



APPLICATION ACCEPTED: May 7, 2015
BOARD OF ZONING APPEALS: July 29, 2015 @ 9:00 a.m.

County of Fairfax, Virginia

July 22, 2015

STAFF REPORT

SPECIAL PERMIT SP 2015-SU-080

SULLY DISTRICT

APPLICANT: Cassel's Awards and Engraving, Inc.

OWNER: OTR

ZONING: I-5, WS, AN

LOCATION: 14000 Park Center Rd., Herndon, 20171

ZONING ORDINANCE PROVISIONS: 5-503, 8-501

TAX MAP: 24-2 ((1)) 12A

SIZE: 45.82 acres

PLAN MAP: Industrial

SPECIAL PERMIT PROPOSAL: To permit an indoor commercial recreation use in an industrial district.

STAFF RECOMMENDATION:

Staff recommends approval of SP 2015-SU-080 subject to the proposed development conditions contained in Appendix 1.

It should be noted that it is not the intent of staff to recommend that the Board, in adopting any conditions, relieve the applicants/owners 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 recommendations of staff; it does not reflect the position of the Board of Zoning Appeals.

Casey V. Gresham



A copy of the BZA's Resolution setting forth this decision will be mailed within five (5) days after the decision becomes final.

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

For additional information, call Zoning Evaluation Division, Department of Planning and Zoning at 703-324-1280, 12055 Government Center Parkway, Suite 801, Fairfax, Virginia 22035. **Board of Zoning Appeals' meetings are held in the Board Room, Ground Level, Government Center Building, 12000 Government Center Parkway, Fairfax, Virginia 22035-5505.**

