



# County of Fairfax, Virginia

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

September 24, 2014

Elizabeth A. Nicholson  
Walsh, Colucci, Lubeley & Walsh, P.C.  
2200 Clarendon Boulevard  
Suite 1300  
Arlington, VA 22201

Re: Special Exception Application SE 2014-LE-004  
(Concurrent with Proffered Condition Amendment Application PCA 2010 LE-005, Special Exception Application SE 2014-LE-005, and Special Exception Amendment Application SEA 2010-LE-009)

Dear Ms. Nicholson:

At a regular meeting of the Board of Supervisors held on September 23, 2014, the Board approved Special Exception Application SE 2014-LE-004 in the name of Gramm Springfield Property, LLC. The subject property is located on the W. side of Fredericksburg and Potomac Railroad, E. side of Loisdale Road, approximately 2,000 feet S. of its intersection with Lois Drive, on approximately 10.28 acres of land, zoned C-8 in the Lee District [Tax Map 90-4 ((1)) 6 A3 pt.]. The Board's action permits a vehicle sale, rental and ancillary service establishment, pursuant to Section 4-804 of the Fairfax County Zoning, 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 Generalized Development Plan (GDP)/Special Exception Plat approved with this application, as qualified by these development conditions.
3. A copy of this Special Exception and the Non-Residential Use Permit (Non-RUP) shall be posted in a conspicuous place on the property of the use and made available to all departments of the County of Fairfax during the hours of operation of the permitted use.

**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. 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 GDP/SE Plat entitled "Safford Automotive," prepared by Walter L. Phillips, Inc., dated October 4, 2013 as revised through July 21, 2014, consisting of 21 sheets and these conditions. Minor modifications to the approved Special Exception may be permitted pursuant to Paragraph 4 of Section 9-004 of the Zoning Ordinance.
5. The maximum number of employees at any given time shall be 85.
6. There shall be no outdoor storage of wrecked or inoperable vehicles on the site for a period exceeding 72 hours. Any spaces reserved for loading, parking, vehicle storage and vehicle display shall not be used for wrecked or inoperable vehicles, and all non-operating vehicles must be stored away from Loisdale Road. All parking of inoperable vehicles shall be located in designated, paved parking spaces.
7. There shall be no outdoor storage or sales of materials on the site, with the exception of vehicles for sale (which may be parked in that area designated on the GDP/SE Plat as "Vehicle Display Area" or "Vehicle Storage" or indoors).
8. All vehicular service and maintenance shall occur indoors. If such service occurs between the hours of 10:00 p.m. and 8:00 a.m., it shall be in a fully enclosed interior space with no windows or doors open.
9. The car wash shown on the GDP/SE Plat shall not be open to the public, but shall be used solely by the vehicle sales, rental and ancillary service establishment. All cleaning (including washing, mechanical drying, vacuuming and detailing) shall take place inside the building. Hand drying shall be permitted outside.
10. Secure bicycle racks and/or storage for 2-3 bicycles shall be provided within 200 yards of a building entrance. Proof of installation and plan location shall be provided. Additionally, 1 shower and a changing facility for employees within the building shall be provided. Proof of installation, plan location and manufacturers' product data for the showerhead shall be provided.

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 (Non-RUP) through established procedures, and this Special Exception shall not be valid until this has been accomplished.

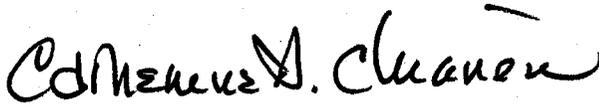
Pursuant to Section 9-015 of the Zoning Ordinance, this Special Exception shall automatically expire, without notice, thirty (30) months after the date of approval unless a

new (Non-RUP) has been issued to reflect this Special Exception. 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:**

