



# County of Fairfax, Virginia

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

February 12, 2014

Neeta Kapoor  
2777 Middleton Farm Court  
Herndon, VA 20171

Re: Special Exception Application SE 2013-HM-013

Dear Ms. Kapoor:

At a regular meeting of the Board of Supervisors held on February 11, 2014, the Board approved Special Exception Application SE 2013-HM-013 in the name of G & K, Inc., T/A Reston U-Haul. The subject property is located at 11410 North Shore Drive, on approximately 37,096 square feet of land, zoned PRC in the Hunter Mill District [Tax Map 17-2 ((1)) 7]. The Board's action permits a truck rental establishment, pursuant to Section 6-304 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. Other by-right special permit and/or special exception uses may be permitted on the application property without the approval of a Special Exception Amendment, if such uses do not affect this Special Exception.
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 entitled, "Lake Anne Service Station Truck Rental," prepared by Urban, Ltd., dated January 28, 2013, and is revised through November 13, 2013, consisting of one sheet. 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

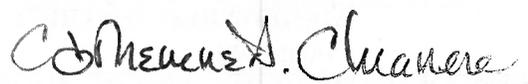
Phone: 703-324-3151 ♦ Fax: 703-324-3926 ♦ TTY: 703-324-3903  
Email: [clerktothebos@fairfaxcounty.gov](mailto:clerktothebos@fairfaxcounty.gov)  
<http://www.fairfaxcounty.gov/bosclerk>

4. The development conditions and Non-Residential Use Permit (Non-RUP) shall be displayed on-site or notice shall be posted that the development conditions and Non-RUP are available for review on-site.
5. The storage/parking area associated with the truck rental use shall not exceed 10% of the total area of the site.
6. All parking spaces on-site shall be striped in accordance with the Public Facilities Manual and as shown on the Special Exception Plat. Wheel stops shall be provided for each of the truck rental parking spaces. Signage shall be provided to designate the truck rental parking spaces for truck rental parking only. These improvements shall be completed within 180 days of the special exception approval.
7. Signage and striping shall be provided over the concrete pad area where the underground fuel storage tanks and monitoring wells are located to designate this area as a no parking area. This improvement shall be completed within 180 days of the special exception approval.
8. The existing parking space, which is perpendicular to North Shore Drive, adjacent to the western entrance to the service station, shall be removed within 180 days of the special exception approval.
9. The hours of operation for the truck rental establishment use shall be limited to Monday – Friday from 8:00 a.m. to 5:00 p.m. and on Saturday and Sunday from 8:00 a.m. to 4:00 p.m.
10. Four planter boxes, as shown on the Special Exception Plat, shall be provided to screen the trash dumpster within 60 days of the special exception approval.
11. No trailer rental shall be permitted on the subject property.
12. Rental trucks and trailers shall not be parked or stored within 15 feet of the front lot line.
13. Rental trucks not in operating condition shall not be stored on-site for more than 48 hours.
14. In the event that rental moving trucks longer than 17 feet in box length or rental trailers from other rental facilities are dropped off at the subject property, they shall be removed from the site within 48 hours.
15. There shall be no donation containers for clothing, books, etc. permitted on-site.
16. This special exception approval shall expire with the approval of the site plan for the redevelopment of this site.

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

Pursuant to Section 9-015 of the Zoning Ordinance, this special exception shall automatically expire, without notice, 18 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.

Sincerely,



Catherine A. Chianese  
Clerk to the Board of Supervisors

- cc: Chairman Sharon Bulova
- Supervisor Catherine Hudgins, Hunter Mill 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, Transportation Planning Division
- Ken Williams, Plans & Document Control, ESRD, DPWES
- 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

THIS PAGE IS INTENTIONALLY BLANK





# SE 2013-HM-013

## Zoning Application Closeout Summary Report

Printed: 2/19/2014

### General Information

**APPLICANT:** G & K, INC., T/A RESTON U-HAUL  
**DECISION DATE:** 02/11/2014  
**CRD:** NO  
**HEARING BODY:** BOS  
**ACTION:** APPROVE  
**STAFF COORDINATOR:** MARY ANN TSAI  
**SUPERVISOR DISTRICT:** HUNTER MILL (PREV C)

**DECISION SUMMARY:**

ON FEBRUARY 11, 2014, THE BOARD OF SUPERVISORS ON A MOTION BY SUPERVISOR HUDGINS APPROVED SE 2013-HM-013, SUBJECT TO THE DEVELOPMENT CONDITIONS DATED JANUARY 9, 2014.

**APPLICATION DESCRIPTION:**

TRUCK RENTAL ESTABLISHMENT

### Zoning Information

Existing Zoning		Proposed Zoning		Approved Zoning	
DISTRICT	AREA	DISTRICT	AREA	DISTRICT	AREA
				PRC-T	37,096.00 SQ FEET

### Tax Map Numbers

0172 ((01))( )0007

### Approved Land Uses

Zoning District: PRC-T

LAND USE	DU'S	RES LAND AREA	ADU'S	WDU'S	GFA	FAR	NRES LAND AREA	
AUTO/ORIEN					3,709	0.01	37,096.00	SQ FEET
<b>TOTALS</b>					<b>3,709</b>	<b>0.01</b>	<b>37,096.00</b>	<b>SQ FEET</b>

---

**Approved Development Conditions**DEVELOPMENT CONDITION STATEMENT DATE: 01-09-2014

---

<u>DEVELOPMENT CONDITION</u>	<u>DUE</u>	<u>TRIG #</u>	<u>TRIG EVENT</u>	<u>CONTRIB</u>	<u>EXPIR DTE</u>
FACILITY IMPROVEMENTS	08-11-2014	0	AT ZONING APRV	0	01-01-0001
TERM LIMITATION	01-01-0001	0	AT REDEVELPMNT	0	01-01-0001
NON-RUP	01-01-0001	0	ON DEMAND	0	01-01-0001
PHASING - LAND USE	01-01-0001	0	N/A	0	01-01-0001
TEMPORARY / INTERIM PARKING	01-01-0001	0	N/A	0	01-01-0001
HOURS OF OPERATION	01-01-0001	0	N/A	0	01-01-0001
DUMPSTER SCREENING / LOCATION	04-11-2014	0	DATE	0	01-01-0001
VEHICLE RENTAL RESTRICTIONS	01-01-0001	0	N/A	0	01-01-0001
USE RESTRICTIONS	01-01-0001	0	N/A	0	01-01-0001
COPY SHALL BE POSTED	01-01-0001	0	N/A	0	01-01-0001
OTHER - TRANSPORTATION	01-01-0001	0	N/A	0	01-01-0001
SIGNAGE - TRANSPORTATION	08-11-2014	0	AT ZONING APRV	0	01-01-0001
PARKING	08-11-2014	0	AT ZONING APRV	0	01-01-0001

2/19/2014