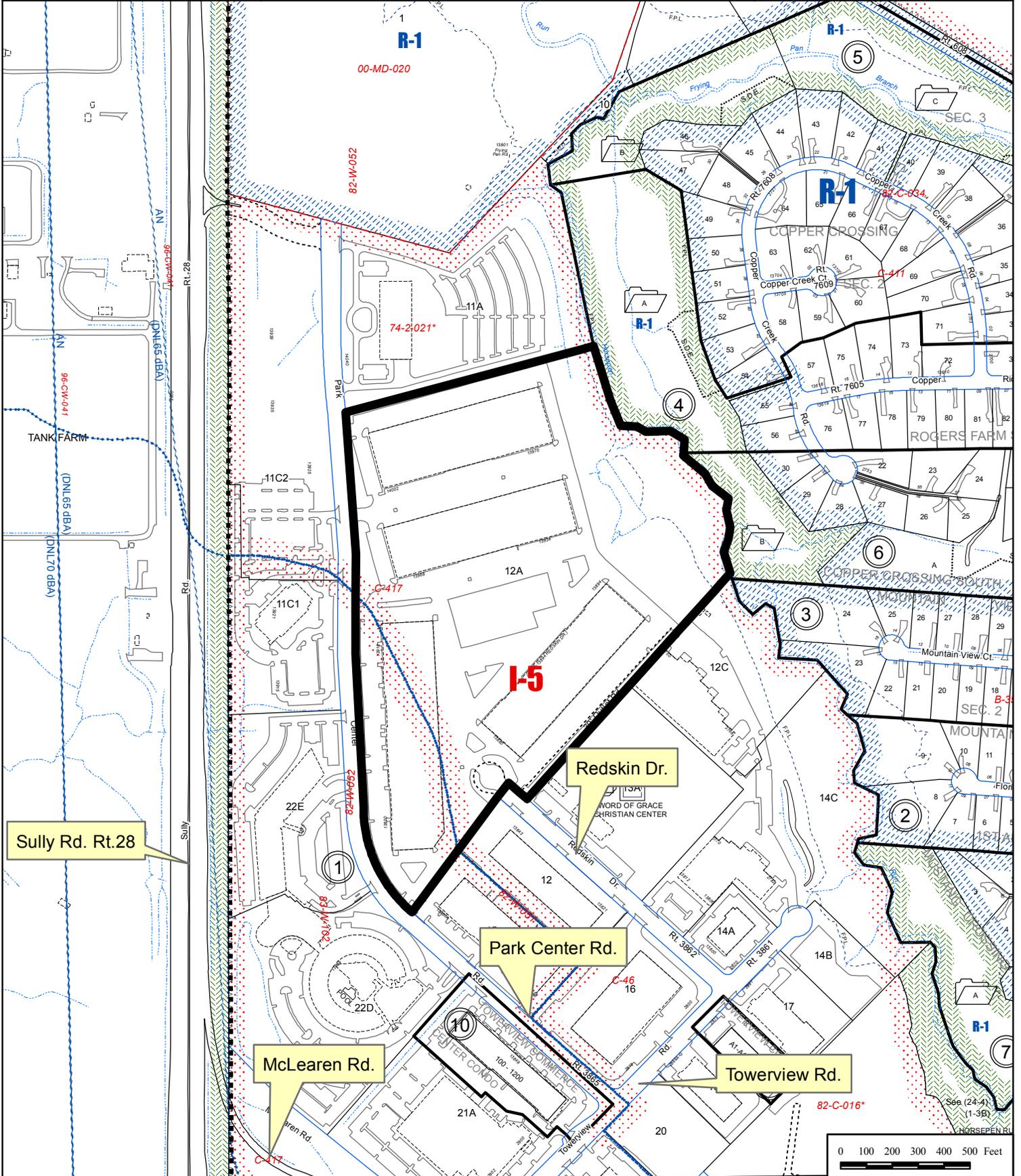


Americans with Disabilities Act (ADA): Reasonable accommodation is available upon 7 days advance notice. For additional information on ADA call (703) 324-1334 or TTY 711 (Virginia Relay Center).



Special Permit SP 2015-SU-080

CASSEL'S AWARDS AND ENGRAVING, INC



Sully Rd. Rt. 28

Redskin Dr.

Park Center Rd.

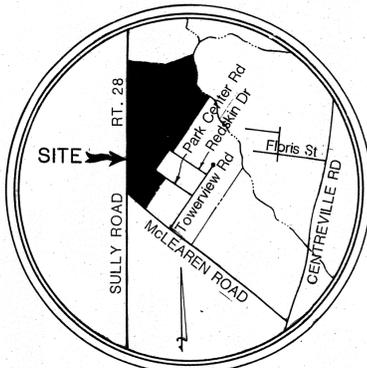
McLearn Rd.

Towerview Rd.



