



County of Fairfax, Virginia

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

October 29, 2014

Sara V. Mariska
Walsh, Colucci, Lubeley & Walsh, P.C.
2200 Clarendon Boulevard, 13th Floor
Arlington, VA 22201

RECEIVED
Department of Planning & Zoning

JAN 08 2015
Zoning Evaluation Division

RE: Special Exception Amendment Application SEA 84-D-004-3

Dear Ms. Mariska:

At a regular meeting of the Board of Supervisors on October 28, 2014, the Board approved Special Exception Amendment Application SEA 84-D-004-3 in the name of Sunoco, Inc. (R&M). The subject property is located at 2150 Centreville Road, on approximately 33,220 square feet of land, zoned C-6 in the Dranesville District [Tax Map 16-1 ((1)) 7A]. The Board's action amends Special Exception Application SE 84-D-004 previously approved for a service station and mini mart to replace with a service station and quick service food store and to permit associated modifications to site design and development conditions, and a waiver of the minimum lot size and lot width requirements, pursuant to Sections 4-604, 9-610, and 2-405 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 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 Sunoco, Inc., 2150 Centreville Road, prepared by CoreStates Group and dated July 16, 2014 and revised through August 25, 2014, and these conditions. 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. Landscaping shall be provided as shown on the Special Exception Amendment Plat. The landscaping at the corner of Parcher Avenue and Centreville Road shall comply with Section 2-505 of the Zoning Ordinance and shall not impede the driver's eye viewshed within an angle of 120 degrees from the stop bar of the Parcher Avenue exit to assist the driver's view of vehicles turning right from Centreville Road. The landscaped area will be generally in conformance with the Conceptual Landscape Exhibit dated September 12, 2014(attached to these conditions).
5. A cash contribution of \$2000 shall be made prior to any site plan approval for funding of landscaping or streetscaping improvement in the area and such monies will be distributed upon consultation with the Dranesville District Supervisor's office.
6. All dead and dying trees as identified by the SEA Plat and the Urban Forest Management Division shall be replaced prior to issuance of a Non-Residential Use Permit (Non-RUP).
7. The total number of employees shall be limited to four (4) on each shift.*
8. There shall be no display, selling, storing, rental, or leasing of automobiles, trucks, trailers, recreational vehicles, lawn mowers on this property.*
9. Any offsite sight distance easements necessary for the entrances will be required at site plan approval.
10. The applicant shall provide green building practices, including use of energy efficient mechanical systems, use of materials with recycled content, a high performance and insulated building envelope, water efficient fixtures, low volatile compounds in paints, sealants and finish materials, construction waste management and the storage and collection of recyclables.
11. The service station and quick service food store shall not be used for performance of major repairs, and no wrecked, inoperative or abandoned vehicles may be temporarily stored outdoors for a period of seventy-two (72) hours and there shall be no more than two (2) such vehicles onsite at any one time.
12. The building shall be in general conformance with the elevations shown on the SEA Plat, to include use of similar materials on all sides with similar articulation and material quality.
13. All onsite sidewalks shall be ADA accessible and a ramp, additional to that shown on the SEA Plat, shall be added at the front, i.e. facing Centreville Road, northeast quadrant of the building.

14. The lighting onsite shall conform to the Zoning Ordinance performance standards in Article 14.
15. No outdoor storage prohibited by the Zoning Ordinance is permitted.
16. All signs shall be in conformance with Article 12.

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.

The Board also:

- Waived the requirement that surface parking spaces be at least 10 feet away from the street right-of-way along Parcher Avenue
- Modified the requirement that surface parking spaces be at least 10 feet away from the street right-of-way along Centreville Road to that showing on the SEA Plat

Sincerely,



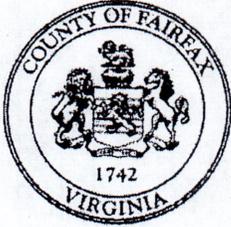
Catherine A. Chianese
Clerk to the Board of Supervisors

SEA 84-D-004-3
October 29, 2014

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cc: Chairman Sharon Bulova
Supervisor John Foust, Dranesville 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
Michael Davis, 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

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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 84-D-004-03

(Staff will assign)
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 Department of Planning & Zoning

MAY 09 2014

Zoning Evaluation Division

APPLICATION FOR A SPECIAL EXCEPTION

(PLEASE TYPE or PRINT IN BLACK INK)

