SE 99-M-026 previously approved for the property.

The referenced property is zoned C-8 Highway Commercial District, Sign Control Overlay District (SC), Highway Corridor Overlay District (H-C), and Bailey's Crossroads Commercial Revitalization District (CRD). The property is subject to the development conditions associated with SE 99-M-026, approved by the Board of Supervisors on October 11, 1999 for a Vehicle Light Service Establishment in the Bailey's Crossroads Commercial Revitalization District. As Built Site Plan # 1641-SAB-001-2 was approved on August 20, 2008 and shows 18 provided parking spaces for the referenced property, including a 20% parking reduction as permitted under Par. 3 of Sect. A7-109 for the Bailey's Crossroads Commercial Revitalization District. The site plan also shows the underground vehicle storage area.

Department of Planning and Zoning
 Zoning Administration Division
 Ordinance Administration Branch
 12055 Government Center Parkway, Suite 807
 Fairfax, Virginia 22035-5505
 Phone 703-324-1314 FAX 703-803-6372
www.fairfaxcounty.gov/dpz/

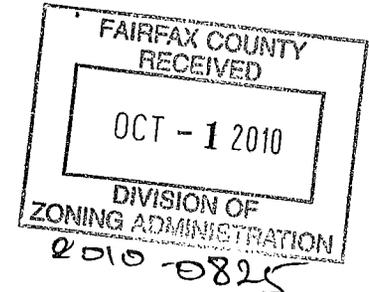


HAUSWIESNER
FRITZ
KING

HAUSWIESNER FRITZ KING LLP
8300 Greensboro Drive, Suite 990
McLean, Virginia 22102
Tel: +1 703.992.8810
Fax: +1 703.992.9839
Web: www.hfklp.com

September 29, 2010

Eileen M. McLane, Zoning Administrator
Department of Planning and Zoning
12055 Government Center Parkway
Suite 801
Fairfax, Virginia 22035-5509



Re: Request for Determination Whether Subterranean Parking May Count Toward County
Parking Requirements Under Fairfax County Zoning Ordinances 11-102.4, 26, 28

Dear Ms. McLane:

After meeting with Kris Abrahamson on September 8 it was suggested that I contact you for an interpretation regarding the subterranean level of the following property: AutoStop service center, 5635 Leesburg Pike, Falls Church, VA 22041 (Tax Map: 061-2((1))96). By letter dated December 17, 2002, Barbara Byron, then Director of the Zoning Evaluation Division, had indicated that the subterranean vehicle storage area was in substantial conformance with the SE Plat and development conditions for SE 99-M-026. (see attachment) We now request an interpretation whether the nine parking spots or fifteen compact car parking spots which are located on the subterranean level can be applied to meeting the parking requirements for the property under Fairfax County Zoning Ordinances 11-102.4, 26, 28. Currently, the subject property, zoned C-8, SC, HC, and CRD and subject to the development conditions approved with SE 99-M-026, is required to have eighteen parking spaces. The question is whether the subject property's subterranean vehicle storage/parking, which has nine available parking spots or fifteen compact car parking spots, may be considered in determining compliance with the parking space requirements for the property.

The proprietor, Thomas Lapham, would have all of his employees park their vehicles in the subterranean parking spaces and his employees would then valet park customer vehicles in the remaining spots. Mr. Lapham has installed an elevator to make this a seamless process. This use of the available subterranean parking spaces would be analogous to common parking arrangements in New York City in which a vehicle elevator delivers customer vehicles to subterranean parking through a valet service.