WATER NOTES

1. ALL WATER MAIN CONSTRUCTION SHALL COMPLY WITH THE REQUIREMENTS OF THE STANDARD SPECIFICATIONS AND PLANS OF THE PUBLIC WATER SUPPLY AGENCY.
2. ALL WATER MAINS SHALL HAVE A COVER OF 4'0" UNLESS OTHERWISE DESIGNATED.
3. WATER MAINS SHALL BE INSTALLED 8' NORTH OR EAST OF THE CENTERLINE OF THE UNLESS OTHERWISE DESIGNATED ON THE PLANS.
4. THE DEVELOPER SHALL REQUEST INSPECTION BY THE PUBLIC WATER SUPPLY AGENCY 3 DAYS PRIOR TO COMMENCING CONSTRUCTION OF ANY WATER MAINS.
5. NO UNDERGROUND ELECTRIC, TELEPHONE, TELEVISION CABLES, GAS, CHILLED WATER LINES OR ANY OTHER UNDERGROUND UTILITIES SHALL BE INSTALLED WITHIN THE FCWA EASEMENT PARALLEL TO THE PROPOSED WATER MAIN. PLAN AND PROFILES OF ALL UTILITY CROSSINGS OF WATER MAINS WITHIN THE EASEMENTS SHALL BE SUBMITTED TO THE PUBLIC WATER SUPPLY AGENCY FOR APPROVAL PRIOR TO CONSTRUCTION.
6. ANY RELOCATION OF EXISTING FCWA WATER MAINS DUE TO THE DEVELOPMENT OF THIS PROPERTY SHALL BE PROVIDED FOR BY THE DEVELOPER.
7. NO WATER MAIN VALVES ARE TO BE CLOSED PRIOR TO NOTIFICATION TO THE FAIRFAX COUNTY WATER AUTHORITY, PHONE 698-5600.
8. WORKING PRESSURE SHALL BE 100 P.S.I.
9. WATER MAINS SHALL NOT BE INSTALLED ON SITE UNTIL FCWA EASEMENTS ARE RECORDED AND DEVELOPER HAS FURNISHED PROPER FORMS FOR WATER MAIN INSTALLATION.
10. ALL WATER MAINS 8" THROUGH 12" SHALL BE CLASS 52 DUCTILE IRON WATER MAIN UNLESS OTHERWISE DESIGNATED BY FCWA.
11. ALL HYDRANT, WATER SERVICE, FIRE LINE AND STUB-OUT VALVES SHALL BE STRAPPED SWIVEL FITTINGS OPTIONAL IN LIEU OF STRAPPING.
12. IN ACCORDANCE WITH SECTION 14.3, A, OF THE FIRE PREVENTION CODE OF THE COUNTY OF FAIRFAX, AS ADOPTED BY THE COUNTY PURSUANT TO SECTION 12-18 ET SEQ, CODE OF THE COUNTY OF FAIRFAX:
"SECTION 14.3, A
NO PERSON SHALL USE, TAMPER WITH, DAMAGE OR DESTROY ANY FIRE HYDRANTS, VALVES OR WATER MAINS WITHIN THE COUNTRY EXCEPT THAT A FIRE DEPARTMENT MAY USE SUCH HYDRANTS FOR FIRE FIGHTING AND TRAINING PURPOSES, OR A PERSON WHO HAS OBTAINED A PERMIT FOR USE FROM THE PUBLIC AUTHORITY OR UTILITY HAVING JURISDICTION OVER SAID ITEMS WHEN USE IS BY A PERSON UNDER PERMIT FROM THE AUTHORITY HAVING JURISDICTION, ALL POLICIES OUTLINED ON SAID PERMIT OR APPLICATION SHALL BE COMPLIED WITH.
NO PLANTINGS OR ERECTION OR OTHER OBSTRUCTIONS SHALL BE MADE WITHIN FOUR FEET OF ANY FIRE HYDRANT."
13. DEVELOPER TO NOTIFY FCWA 698-5600, EXT 218, PRIOR TO THE INSTALLATION OF INTERIOR PLUMBING TO DETERMINE THE LOCATION OF THE WATER METER AND PREWIRING FOR REMOTE REGISTER.
14. ALL HYDRANT BRANCHES SHALL HAVE A MINIMUM COVER OF 3'0" AT THE DITCH LINE.
15. IF PUBLIC WATER SERVICE IS OBTAINED FOR TEMPORARY VEHICLE WASH AREA, A BACKFLOW PREVENTOR SHALL BE REQUIRED.
16. BOOSTER PUMPS MAY BE REQUIRED TO PROVIDE ADEQUATE PRESSURE AT THE TOP FLOOR.
17. DEVELOPER SHALL MAKE PROVISION FOR DISCHARGE OF WATER AS REQUIRED BY FCWA FOR WATER METER REPAIRS AND TESTING. (CONTACT MR. ROBERTSON AT 318-4202 FOR ADDITIONAL INFORMATION.)
18. THE PROPERTY DESCRIBED ON THIS PLAN IS LOCATED IN AN AREA WHERE THE WATER PRESSURE WILL EXCEED 80 P.S.I. IN ACCORDANCE WITH FCWA RULES AND REGULATIONS AND THE FAIRFAX COUNTY PLUMBING CODE, A PRESSURE REGULATING VALVE MUST BE INSTALLED BY THE PROPERTY OWNER IN THE BUILDING PLUMBING SYSTEM IN ORDER TO ELIMINATE WATER HAMMER AND UNNECESSARY WASTAGE OF WATER.
19. Q DENOTES APPROXIMATE LOCATION OF CURB STOPS INSTALLED BY FCWA.
20. IF A PRIVATE INTERIOR FIRE PROTECTION SYSTEM IS TO BE PROVIDED, IT IS SUBJECT TO THE APPROVAL OF THE FAIRFAX COUNTY FIRE MARSHAL AND THE FAIRFAX COUNTY PLUMBING CODE.
21. WATER METER SHALL BE LOCATED INSIDE IN AN ACCESSIBLE LOCATION AND SHALL NOT BE INSTALLED UNDER EXISTING PIPING OR CLOSE TO OTHER FACILITIES. METER INSTALLATIONS SHALL BE INSPECTED AND THE BY-PASS VALVE, IF REQUIRED, SEALED BY THE FAIRFAX COUNTY WATER AUTHORITY. REMOTE REGISTER TO BE INSTALLED ON THE OUTSIDE OF THE BUILDING. CALL FOR INSPECTION PRIOR TO PLACING LINE IN SERVICE.
22. ALL REQUIRED SANITARY, INCLUDING LATERALS AND STORM SEWERS, HAVE BEEN INSTALLED. THEIR DITCHES COMPACTED FOR FULL DEPTH ACCORDING TO CURRENT REQUIREMENTS. THE SANITARY SEWER ACCEPTED FOR SERVICE BY FAIRFAX COUNTY'S DEPARTMENT OF COUNTY DEVELOPMENT, THE STREETS AND/OR EASEMENTS ROUGH GRADED AND COMPACTED TO MEET CURRENT STANDARDS PRIOR TO ANY WATER MAIN INSTALLATION.
23. THE DEVELOPER AGREES TO ASSUME COMPLETE RESPONSIBILITY AND ALL COSTS, FOR THE INSTALLATION OF THE MAINS AND APPURTENANCES AND FOR ANY ADJUSTMENTS IN ALIGNMENT AND GRADE, RELOCATION, REPAIRS AND MAINTENANCE THEREOF WHICH MAY BE REQUIRED PRIOR TO THE FINISH GRADING AND SURFACING OF THE STREETS AND/OR EASEMENTS AND FINAL ACCEPTANCE OF THE FACILITIES BY YOU; IT BEING UNDERSTOOD THAT FINAL ACCEPTANCE WILL NOT BE CONSIDERED OR GRANTED UNTIL AFTER THE STREETS HAVE BEEN SURFACED OR THE EASEMENTS FINALLY GRADED.