APPLICANT	NAME Sunoco, Inc. (R&M)
	MAILING ADDRESS 1735 Market Street, Suite LL Philadelphia, Pennsylvania 19103
	PHONE HOME () WORK ()
	PHONE MOBILE ()
PROPERTY INFORMATION	PROPERTY ADDRESS 2150 Centreville Road Herndon, Virginia 20170
	TAX MAP NO. 16-1 ((1)) 7A SIZE (ACRES/SQ FT) Approximately 33,220 sq. ft.
	ZONING DISTRICT C-6 MAGISTERIAL DISTRICT Dranesville
	PROPOSED ZONING IF CONCURRENT WITH REZONING APPLICATION: N/A
SPECIAL EXCEPTION REQUEST INFORMATION	ZONING ORDINANCE SECTION 4-604, 9-501, 11-610, 2-465
	PROPOSED USE Service station and quick service food store.
AGENT/CONTACT INFORMATION	NAME Sara V. Mariska, Agent
	MAILING ADDRESS Walsh, Colucci, Lubeley & Walsh, P.C. 2200 Clarendon Boulevard, Suite 1300 Arlington, Virginia 22201
	PHONE HOME () WORK (703) 528-4700
	PHONE 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>Sara V. Mariska, Agent</p> <p><u>TYPE/PRINT NAME OF APPLICANT/AGENT</u> <u>SIGNATURE OF APPLICANT/AGENT</u></p>	

DO NOT WRITE IN THIS SPACE

Deborah Leishman

SEA 2014-0047

MPC
5/12/14

Date Application accepted: May 12, 2014

Application Fee Paid: \$ 8,187.⁵⁰

SEA 84-D -004-03

Zoning Application Closeout Summary Report

Printed: 11/17/2014

General Information

APPLICANT: SUNOCO, INC. (R&M)
DECISION DATE: 10/28/2014
CRD: NO
HEARING BODY: BOS
ACTION: APPROVE
STAFF COORDINATOR: SUZANNE WRIGHT
SUPERVISOR DISTRICT: DRANESVILLE

DECISION SUMMARY:

ON OCTOBER 28, 2014, THE BOARD UNANIMOUSLY APPROVED SEA 84-D-004-03 ON A MOTION BY SUPERVISOR FOST; SUBJECT TO DEVELOPMENT CONDITIONS DATED OCTOBER 22, 2014.

APPLICATION DESCRIPTION:

AMEND SE 84-D-004 PREVIOUSLY APPROVED FOR SERVICE STATION AND MINI MART TO REPLACE WITH SERVICE STATION AND QUICK SERVICE FOOD STORE AND TO PERMIT A WAIVER OF THE MINIMUM LOT SIZE AND LOT WIDTH REQUIREMENTS

Zoning Information

Existing Zoning		Proposed Zoning		Approved Zoning	
DISTRICT	AREA	DISTRICT	AREA	DISTRICT	AREA
				C- 6	33,220.00 SQ FEET

Tax Map Numbers

0161 ((01)) ()0007 A

Approved Land Uses

Zoning District: C- 6

LAND USE	DU'S	RES LAND AREA	ADU'S	WDU'S	GFA	FAR	NRES LAND AREA	SQ FEET
QUICK/SRVCS					1,982	0.06	33,220.00	
SVC/STATN								
TOTALS					1,982	0.06	33,220.00	

Approved Waivers/Modifications

SEE FILE FOR ALL WAIVERS AND MODIFICATIONS

11/17/2014

Approved Development Conditions

DEVELOPMENT CONDITION STATEMENT DATE: 10-22-2014

<u>DEVELOPMENT CONDITION</u>	<u>DUE</u>	<u>TRIG #</u>	<u>TRIG EVENT</u>	<u>CONTRIB</u>	<u>EXPIR DTE</u>
CONTRIBUTION - OTHER LAND USE	01-01-0001	0	SITE PLAN	2,000	01-01-0001
LANDSCAPE MAINTENANCE	01-01-0001	0	NON-RUP	0	01-01-0001
ARCHITECTURE BUILDING MATERIALS / COLORS	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
APPROVED FOR LOCATION/STRUCTURE/USES ETC ON PLATS	01-01-0001	0	N/A	0	01-01-0001
NUMBER OF EMPLOYEES	01-01-0001	0	N/A	0	01-01-0001
SIGNAGE	01-01-0001	0	N/A	0	01-01-0001
OTHER - ENVIRONMENT	01-01-0001	0	N/A	0	01-01-0001
LIGHTING/GLARE	01-01-0001	0	N/A	0	01-01-0001
BUILDING AND USE RESTRICTION	01-01-0001	0	N/A	0	01-01-0001
PEDESTRIAN IMPROVEMENTS (CROSSWALKS / BRIDGES / SIGNAL)	01-01-0001	0	N/A	0	01-01-0001
ACQUISITION OF OFF-SITE EASEMENTS / ROW	01-01-0001	0	N/A	0	01-01-0001
LANDSCAPE PLAN REQUIRED	01-01-0001	0	N/A	0	01-01-0001

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