The addition of nine parking spaces to the previously approved eighteen surface parking spaces would allow Mr. Lapham ample parking to sell three to four vehicles on his property at a time (provided that a subsequent amendment to the special exception is granted), while meeting the parking requirements under Fairfax County Zoning Ordinances. These changes will not adversely affect the availability of customer parking, nor contribute to traffic congestion in the



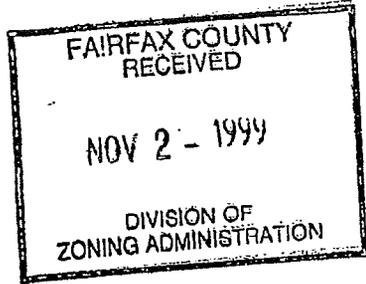
FAIRFAX COUNTY

Appendix 11

OFFICE OF THE CLERK
BOARD OF SUPERVISORS
12000 Government Center Parkway, Suite 533
Fairfax, Virginia 22035-0072

V I R G I N I A

October 27, 1999



Telephone: 703-324-3151
FAX: 703-324-3926
TTY: 703-324-3903

Luis E. Chinchilla, Esquire
Hart & Calley, PC
307 N. Washington Street
Alexandria, Virginia 22314-2586

RE: Special Exception
Number SE 99-M-026

Dear Mr. Chinchilla:

At a regular meeting of the Board of Supervisors held on October 11, 1999, the Board approved Special Exception Number SE 99-M-026 in the name of L & M Mufflers, Incorporated, located at Tax Map 61-2 ((1)) 96 for a vehicle light service establishment and a modification of open space requirements within a Commercial Revitalization District (CRD) pursuant to Sections 4-804 and 9-622 of the Fairfax County Zoning Ordinance, by requiring conformance with the following development conditions:

1. This Special Exception is granted for and runs with the land indicated in this application and is not transferable to other land.
2. This Special Exception is granted only for the purpose(s), structure(s) and/or use(s) indicated on the Special Exception Plat approved with the application, as qualified by these development conditions.
3. This Special Exception is subject to the provisions of Article 17, Site Plans, as may be determined by the Director, Department of Public Works and Environmental Services (DPWES). Any plan submitted pursuant to this Special Exception shall be in substantial conformance with the approved Special Exception Plat, Meineke Discount Muffler" (1 Sheet); "Meineke Discount Mufflers" (2 Sheets for the elevation and floor plan drawings), entitled "Special Exception prepared by Bury + Pittman (SE Plat) and; Warren L. Almquist, AIA (Elevation and Floor Plan) dated

October, 1999 (SE Plat), December 11, 1998 (Elevations, Sheet 1; Floor Plan, Sheet 2) and these conditions. Minor modifications to the approved special exception amendment may be permitted pursuant to Paragraph 4 of Section 9-004 of the Zoning Ordinance.

4. The vehicle light service establishment shall not exceed 4,120 square feet of gross floor area.
5. Parking shall be provided as determined by DPWES. In order to meet the minimum parking requirement, the maximum number of service bays shall be three (3). In no case shall the open space depicted on the Special Exception Plat be reduced to provide additional parking.
6. The freestanding identification sign shall be a ground-mounted monument type and shall not exceed 40 square feet in size.
7. The number of employees on-site at any one time shall be limited to four (4). Employee parking spaces shall be designated at the rear of the site.
8. A listing of any hazardous materials on-site shall be provided to DPWES. Such products shall be properly disposed of or registered with the Hazardous Materials Branch of the Fire and Rescue Department.
9. Irrespective of notes on the Special Exception Plat, full cut-off measures shall be provided for all external lighting.
10. Lighting for the freestanding project identification sign shall be internally lit or directed downward to minimize glare.
11. No state inspections shall be permitted on the subject site.
12. As shown on the Special Exception Plat, the Leesburg Pike frontage of the site shall adhere to the Baileys Crossroads Streetscape Plan recommendations.
13. Subject to VDOT approval, the fence located within the right-of-way of Leesburg Pike and east of the subject site shall be removed prior to a Non-RUP being issued for the subject use.

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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 himself 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.

Pursuant to Section 9-015 of the Zoning Ordinance, this Special Exception shall automatically expire, without notice, thirty (30) months after the date of approval unless the use has been established or construction has commenced and been diligently prosecuted. The Board of Supervisors may grant additional time to establish the use or to commence construction if a written request for additional time is filed with the Zoning Administrator prior to the date of expiration of the Special Exception. The request must specify the amount of additional time requested, the basis for the amount of time requested and an explanation of why additional time is required.