VICINITY MAP SCALE 1" = 2,000'

NOTE TO DESIGN ENGINEER:

TO PERMIT THE FOLLOWING DISTRIBUTION, FINAL SUBMISSION OF THIS PLAN REQUIRES THE SUBMITTAL OF A TOTAL OF _____ COPIES.

DESIGN REVIEW
SANITARY SEWER
WATER SUPPLY AGENCY
HEALTH DEPT.
OTHER

SURVEYOR'S CERTIFICATE

I, John P. DiGiulian, a duly certified Land Surveyor in the Commonwealth of Virginia do hereby certify that the land shown on this plan is now in the name of Gibson Warehousing Company, Inc. and recorded in D.B. 4968 P. 111

11/13/88 DATE JOHN P. DIGIULIAN

- EASEMENTS**
1. SANITARY SEWER EASEMENTS RECORDED DB 6362 P 1072, DB 5704 P 1122 & DB 3973 P 1
 2. FAIRFAX COUNTY WATER AUTHORITY EASEMENTS RECORDED DB 6053 P 1839, DB 5836 P 589, DB 5834 P 1728, DB 5715 P 128, DB 5686 P 490 & DB 6401 P 1372
 3. STORM DRAINAGE EASEMENTS RECORDED DB 5704 P 1122 & DB 6362 P 1072
 4. PARK CENTER ROAD DEDICATION RECORDED DB 6223 P 384 & DB 6243 P 1771
 5. 70' PUBLIC ACCESS EASEMENTS RECORDED DB 6362 P 1072

This change is made with no effect on the prior approvals of the Fire Marshal dated 10/21/88 and Water Authority dated 11/21/88.

THIS AS-BUILT SUBSTANTIALLY CONFORMS TO THE APPROVED SITE PLAN AND GENERALLY REPRESENTS ACTUAL CONDITIONS ON THE SITE, HOWEVER THESE DRAWINGS DO NOT REPRESENT A FIELD SURVEY UNLESS NOTED.

11/13/88 DATE John P. DiGiulian

FEE SCHEDULE

ITEM	QUANTITY	UNIT	FEE PER UNIT FOR SUBDS.	FEE PER UNIT FOR SITE PLANS	FEE
LIN. FEET OF STREET		LIN. FT.			
BITUMINOUS SURFACE	10,210	SQ. YD.	20		204,200
SANITARY SEWER	1210	LIN. FT.	1.15		1,391.50
SCREENING		LIN. FT.	1.15		
SIDEWALK	2773	LIN. FT.	.45		1,247.85
HEADER CURB		LIN. FT.	.45		
CURB & GUTTER	8334	LIN. FT.	.45		3,750.30
STORM DRAINAGE	7631	LIN. FT.	1.6		12,210.60
MISCELLANY	44.71	PER ACRE	200.00		8,942.00
OVERLOT GRADING AND SURFACE DRAINAGE PLAN (PER DIVISION OF LAND OR PER DISTURBED ACRE, WHICHEVER IS GREATER.)	71.3	Ac	7.00		500.10
ESTIMATED FEE-TOTAL					229,842.35
INITIAL FEE PAYMENT (50% OF ESTIMATED FEE)					114,921.18
BALANCE OF FEE:	COMPUTED BY COUNTY				

