



County of Fairfax, Virginia

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

November 20, 2013

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

RE: Special Exception Amendment Application SEA 99-M-026

Dear Mr. McCormack:

At a regular meeting of the Board of Supervisors on November 19, 2013, the Board approved Special Exception Amendment Application SEA 99-M-026 in the name of Thomas Lapham (Autostop Service Center). The subject property is located at 5635 Leesburg Pike, on approximately 15,409 square feet of land, zoned C-8, CRD, HC and SC in the Mason District [Tax Map 61-2 ((1)) 96]. The Board's action amends Special Exception Application SE 99-M-026 previously approved for a vehicle light service establishment, to permit expansion of vehicle light service operations; waivers and modifications in a CRD; waiver of open space requirements and modifications of development conditions pursuant to Sections 4-804, 9-501, 9-503 and 9-622 of the Fairfax County Zoning Ordinance, by requiring conformance with the following development conditions which supersede all previous development conditions. Previously approved conditions or those with minor modifications are marked with an asterisk (*).

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.*

Office of the Clerk to the Board of Supervisors
12000 Government Center Parkway, Suite 533
Fairfax, Virginia 22035

Phone: 703-324-3151 ♦ Fax: 703-324-3926 ♦ TTY: 703-324-3903
Email: clerktothebos@fairfaxcounty.gov
<http://www.fairfaxcounty.gov/bosclerk>

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.

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.

The Board also:

- Modified the parking requirement in a Commercial Revitalization District to allow 27 parking spaces where 31 spaces are required.
- Modified the open space requirement to allow 12 percent where 15 percent is required.

Sincerely,



Catherine A. Chianese
Clerk to the Board of Supervisors

cc: Chairman Sharon Bulova
Supervisor Penelope Gross, Mason District
Tim Shirocky, Acting Director, Real Estate Division, Dept. of Tax Administration
Barbara C. Berlin, Director, Zoning Evaluation Division, DPZ
Diane Johnson-Quinn, Deputy Zoning Administrator, Dept. of Planning and Zoning
Thomas Conry, Dept. Manager, GIS, Mapping/Overlay
Angela K. Rodeheaver, Section Chief, Transportation. Planning Division
Donald Stephens, Department of Transportation
Department of Highways-VDOT
Sandy Stallman, Park Planning Branch Manager, FCPA
Charlene Fuhrman-Schulz, Development Officer, DHCD/Design Development Division
Jill Cooper, Executive Director, Planning Commission
Karyn Moreland, Chief Capital Projects Sections, Dept. of Transportation

REVITALIZATION



COUNTY OF FAIRFAX
 Department of Planning and Zoning
 Zoning Evaluation Division
 12055 Government Center Parkway, Suite 801
 Fairfax, VA 22035 (703) 324-1290, TTY 711
www.fairfaxcounty.gov/dpz/zoning/applications

APPLICATION No: SEA 99-M-026
 (Staff will assign)
 RECEIVED
 Department of Planning & Zoning

MAR 04 2011

APPLICATION FOR A SPECIAL EXCEPTION Zoning Evaluation Division

(PLEASE TYPE or PRINT IN BLACK INK)

APPLICANT	NAME Thomas Lapham
	MAILING ADDRESS <p style="text-align: center;">211 Audreys Court, Vienna, VA 22180</p>
	PHONE HOME () WORK (703) 929-5143
	PHONE MOBILE (703) 929-5143
PROPERTY INFORMATION	PROPERTY ADDRESS <p style="text-align: center;">5635 Leesburg Pike, Falls Church, VA 22041</p>
	TAX MAP NO. 0612010096 <i>PK</i> SIZE (ACRES/SQ FT) <p style="text-align: center;"><i>2/15/11</i> 15409 46816 square feet</p>
	ZONING DISTRICT C-8 <i>CRD PK 2/15/11</i> HC SC MAGISTERIAL DISTRICT Mason
	PROPOSED ZONING IF CONCURRENT WITH REZONING APPLICATION:
SPECIAL EXCEPTION REQUEST INFORMATION	ZONING ORDINANCE SECTION 4-804 Category 5; 9-501 25 Vehicle Sale, Rental and Ancillary Service Establishments
	PROPOSED USE Vehicle Sale <i>Modification/Waivers in the CRD</i> <i>Amend SE 99-M-026 previously approved for Vehicle Light to permit</i>
AGENT/CONTACT INFORMATION	NAME Detor King <i>R</i> <i>vehicle sales</i>
	MAILING ADDRESS 8300 Greensboro Drive, Suite 900 Mclean, VA 22102 <i>R</i> <i>PK</i>
	PHONE HOME () WORK (703) 982-6790 <i>R</i>
	PHONE MOBILE (571) 235-7436 <i>R</i>
MAILING	Send all correspondence to (check one): <input checked="" type="checkbox"/> Applicant -or- <input checked="" type="checkbox"/> Agent/Contact