If you have questions regarding the expiration of this Special Exception or filing a request for additional time they should be directed to the Zoning Evaluation Division in the Department of Planning and Zoning at 703-324-1290. The mailing address for the Zoning Evaluation Division is Suite 801, 12055 Government Center Parkway, Fairfax, Virginia 22035.

Sincerely,



Nancy Vehrs
Clerk to the Board of Supervisors

NV/ns

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cc: Chairman Katherine K. Hanley
Supervisor - Mason District
Janet Coldsmith, Director, Real Estate Div., Dept. of Tax Administration
Michael R. Congleton, Deputy Zoning Administrator
Frank Jones, Assistant Chief, PPRB, DPZ
Audrey Clark, Chief, Inspection Srvs., BPRB, DPW&ES
Barbara A. Byron, Director, Zoning Evaluation Div., DPZ
Robert Moore, Trnsprt'n. Planning Div., Department of Transportation
Ellen Gallagher, Project Planning Section, Department of Transportation
Michelle A Brickner Acting Director, Site Development Services, DPW&ES
DPW&ES - Bonds & Agreements
Department of Highways, VDOT
Land Acqu. & Planning Div., Park Authority
District Planning Commissioner

APPENDIX 12

GLOSSARY

This Glossary is provided to assist the public in understanding the staff evaluation and analysis of development proposals. It should not be construed as representing legal definitions. Refer to the Fairfax County Zoning Ordinance, Comprehensive Plan or Public Facilities Manual for additional information.

ABANDONMENT: Refers to road or street abandonment, an action taken by the Board of Supervisors, usually through the public hearing process, to abolish the public's right-of-passage over a road or road right-of way. Upon abandonment, the right-of-way automatically reverts to the underlying fee owners. If the fee to the owner is unknown, Virginia law presumes that fee to the roadbed rests with the adjacent property owners if there is no evidence to the contrary.

ACCESSORY DWELLING UNIT (OR APARTMENT): A secondary dwelling unit established in conjunction with and clearly subordinate to a single family detached dwelling unit. An accessory dwelling unit may be allowed if a special permit is granted by the Board of Zoning Appeals (BZA). Refer to Sect. 8-918 of the Zoning Ordinance.

AFFORDABLE DWELLING UNIT (ADU) DEVELOPMENT: Residential development to assist in the provision of affordable housing for persons of low and moderate income in accordance with the affordable dwelling unit program and in accordance with Zoning Ordinance regulations. Residential development which provides affordable dwelling units may result in a density bonus (see below) permitting the construction of additional housing units. See Part 8 of Article 2 of the Zoning Ordinance.

AGRICULTURAL AND FORESTAL DISTRICTS: A land use classification created under Chapter 114 or 115 of the Fairfax County Code for the purpose of qualifying landowners who wish to retain their property for agricultural or forestal use for use/value taxation pursuant to Chapter 58 of the Fairfax County Code.

BARRIER: A wall, fence, earthen berm, or plant materials which may be used to provide a physical separation between land uses. Refer to Article 13 of the Zoning Ordinance for specific barrier requirements.

BEST MANAGEMENT PRACTICES (BMPs): Stormwater management techniques or land use practices that are determined to be the most effective, practicable means of preventing and/or reducing the amount of pollution generated by nonpoint sources in order to improve water quality.

BUFFER: Graduated mix of land uses, building heights or intensities designed to mitigate potential conflicts between different types or intensities of land uses; may also provide for a transition between uses. A landscaped buffer may be an area of open, undeveloped land and may include a combination of fences, walls, berms, open space and/or landscape plantings. A buffer is not necessarily coincident with transitional screening.