NOTES

1. THE DESIGN, CONSTRUCTION, FIELD PRACTICES, AND METHODS SHALL CONFORM TO THE REQUIREMENTS SET FORTH IN THE FAIRFAX COUNTY CODE AS AMENDED AND IN THE PUBLIC FACILITIES MANUAL AS ADOPTED MAY 31, 1975, AND AMENDED. FAILURE TO COMPLY WITH THE FAIRFAX COUNTY CODE, THE PUBLIC FACILITIES MANUAL, THE APPROVED PLANS, THE PROVISIONS OF THE CONSTRUCTION AND ESCROW AGREEMENTS OR THE PERMIT SHALL BE DEEMED A VIOLATION.
2. ALL UNDERGROUND UTILITIES WITHIN THE STREET RIGHTS-OF-WAY SHALL BE INSTALLED TO THE REQUIRED DISTANCE BEYOND THE RIGHT-OF-WAY LINE PRIOR TO THE INSTALLATION OF ANY SUBBASE MATERIAL, CURB AND GUTTER, OR SIDEWALK.
3. ALL EXISTING UNDERGROUND UTILITIES SHALL BE PHYSICALLY LOCATED BY THE DEVELOPER OR HIS ENGINEER PRIOR TO THE BEGINNING OF ANY CONSTRUCTION IN THE VICINITY OF THESE UTILITIES.
4. ALL ELEVATIONS MUST BE BASED ON THE U.S.G.S. OR U.S.C. & G.S. MEAN SEA LEVEL DATUM.
5. LAND CONSERVATION NOTES: MEASURES TO CONTROL EROSION AND SILTATION SHALL BE PROVIDED PURSUANT TO AND IN COMPLIANCE WITH CURRENT STATE AND LOCAL REGULATIONS. HOWEVER, THE APPROVAL OF THESE PLANS SHALL IN NO WAY RELIEVE THE DEVELOPER OR HIS AGENT OF ANY LEGAL RESPONSIBILITY WHICH MAY BE REQUIRED BY THE CODE OF VIRGINIA OR ANY ORDINANCE ENACTED BY THE COUNTY OF FAIRFAX.
6. WATER DISTRIBUTION NOTES: A - WORKING PRESSURE SHALL BE _____ P.S.I. B - THE DEVELOPER SHALL REQUEST INSPECTION BY THE PUBLIC WATER SUPPLY AGENCY THREE (3) DAYS PRIOR TO COMMENCING CONSTRUCTION OF ANY WATER MAINS.
7. ALL BASE SUBBASE AND SUBGRADE MATERIAL SHALL BE COMPACTED TO 95% OF THEORETICAL MAXIMUM DENSITY AS DETERMINED BY A.S.H.T.O. T-99 METHOD A, WITHIN PLUS OR MINUS 20% OF OPTIMUM MOISTURE FOR THE FULL WIDTH OF ANY DEDICATED RIGHT-OF-WAY AND ALL TOWNHOUSES, COMMERCIAL AND INDUSTRIAL PARKING LOTS, PRIVATE STREETS, PARKING BAYS, CURB AND GUTTER AND SIDEWALKS ADJACENT TO STREETS AND PARKING LOTS, INTENDED TO INCLUDE LEAD WALKS.
8. STANDARD STREET NAME SIGNS SHALL BE INSTALLED AT EACH INTERSECTION.
9. STORM SEWER AND CULVERT PIPE SHALL BE REINFORCED CONCRETE PIPE TO CONFORM TO THE CURRENT A.S.H.T.O. DESIGNATION M70, UNLESS OTHERWISE DESIGNATED ON THE PLANS. CLASS II PIPE WILL BE PERMITTED BEYOND THE LIMITS OF STREET RIGHTS-OF-WAY. CLASS III PIPE WILL BE REQUIRED WITHIN THE LIMITS OF THE RIGHTS-OF-WAY.
10. SURFACED STREETS SHALL BE MAINTAINED IN A CLEAN CONDITION, MUD AND DUST FREE AT ALL TIMES, AND ADEQUATE MEANS SHALL BE PROVIDED TO CLEAN TRUCKS AND OTHER EQUIPMENT USING THE COMPLETED STREETS.
11. THESE PLANS AND SPECIFICATIONS ARE BASED ON THE MINIMUM REQUIREMENTS FOR I-5 ZONING. THIS PLAN CONTAINS 10.21 ACRES AND N/A DWELLING UNITS.

NOTICE REQUIRED

Contractors shall notify operators who maintain underground utility lines in the area of proposed excavation or blasting at least two working days, but not more than ten working days prior to commencement of excavation or demolition in accordance with Section 10(a) of Chapter 6B of the Fairfax County Code. Names and telephone numbers of the operators of underground utility lines in Fairfax County appear below. These numbers shall also be used to serve in an emergency condition as required by Section 15(b) of chapter 6B of the Code.

- TRI COUNTY ELECTRIC CO. OP (703) 777-2151 Rev. 4/76
- FALLS CHURCH WATER SERVICE (703) 241-5071
- FAIRFAX CITY WATER SERVICE (385-7916)
- WASHINGTON GAS LIGHT CO.
- TRANSCO GAS PIPELINE CO.
- CHESAPEAKE & POT. TEL. CO. VA. ELEC. & POWER CO.
- FAIRFAX CO. WATER AUTHORITY
- FAIRFAX CO. SAN. SEWER DIV.
- PRINCE WILLIAM GAS CO. OP
- COLUMBIA GAS OF VA. A.T. & T. CO.
- PLANTATION PIPELINE CO.
- CONTINENTAL TELEPHONE OF VA.
- COLONIAL PIPELINE CO.
- COLUMBIA GAS TRANSMISSION CO.
- MISS UTILITY (301) 559-0100