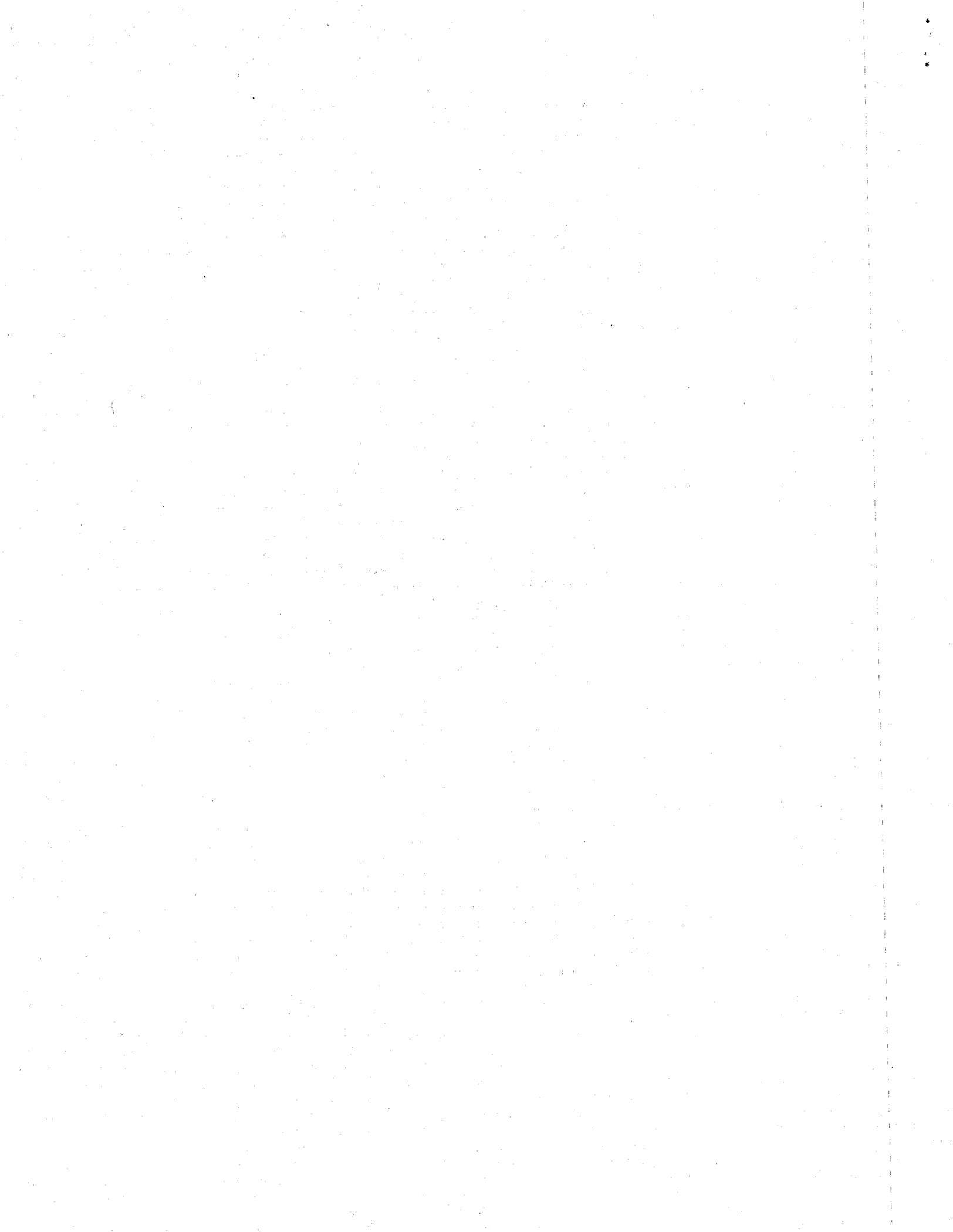
- Approved a waiver of frontage improvements along Loisdale Road

Sincerely,



Catherine A. Chianese  
Clerk to the Board of Supervisors

cc: Chairman Sharon Bulova  
Supervisor Jeffrey McKay, Lee 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  
Michael Davis, 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



# SE 2014-LE-004

## Zoning Application Closeout Summary Report

Printed: 10/6/2014

### General Information

**APPLICANT:** GRAMM SPRINGFIELD PROPERTY, LLC  
**DECISION DATE:** 09/23/2014  
**CRD:** NO  
**HEARING BODY:** BOS  
**ACTION:** APPROVE  
**STAFF COORDINATOR:** MICHAEL VAN ATTA  
**SUPERVISOR DISTRICT:**

**DECISION SUMMARY:**

ON SEPTEMBER 23, 2014, THE BOARD UNANIMOUSLY APPROVED SE 2014-LE-004 ON A MOTION BY SUPERVISOR MCKAY SUBJECT TO DEVELOPMENT CONDITIONS DATED SEPTEMBER 15, 2014.