CHESAPEAKE BAY PRESERVATION ORDINANCE: Regulations which the State has mandated must be adopted to protect the Chesapeake Bay and its tributaries. These regulations must be incorporated into the comprehensive plans, zoning ordinances and subdivision ordinances of the affected localities. Refer to Chesapeake Bay Preservation Act, Va. Code Section 10.1-2100 et seq and VR 173-02-01, Chesapeake Bay Preservation Area Designation and Management Regulations.

CLUSTER DEVELOPMENT: Residential development in which the lots are clustered on a portion of a site so that significant environmental/historical/cultural resources may be preserved or recreational amenities provided. While smaller lot sizes are permitted in a cluster subdivision to preserve open space, the overall density cannot exceed that permitted by the applicable zoning district. See Sect. 2-421 and Sect. 9-615 of the Zoning Ordinance.

COUNTY 2232 REVIEW PROCESS: A public hearing process pursuant to Sect. 15.2-2232 (Formerly Sect. 15.1-456) of the Virginia Code which is used to determine if a proposed public facility not shown on the adopted Comprehensive Plan is in substantial accord with the plan. Specifically, this process is used to determine if the general or approximate location, character and extent of a proposed facility is in substantial accord with the Plan.

dBA: The momentary magnitude of sound weighted to approximate the sensitivity of the human ear to certain frequencies; the dBA value describes a sound at a given instant, a maximum sound level or a steady state value. See also Ldn.

DENSITY: Number of dwelling units (du) divided by the gross acreage (ac) of a site being developed in residential use; or, the number of dwelling units per acre (du/ac) except in the PRC District when density refers to the number of persons per acre.

DENSITY BONUS: An increase in the density otherwise allowed in a given zoning district which may be granted under specific provisions of the Zoning Ordinance when a developer provides excess open space, recreation facilities, or affordable dwelling units (ADUs), etc.

DEVELOPMENT CONDITIONS: Terms or conditions imposed on a development by the Board of Supervisors (BOS) or the Board of Zoning Appeals (BZA) in connection with approval of a special exception, special permit or variance application or rezoning application in a "P" district. Conditions may be imposed to mitigate adverse impacts associated with a development as well as secure compliance with the Zoning Ordinance and/or conformance with the Comprehensive Plan. For example, development conditions may regulate hours of operation, number of employees, height of buildings, and intensity of development.

DEVELOPMENT PLAN: A graphic representation which depicts the nature and character of the development proposed for a specific land area: information such as topography, location and size of proposed structures, location of streets trails, utilities, and storm drainage are generally included on a development plan. A development plan is a submission requirement for rezoning to the PRC District. A **GENERALIZED DEVELOPMENT PLAN (GDP)** is a submission requirement for a rezoning application for all conventional zoning districts other than a P District. A development plan submitted in connection with a special exception (SE) or special permit (SP) is generally referred to as an SE or SP plat. A **CONCEPTUAL DEVELOPMENT PLAN (CDP)** is a submission requirement when filing a rezoning application for a P District other than the PRC District; a CDP characterizes in a general way the planned development of the site. A **FINAL DEVELOPMENT PLAN (FDP)** is a submission requirement following the approval of a conceptual development plan and rezoning application for a P District other than the PRC District; an FDP further details the planned development of the site. See Article 16 of the Zoning Ordinance.

EASEMENT: A right to or interest in property owned by another for a specific and limited purpose. Examples: access easement, utility easement, construction easement, etc. Easements may be for public or private purposes.

ENVIRONMENTAL QUALITY CORRIDORS (EQCs): An open space system designed to link and preserve natural resource areas, provide passive recreation and protect wildlife habitat. The system includes stream valleys, steep slopes and wetlands. For a complete definition of EQCs, refer to the Environmental section of the Policy Plan for Fairfax County contained in Vol. 1 of the Comprehensive Plan.

ERODIBLE SOILS: Soils that wash away easily, especially under conditions where stormwater runoff is inadequately controlled. Silt and sediment are washed into nearby streams, thereby degrading water quality.