EXTENSION OF THE WATER SUPPLY SYSTEM AS SHOWN ON THIS PLAN IS APPROVED PURSUANT TO SECTION 27A.4 OF THE FAIRFAX COUNTY CODE AND TITLE 15.1 341 OF THE VIRGINIA CODE

NOTES

FINAL AS-BUILT

1. THE DEVELOPER IS REQUIRED TO NOTIFY THE DEPARTMENT OF ENVIRONMENTAL MANAGEMENT, DIVISION OF INSPECTIONS, IN WRITING, THREE (3) DAYS PRIOR TO THE BEGINNING OF CONSTRUCTION AND SPECIFICALLY REQUEST INSPECTION BEFORE BEGINNING:
 - A. INSTALLATION OF ANY FORMS
 - B. PLACING OF ANY CONCRETE
2. THE DEVELOPER IS REQUIRED TO NOTIFY THE DEPARTMENT OF ENVIRONMENTAL MANAGEMENT, DIVISION OF DESIGN REVIEW, PUBLIC UTILITIES INSPECTIONS BRANCH, IN WRITING, THREE (3) DAYS PRIOR TO THE BEGINNING OF CONSTRUCTION AND SPECIFICALLY REQUEST INSPECTION BEFORE BEGINNING:
 - A. INSTALLATION OF SILTATION AND EROSION CONTROL MEASURES
 - B. CLEARING AND GRUBBING
 - C. EARTHWORK
 - D. INSTALLATION OF ANY UNDERGROUND UTILITY
 - E. BEFORE PLACING SUBBASE, BASE OR PAVING SURFACE
3. A PERMIT MUST BE OBTAINED FROM THE OFFICE OF THE RESIDENT ENGINEER, VIRGINIA DEPARTMENT OF HIGHWAYS AND TRANSPORTATION, FAIRFAX, VIRGINIA BEFORE ANY CONSTRUCTION IS STARTED ON ANY EXISTING STATE ROUTE.

MAP REFERENCE

1 2 3 4 5 6 7 8 9 10 THRU 15	1 2 3 4 5 6 7 8 9 10 THRU 15
0 2 4 2 0 1 0 0 12 & PART	
OF 13 & 21	

SANITARY TREATMENT PLANT: Blue Plains

Watershed	Service District
Horsepen Creek & Cub Run	Centreville

EMERGENCY POLICE-FIRE-RESCUE 691-2233

THIS PLAN REVIEWED

BY: _____ Preliminary Engineering
BY: _____ Plan Review

REV	1 71	REV	4 78
DCD	1 69	REV	4 78
FEE REV	9 64	REV	8 75
REV	1 64	REV	7 73
DPW SD	55 9 60	REV	12 71

THIS APPROVAL IS NOT A COMMITMENT TO PROVIDE PUBLIC SANITARY SEWER

DULLES INDUSTRIAL AEROSPACE PARK

SITE PLAN APPROVAL VOID IF FINAL BUILDING PERMITS HAVE NOT BEEN OBTAINED WITHIN ONE YEAR.
SUBDIVISION APPROVAL VOID IF FINAL SUBDIVISION PLAT IS NOT RECORDED WITHIN ONE YEAR.

PRO-RATA INFORMATION

is in the _____ watershed

The off site pro rata share is \$ _____

per impervious acre (_____)

acres X _____ % impervious X \$ _____

per impervious acre \$ _____ Total (_____)

Date computed _____

Notice

Any Pro Rata Share assessment is subject to adjustment in accordance with Article 2, Section 2.604, Paragraph 2 of the Zoning Ordinance at time of plan approval. Next adjustment date _____

AGREEMENTS, PERMITS ETC.

DATE #	DATE	DATE	DATE	DATE

Construction Permit Received
Sanitary Sewer Agreement
Conservation Escrow Agreement Received
Agreement and Bond Approved
Agreement Expires
Balance of Fee Paid

RECOMMENDED FOR APPROVAL

PUBLIC WATER SUPPLY AGENCY

DATE BY _____

DATE FX CO. HEALTH DEPT. (FOR SEPTIC TANKS, WELLS & POOLS)

DATE FAIRFAX CO. HEALTH DEPT. (FOR PUB. FACILITIES)