**APPLICATION DESCRIPTION:**

VEHICLE SALE, RENTAL AND ANCILLARY SERVICE ESTABLISHMENT

### Zoning Information

Existing Zoning		Proposed Zoning		Approved Zoning	
DISTRICT	AREA	DISTRICT	AREA	DISTRICT	AREA
				C-8	10.28 ACRES

### Tax Map Numbers

0904 ((01)) ( )0006 A3

### Approved Land Uses

Zoning District: C-8

LAND USE	DU'S	RES LAND AREA	ADU'S	WDU'S	GFA	FAR	NRES LAND AREA	
VEH/SALE/A					50,000	0.11	10.28	ACRES
<b>TOTALS</b>					<b>50,000</b>	<b>0.11</b>	<b>10.28</b>	<b>ACRES</b>

### Approved Waivers/Modifications

WAIVE FRONTAGE IMPROVEMENTS

10/6/2014

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**Approved Development Conditions**DEVELOPMENT CONDITION STATEMENT DATE: 09-15-2014

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<u>DEVELOPMENT CONDITION</u>	<u>DUE</u>	<u>TRIG #</u>	<u>TRIG EVENT</u>	<u>CONTRIB</u>	<u>EXPIR DTE</u>
PARKING	01-01-0001	0	N/A	0	01-01-0001
OTHER - GENERAL	01-01-0001	0	N/A	0	01-01-0001
USE RESTRICTIONS	01-01-0001	0	N/A	0	01-01-0001
BICYCLE RELATED FACILITIES	01-01-0001	0	N/A	0	01-01-0001
COPY SHALL BE POSTED	01-01-0001	0	N/A	0	01-01-0001
ACCESSORY USES	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
SUBJECT TO SITE PLANS / SUBDIVISION PLATS	01-01-0001	0	N/A	0	01-01-0001

10/6/2014



**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: PCA 2010-LE-005  
 (Assigned by staff)

*Concurrent with* RECEIVED  
 Department of Planning & Zoning  
 SE 2014-LE-009  
 SE 2014-LE-005  
 SEA 2010-LE-009 JAN 22 2014

Zoning Evaluation Division

**APPLICATION FOR A REZONING**  
 (PLEASE TYPE or PRINT IN BLACK INK)

**PETITION**

**TO: THE BOARD OF SUPERVISORS OF FAIRFAX COUNTY, VIRGINIA**  
 I (We), Gramm Springfield Property, LLC, the applicant (s) petition you to adopt an ordinance amending the Zoning Map of Fairfax County, Virginia, by reclassifying from the N/A District to the N/A District the property described below and outlined in red on the Zoning Section Sheet(s) accompanying and made part of this application.  
 (Proffered Condition Amendment)

**LEGAL DESCRIPTION:**

Parcels 6A3, 6A4, 6A5, <u>6A2</u>			23125	959
Lot(s)	Block(s)	Subdivision	Deed Book	Page No.

**TAX MAP DESCRIPTION:**

90-4	1		<u>6A2</u>	1,007,908 SF/23.1 ac.
90-4	1		6A 3	460,311 SF/10.6 ac.
90-4	1		6A 4	344,190 SF/7.9 ac
90-4	1		6A 5	516,300 SF/11.8 ac
Map No.	Double Circle No.	Single Circle No.	Parcel(s)/Lot(s) No.	Total Acreage

**POSTAL ADDRESS OF PROPERTY:**

Loisdale Road (no postal address assigned)

**ADVERTISING DISCRIPTION:** (Example - North side of Lee Highway approx. 1000 feet west of its intersection with Newgate Blvd.)  
 East side of Loisdale Road, West of CSX railroad tracks and south of Loisdale Park.