FLOODPLAIN: Those land areas in and adjacent to streams and watercourses subject to periodic flooding; usually associated with environmental quality corridors. The 100 year floodplain drains 70 acres or more of land and has a one percent chance of flood occurrence in any given year.

FLOOR AREA RATIO (FAR): An expression of the amount of development intensity (typically, non-residential uses) on a specific parcel of land. FAR is determined by dividing the total square footage of gross floor area of buildings on a site by the total square footage of the site itself.

FUNCTIONAL CLASSIFICATION: A system for classifying roads in terms of the character of service that individual facilities are providing or are intended to provide, ranging from travel mobility to land access. Roadway system functional classification elements include Freeways or Expressways which are limited access highways, Other Principal (or Major) Arterials, Minor Arterials, Collector Streets, and Local Streets. Principal arterials are designed to accommodate travel; access to adjacent properties is discouraged. Minor arterials are designed to serve both through traffic and local trips. Collector roads and streets link local streets and properties with the arterial network. Local streets provide access to adjacent properties.

GEOTECHNICAL REVIEW: An engineering study of the geology and soils of a site which is submitted to determine the suitability of a site for development and recommends construction techniques designed to overcome development on problem soils, e.g., marine clay soils.

HYDROCARBON RUNOFF: Petroleum products, such as motor oil, gasoline or transmission fluid deposited by motor vehicles which are carried into the local storm sewer system with the stormwater runoff, and ultimately, into receiving streams; a major source of non-point source pollution. An oil-grit separator is a common hydrocarbon runoff reduction method.

IMPERVIOUS SURFACE: Any land area covered by buildings or paved with a hard surface such that water cannot seep through the surface into the ground.

INFILL: Development on vacant or underutilized sites within an area which is already mostly developed in an established development pattern or neighborhood.

INTENSITY: The magnitude of development usually measured in such terms as density, floor area ratio, building height, percentage of impervious surface, traffic generation, etc. Intensity is also based on a comparison of the development proposal against environmental constraints or other conditions which determine the carrying capacity of a specific land area to accommodate development without adverse impacts.

Ldn: Day night average sound level. It is the twenty-four hour average sound level expressed in A-weighted decibels; the measurement assigns a "penalty" to night time noise to account for night time sensitivity. Ldn represents the total noise environment which varies over time and correlates with the effects of noise on the public health, safety and welfare.

LEVEL OF SERVICE (LOS): An estimate of the effectiveness of a roadway to carry traffic, usually under anticipated peak traffic conditions. Level of Service efficiency is generally characterized by the letters A through F, with LOS-A describing free flow traffic conditions and LOS-F describing jammed or grid-lock conditions.

MARINE CLAY SOILS: Soils that occur in widespread areas of the County generally east of Interstate 95. Because of the abundance of shrink-swell clays in these soils, they tend to be highly unstable. Many areas of slope failure are evident on natural slopes. Construction on these soils may initiate or accelerate slope movement or slope failure. The shrink-swell soils can cause movement in structures, even in areas of flat topography, from dry to wet seasons resulting in cracked foundations, etc. Also known as slippage soils.

OPEN SPACE: That portion of a site which generally is not covered by buildings, streets, or parking areas. Open space is intended to provide light and air; open space may function as a buffer between land uses or for scenic, environmental, or recreational purposes.

OPEN SPACE EASEMENT: An easement usually granted to the Board of Supervisors which preserves a tract of land in open space for some public benefit in perpetuity or for a specified period of time. Open space easements may be accepted by the Board of Supervisors, upon request of the land owner, after evaluation under criteria established by the Board. See Open Space Land Act, Code of Virginia, Sections 10.1-1700, et seq.

P DISTRICT: A "P" district refers to land that is planned and/or developed as a Planned Development Housing (PDH) District, a Planned Development Commercial (PDC) District or a Planned Residential Community (PRC) District. The PDH, PDC and PRC Zoning Districts are established to encourage innovative and creative design for land development; to provide ample and efficient use of open space; to promote a balance in the mix of land uses, housing types, and intensity of development; and to allow maximum flexibility in order to achieve excellence in physical, social and economic planning and development of a site. Refer to Articles 6 and 16 of the Zoning Ordinance.