The name(s) and addresses of owner(s) of record shall be provided on the affidavit form attached and made part of this application. The undersigned has the power to authorize and does hereby authorize Fairfax County staff representatives on official business to enter the subject property as necessary to process the application.

Thomas M. Lapham
 TYPE/PRINT NAME OF APPLICANT/AGENT

[Signature]
 SIGNATURE OF APPLICANT/AGENT

SEA 99-M -026

Zoning Application Closeout Summary Report

Printed: 12/5/2013

General Information

APPLICANT: THOMAS LAPHAM
DECISION DATE: 11/19/2013
CRD: YES
HEARING BODY: BOS
ACTION: APPROVE
STAFF COORDINATOR: BRENT KRASNER
SUPERVISOR DISTRICT: MASON

DECISION SUMMARY:

ON NOVEMBER 19, 2013, THE BOARD UNANIMOUSLY APPROVED SEA 99-M-026 ON A MOTION BY SUPERVISOR GROSS SUBJECT TO DEVELOPMENT CONDITIONS DATED OCTOBER 23, 2013.

APPLICATION DESCRIPTION:

AMEND SE 99-M-026 PREVIOUSLY APPROVED FOR VEHICLE LIGHT SERVICE ESTABLISHMENT TO PERMIT VEHICLE SALES AND WAIVERS/MODIFICATIONS IN THE CRD DISTRICT

Zoning Information

Existing Zoning		Proposed Zoning		Approved Zoning	
DISTRICT	AREA	DISTRICT	AREA	DISTRICT	AREA
				C-8	15,409.00 SQ FEET

Tax Map Numbers

0612 ((01)) ()0096

Approved Land Uses

Zoning District: C-8

LAND USE	DU'S	RES. LAND AREA	ADU'S	WDU'S	GFA	FAR	NRES. LAND AREA	SQ FEET
VEH/LGHT/S					4,136	0.27	15,408.97	
TOTALS								

Approved Waivers/Modifications

MODIFY OPEN SPACE

...

12/5/2013

Approved Development ConditionsDEVELOPMENT CONDITION STATEMENT DATE: 11-26-2013

<u>DEVELOPMENT CONDITION</u>	<u>DUE</u>	<u>TRIG #</u>	<u>TRIG EVENT</u>	<u>CONTRIB</u>	<u>EXPIR DTE</u>
USE RESTRICTIONS	01-01-0001	0	N/A	0	01-01-0001
LANDSCAPE MAINTENANCE	01-01-0001	0	N/A	0	01-01-0001
FRONTAGE IMPROVEMENTS	01-01-0001	0	N/A	0	01-01-0001
LIGHTING/GLARE	01-01-0001	0	N/A	0	01-01-0001
SUBJECT TO SITE PLANS / SUBDIVISION PLATS	01-01-0001	0	N/A	0	01-01-0001
NUMBER OF EMPLOYEES	01-01-0001	0	N/A	0	01-01-0001
APPROVED FOR LOCATION/STRUCTURE/USES ETC ON PLATS	01-01-0001	0	N/A	0	01-01-0001
HAZARDOUS MATERIAL (CONTROL / DISPOSAL)	01-01-0001	0	N/A	0	01-01-0001
PARKING REDUCTION - CRD	01-01-0001	0	N/A	0	01-01-0001
SIGNAGE	01-01-0001	0	N/A	0	01-01-0001
PARKING	01-01-0001	0	N/A	0	01-01-0001
FLOOR AREA RATIO (FAR) / GROSS FLOOR AREA (GFA)	01-01-0001	0	N/A	0	01-01-0001

12/5/2013