**PRESENT USE:** Vacant Land  
**PROPOSED USE:** Automotive Dealership  
**MAGISTERIAL DISTRICT:** Lee  
**OVERLAY DISTRICT (S):** N/A

The name(s) and address(s) of owner(s) of record shall 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 representative on official business to enter on the subject property as necessary to process the application.

Martin D. Walsh by: Elizabeth A. Nicholson  
 Type or Print Name  
 Walsh, Colucci, Lubeley and Walsh, P.C.  
 2200 Clarendon, Blvd., Suite 1300, Arlington, VA 22201  
 Address

Art Walker by Elizabeth Nicholson  
 Signature of Applicant or Agent  
 (Work) 703-528-4700 (Mobile)  
 Telephone Number

Please provide name and telephone number of contact if different from above:

PCA 2013-0285

**DO NOT WRITE BELOW THIS SPACE**

Date application accepted: 3-7-14

Fee Paid \$ 41,850.00

*Virginia Ruffner*



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 2010-LE-009  
 (Staff will assign)  
*concurrent w/ RA REZONED 005*  
 Department of Planning & Zoning  
 SE 2014-LE-005  
 SE 2014-LE-005  
 OCT 04 2013

**APPLICATION FOR A SPECIAL EXCEPTION**  
 (PLEASE TYPE or PRINT IN BLACK INK)

Zoning Evaluation Division

APPLICANT	NAME Jennings Business Park, LLC Contact: Elizabeth Nicholson
	MAILING ADDRESS See Agent/contact information below
	PHONE HOME ( ) WORK (703) 528-4700
	PHONE MOBILE ( )
PROPERTY INFORMATION	PROPERTY ADDRESS Loisdale Road (no postal address assigned)
	TAX MAP NO. SIZE (ACRES/SQ FT) 90-4((1))6A5, 6A2, part of 6A3 and 6A4 + 1,547,360 SF / 35.52 AC 516,300 SF / 11.8 ac. <i>mmj</i>
	ZONING DISTRICT MAGISTERIAL DISTRICT C-8 Lee
	PROPOSED ZONING IF CONCURRENT WITH REZONING APPLICATION: N/A
	ZONING ORDINANCE SECTION Category 5- Sect. 4-0804
SPECIAL EXCEPTION REQUEST INFORMATION	PROPOSED USE Additional parking for Vehicle Sale, Rental and Ancillary Service Establishment
	NAME Martin D. Walsh by: Elizabeth Nicholson
AGENT/CONTACT INFORMATION	MAILING ADDRESS Walsh, Colucci, Lubeley, Emrich, and Walsh, P.C., 2200 Clarendon Blvd. Suite 1300, Arlington, VA 22201
	PHONE NUMBER HOME WORK 703-528-4700
	PHONE NUMBER MOBILE
	MAILING Send all correspondence to (check one): <input type="checkbox"/> Applicant -or- <input checked="" type="checkbox"/> Agent/Contact
<p>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.</p> <p>Martin D. Walsh by: Elizabeth Nicholson</p> <p>TYPE/PRINT NAME OF APPLICANT/AGENT <u>Elizabeth A. Nicholson</u>          SIGNATURE OF APPLICANT/AGENT</p>	

DO NOT WRITE IN THIS SPACE

Date application accepted: 3-7-14

*Wendy Raffae*

Application Fee Paid: \$ 16,375.00

SE 2013-0291

*MPC*  
1/23/14



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: SE 2014-LE-004

(Staff will assign)