PROFFER: A written condition, which, when offered voluntarily by a property owner and accepted by the Board of Supervisors in a rezoning action, becomes a legally binding condition which is in addition to the zoning district regulations applicable to a specific property. Proffers are submitted and signed by an owner prior to the Board of Supervisors public hearing on a rezoning application and run with the land. Once accepted by the Board, proffers may be modified only by a proffered condition amendment (PCA) application or other zoning action of the Board and the hearing process required for a rezoning application applies. See Sect. 15.2-2303 (formerly 15.1-491) of the Code of Virginia.

PUBLIC FACILITIES MANUAL (PFM): A technical text approved by the Board of Supervisors containing guidelines and standards which govern the design and construction of site improvements incorporating applicable Federal, State and County Codes, specific standards of the Virginia Department of Transportation and the County's Department of Public Works and Environmental Services.

RESOURCE MANAGEMENT AREA (RMA): That component of the Chesapeake Bay Preservation Area comprised of lands that, if improperly used or developed, have a potential for causing significant water quality degradation or for diminishing the functional value of the Resource Protection Area. See Fairfax County Code, Ch. 118, Chesapeake Bay Preservation Ordinance.

RESOURCE PROTECTION AREA (RPA): That component of the Chesapeake Bay Preservation Area comprised of lands at or near the shoreline or water's edge that have an intrinsic water quality value due to the ecological and biological processes they perform or are sensitive to impacts which may result in significant degradation of the quality of state waters. In their natural condition, these lands provide for the removal, reduction or assimilation of sediments from runoff entering the Bay and its tributaries, and minimize the adverse effects of human activities on state waters and aquatic resources. New development is generally discouraged in an RPA. See Fairfax County Code, Ch. 118, Chesapeake Bay Preservation Ordinance.

SITE PLAN: A detailed engineering plan, to scale, depicting the development of a parcel of land and containing all information required by Article 17 of the Zoning Ordinance. Generally, submission of a site plan to DPWES for review and approval is required for all residential, commercial and industrial development except for development of single family detached dwellings. The site plan is required to assure that development complies with the Zoning Ordinance.

SPECIAL EXCEPTION (SE) / SPECIAL PERMIT (SP): Uses, which by their nature, can have an undue impact upon or can be incompatible with other land uses and therefore need a site specific review. After review, such uses may be allowed to locate within given designated zoning districts if appropriate and only under special controls, limitations, and regulations. A special exception is subject to public hearings by the Planning Commission and Board of Supervisors with approval by the Board of Supervisors; a special permit requires a public hearing and approval by the Board of Zoning Appeals. Unlike proffers which are voluntary, the Board of Supervisors or BZA may impose reasonable conditions to assure, for example, compatibility and safety. See Article 8, Special Permits and Article 9, Special Exceptions, of the Zoning Ordinance.

STORMWATER MANAGEMENT: Engineering practices that are incorporated into the design of a development in order to mitigate or abate adverse water quantity and water quality impacts resulting from development. Stormwater management systems are designed to slow down or retain runoff to re-create, as nearly as possible, the pre-development flow conditions.

SUBDIVISION PLAT: The engineering plan for a subdivision of land submitted to DPWES for review and approved pursuant to Chapter 101 of the County Code.

TRANSPORTATION DEMAND MANAGEMENT (TDM): Actions taken to reduce single occupant vehicle automobile trips or actions taken to manage or reduce overall transportation demand in a particular area.

TRANSPORTATION SYSTEM MANAGEMENT (TSM) PROGRAMS: This term is used to describe a full spectrum of actions that may be applied to improve the overall efficiency of the transportation network. TSM programs usually consist of low-cost alternatives to major capital expenditures, and may include parking management measures, ridesharing programs, flexible or staggered work hours, transit promotion or operational improvements to the existing roadway system. TSM includes Transportation Demand Management (TDM) measures as well as H.O.V. use and other strategies associated with the operation of the street and transit systems.

URBAN DESIGN: An aspect of urban or suburban planning that focuses on creating a desirable environment in which to live, work and play. A well-designed urban or suburban environment demonstrates the four generally accepted principles of design: clearly identifiable function for the area; easily understood order; distinctive identity; and visual appeal.

VACATION: Refers to vacation of street or road as an action taken by the Board of Supervisors in order to abolish the public's right-of-passage over a road or road right-of-way dedicated by a plat of subdivision. Upon vacation, title to the road right-of-way transfers by operation of law to the owner(s) of the adjacent properties within the subdivision from whence the road/road right-of-way originated.

VARIANCE: An application to the Board of Zoning Appeals which seeks relief from a specific zoning regulation such as lot width, building height, or minimum yard requirements, among others. A variance may only be granted by the Board of Zoning Appeals through the public hearing process and upon a finding by the BZA that the variance application meets the required Standards for a Variance set forth in Sect. 18-404 of the Zoning Ordinance.

WETLANDS: Land characterized by wetness for a portion of the growing season. Wetlands are generally delineated on the basis of physical characteristics such as soil properties indicative of wetness, the presence of vegetation with an affinity for water, and the presence or evidence of surface wetness or soil saturation. Wetland environments provide water quality improvement benefits and are ecologically valuable. Development activity in wetlands is subject to permitting processes administered by the U.S. Army Corps of Engineers

TIDAL WETLANDS: Vegetated and nonvegetated wetlands as defined in Chapter 116 Wetlands Ordinance of the Fairfax County Code: includes tidal shores and tidally influenced embayments, creeks, and tributaries to the Occoquan and Potomac Rivers. Development activity in tidal wetlands may require approval from the Fairfax County Wetlands Board.

Abbreviations Commonly Used in Staff Reports

A&F	Agricultural & Forestal District	PDH	Planned Development Housing
ADU	Affordable Dwelling Unit	PFM	Public Facilities Manual
ARB	Architectural Review Board	PRC	Planned Residential Community
BMP	Best Management Practices	RC	Residential-Conservation
BOS	Board of Supervisors	RE	Residential Estate
BZA	Board of Zoning Appeals	RMA	Resource Management Area
COG	Council of Governments	RPA	Resource Protection Area
CBC	Community Business Center	RUP	Residential Use Permit
CDP	Conceptual Development Plan	RZ	Rezoning
CRD	Commercial Revitalization District	SE	Special Exception
DOT	Department of Transportation	SEA	Special Exception Amendment
DP	Development Plan	SP	Special Permit
DPWES	Department of Public Works and Environmental Services	TDM	Transportation Demand Management
DPZ	Department of Planning and Zoning	TMA	Transportation Management Association
DU/AC	Dwelling Units Per Acre	TSA	Transit Station Area
EQC	Environmental Quality Corridor	TSM	Transportation System Management
FAR	Floor Area Ratio	UP & DD	Utilities Planning and Design Division, DPWES
FDP	Final Development Plan	VC	Variance
GDP	Generalized Development Plan	VDOT	Virginia Dept. of Transportation
GFA	Gross Floor Area	VPD	Vehicles Per Day
HC	Highway Corridor Overlay District	VPH	Vehicles per Hour
HCD	Housing and Community Development	WMATA	Washington Metropolitan Area Transit Authority
LOS	Level of Service	WS	Water Supply Protection Overlay District
Non-RUP	Non-Residential Use Permit	ZAD	Zoning Administration Division, DPZ
OSDS	Office of Site Development Services, DPWES	ZED	Zoning Evaluation Division, DPZ
PCA	Proffered Condition Amendment	ZPRB	Zoning Permit Review Branch
PD	Planning Division		
PDC	Planned Development Commercial		