Concurrent with SEA 2010-LE-001 RECEIVED

Department of Planning & Zoning

SEA 2010-LE-009

DEC 10 4 2013

**APPLICATION FOR A SPECIAL EXCEPTION** Zoning Evaluation Division  
 (PLEASE TYPE or PRINT IN BLACK INK)

APPLICANT	NAME Gramm Springfield Property, LLC
	MAILING ADDRESS See Agent/contact information below
	PHONE HOME ( ) WORK (703) 528-4700
	PHONE MOBILE ( )
PROPERTY INFORMATION	PROPERTY ADDRESS Loisdale Road (no postal address assigned)
	TAX MAP NO. SIZE (ACRES/SQ FT) 90-4((1))6A3, part of 447,950 SF / 10.28 AC 460,311 SF / 10.6 ac. MW
	ZONING DISTRICT MAGISTERIAL DISTRICT C-8 Lee
	PROPOSED ZONING IF CONCURRENT WITH REZONING APPLICATION: N/A
SPECIAL EXCEPTION REQUEST INFORMATION	ZONING ORDINANCE SECTION Category 5- Sect. 4-0804
	PROPOSED USE Vehicle Sale, Rental and Ancillary Service Establishment
AGENT/CONTACT INFORMATION	NAME Martin D. Walsh by: Elizabeth Nicholson
	MAILING ADDRESS Walsh, Colucci, Lubeley, Emrich, and Walsh, P.C., 2200 Clarendon Blvd. Suite 1300, Arlington, VA 22201
	PHONE NUMBER HOME WORK 703-528-4700
	PHONE NUMBER MOBILE
MAILING	Send all correspondence to (check one): <input type="checkbox"/> Applicant -or- <input checked="" type="checkbox"/> Agent/Contact
<p>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.</p> <p>Martin D. Walsh by: Elizabeth Nicholson</p> <p>TYPE/PRINT NAME OF APPLICANT/AGENT SIGNATURE OF APPLICANT/AGENT</p> <p style="text-align: right;"><i>Elizabeth A. Nicholson</i></p>	

SE 2013-0289

MPC  
1/23/14

DO NOT WRITE IN THIS SPACE

Date application accepted: 3-7-14

Application Fee Paid: \$ 16,375.00

*Virginia Rapp*



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: SE 2014-LE-005

Concurrent w/ (Staff will assign)

PCA 2010-LE-005 RECEIVED  
 SE 2014-LE-005  
 SEA 2010-LE-009  
 UCI 04 2013

**APPLICATION FOR A SPECIAL EXCEPTION**

(PLEASE TYPE or PRINT IN BLACK INK)

Zoning Evaluation Division

APPLICANT	NAME Gramm Springfield Hyundai Property, LLC Contact: Elizabeth Nicholson	
	MAILING ADDRESS See Agent/contact information below	
	PHONE HOME ( )	WORK (703) 528-4700
	PHONE MOBILE ( )	
PROPERTY INFORMATION	PROPERTY ADDRESS Loisdale Road (no postal address assigned)	
	TAX MAP NO. 90-4((1))6A4, part of	SIZE (ACRES/SQ FT) 333,399 SF / 7.65 AC <del>344,190 SF / 7.9 ac.</del> MW
	ZONING DISTRICT C-8	MAGISTERIAL DISTRICT Lee
	PROPOSED ZONING IF CONCURRENT WITH REZONING APPLICATION: N/A	
	ZONING ORDINANCE SECTION Category 5- Sect. 4-0804	
SPECIAL EXCEPTION REQUEST INFORMATION	PROPOSED USE Vehicle Sale, Rental and Ancillary Service Establishment	
	ZONING ORDINANCE SECTION	
AGENT/CONTACT INFORMATION	NAME Martin D. Walsh by: Elizabeth Nicholson	
	MAILING ADDRESS Walsh, Colucci, Lubeley, Emrich, and Walsh, P.C., 2200 Clarendon Blvd. Suite 1300, Arlington, VA 22201	
	PHONE NUMBER HOME	WORK 703-528-4700
	PHONE NUMBER MOBILE	
MAILING	Send all correspondence to (check one): <input type="checkbox"/> Applicant -or- <input checked="" type="checkbox"/> Agent/Contact	
<p>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.</p> <p>Martin D. Walsh by: Elizabeth Nicholson</p> <p>TYPE/PRINT NAME OF APPLICANT/AGENT</p>		
		<p><i>Elizabeth A. Nicholson</i></p> <p>SIGNATURE OF APPLICANT/AGENT</p>

DO NOT WRITE IN THIS SPACE

Date application accepted:

3-7-14

*Virginia Ruffner*

Application Fee Paid: \$ 10,375.00

SE 2013-0290

MPC  
 1/23/14