DATE VA DEPT. OF HIGHWAYS & TRANSPORTATION

DATE FAIRFAX COUNTY FIRE MARSHALL

DATE NO. VA. SOIL & WATER CONSERVATION DISTRICT

DIVISION OF DESIGN REVIEW

DATE ARBORIST

DATE PRELIMINARY ENGINEERING PLAN REVIEWER

DATE PRELIMINARY ENGINEERING BRANCH CHIEF

DATE LAND CONSERVATION

DATE LIQUID WASTE DISPOSAL

DATE PLAN REVIEWER

DATE PLAN REVIEW BRANCH CHIEF

APPROVED

DIRECTOR OF ENVIRONMENTAL MANAGEMENT
FAIRFAX COUNTY, VIRGINIA

DATE _____ BY _____

JOHN P. DIGIULIAN 451-6890

NAME PHONE

GIBSON WAREHOUSING CO., INC. 971-2823

NAME PHONE

6600 FLEET DRIVE
ALEXANDRIA, VA. 22310
ADDRESS AND ZIP CODE

GIBSON CONSTRUCTION CO.

NAME PHONE

ADDRESS AND ZIP CODE

CERTIFIED SURVEYOR
DEVELOPER CONTRACT OWNER () TRUSTEE () LEASEE ()

4804-0P-01 COUNTY NUMBER

SHEET 1 OF 22 SHEETS

DULLES INDUSTRIAL AEROSPACE PARK AS-BUILT

RECEIVED
Zoning Evaluation Division
MAY 07 2005
Department of Planning & Zoning

4804-0P-01

6-1299



Match Line Sheet # 15

Match Line Sheet # 15

The number of lots in the subdivision will not be increased by this revision. The improvements covered by this revision consisting of sheets are estimated to result in additional costs for the bonded improvements and the cost of these improvements will not exceed 10% the amount of the original estimate for this project dated which was in the amount of \$
 This revision is being submitted on behalf of:
 DEVELOPER'S NAME:
 CHECKED CORRECT BY SUBMITTING ENGINEER:

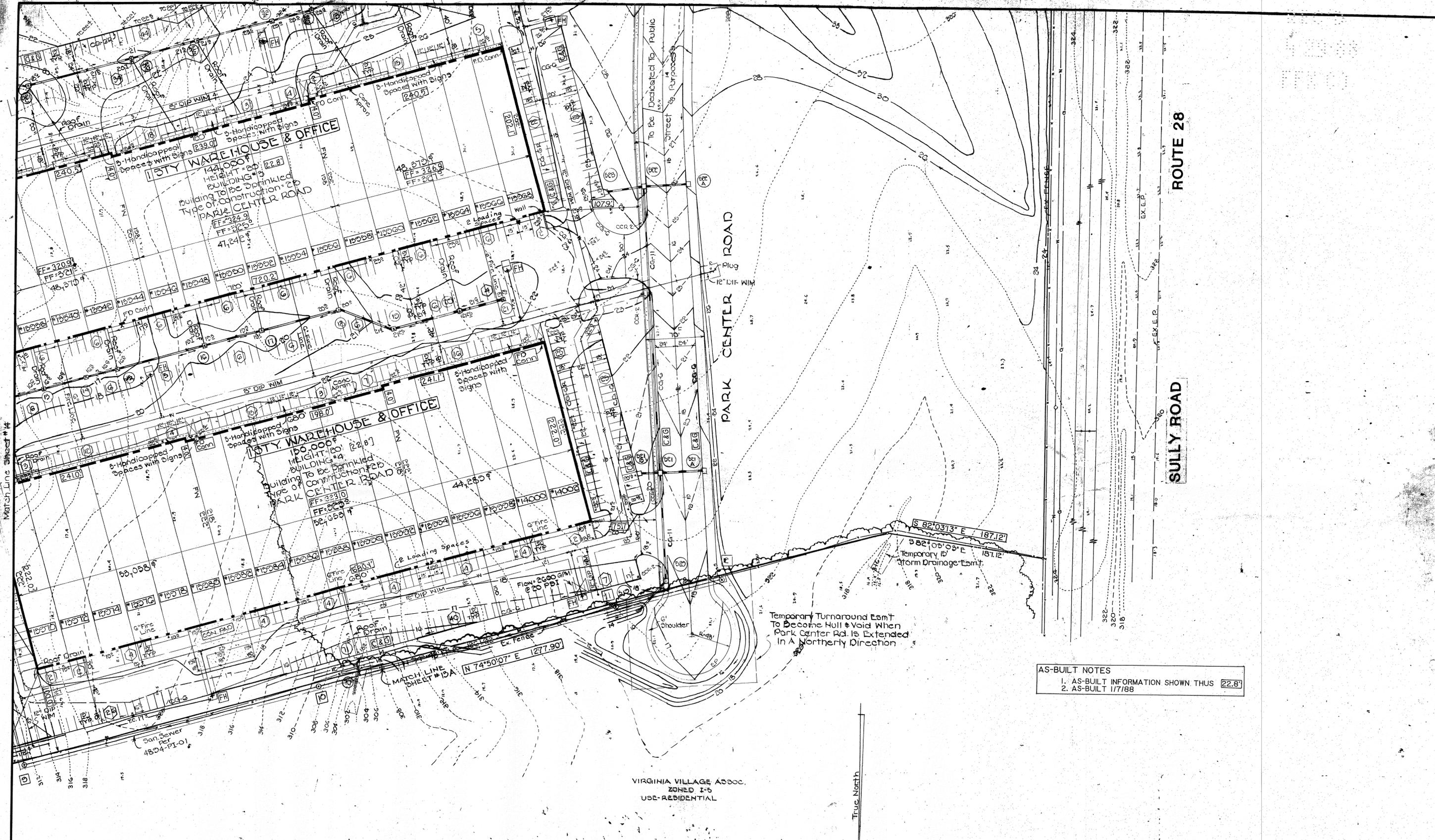
ROUTE 28

SULLY ROAD

AS-BUILT NOTES
 1. AS-BUILT INFORMATION SHOWN THUS [22.8]
 2. AS-BUILT 1/7/88

AS-BUILT
 4894-SP-01-A1, A2 & A3
 SITE & GRADING PLAN

Rev 10/18/80
 Rev 7/26/84
 Rev 3/14/85
 Rev 12/14/82
 Rev 11/7/82
 Rev 10/28/82
 Rev 8/14/82



Match Line Sheet #4

CITY WAREHOUSE & OFFICE
 144,000[±]
 HEIGHT #3
 BUILDING TO BE SPRINKLED
 TYPE OF CONSTRUCTION: CB
 PARK CENTER ROAD
 FF=324.9
 FF=325.0
 47,242[±]

CITY WAREHOUSE & OFFICE
 150,000[±]
 HEIGHT #4
 BUILDING TO BE SPRINKLED
 TYPE OF CONSTRUCTION: CB
 PARK CENTER ROAD
 FF=323.0
 FF=323.2
 44,280[±]

Temporary Turnaround Esmt
 To Become Null & Void When
 Park Center Rd. Is Extended
 In A Northerly Direction

AS-BUILT NOTES
 1. AS-BUILT INFORMATION SHOWN, THUS [22.8]
 2. AS-BUILT 1/7/88

VIRGINIA VILLAGE ASSOC.
 ZONED I-5
 USE-RESIDENTIAL

True North

ROUTE 28

SULLY ROAD

AS-BUILT
 4894-SP-01-A1, A2 & A3
 SITE & GRADING PLAN

Rev 10/18/86
 Rev 12/11/86
 Rev 7/24/87
 Rev 11/14/87
 Rev 12/7/87
 Rev 10/25/87
 Rev 8/14/88

- Notes**
- All construction shall conform to the current VDH #1 & Fx. Co. stds. & Specs.
 - UGS datum.
 - Contour interval = 2'
 - Existing contours shown thus ---- 08
 - Proposed contours shown thus ——— 08
 - Proposed spot elevation shown thus *20'
 - Zoned I-5
 - Area = 21.66 AC.
 - Owner to have test pits dug at all utility crossings prior to the beginning of construction to determine their exact horizontal and vertical location.

- Restoration Phasing**
- Remove existing paving & subbase to proposed edge of pavement.
 - Remove existing header curb & existing 18" CMP.
 - Regrade, disturbed area to provide ditch & shoulder.
 - Seed area.

HIF MIDDLETON
ZONED R-1
USE: SINGLE FAMILY RESIDENCE
MASTER PLAN ZONING: INDUSTRIAL

Sign - Temporary Access
Street To Rte. 28
(Limited Access Hwy.)

PARK CENTER ROAD
PRIVATELY OWNED AND PRIVATELY
MAINTAINED

GT WAREHOUSING CO., INC.
ZONED I-5
USE: OFFICE & WAREHOUSE

SULLY ROAD
RESTORATION PLAN.

SULLY ROAD RT. 28

AS-BUILT NOTES
1. AS-BUILT INFORMATION SHOWN THUS [0582]
2. AS-BUILT 1/7/88

The number of lots in the subdivision will not be increased by this revision. The improvements covered by this revision consisting of 5 sheets are estimated to result in additional costs for the proposed improvements and the cost of these improvements will not exceed by 10% the amount of the original estimate for this project dated 10/18/85 which was in the amount of \$1,400,000. This revision is being submitted on behalf of:
DEVELOPER'S NAME: GT Warehousing Co., Inc.
CERTIFIED CORRECT BY SUBMITTING ENGINEER:

John P. DiGiulian
Professional Engineer

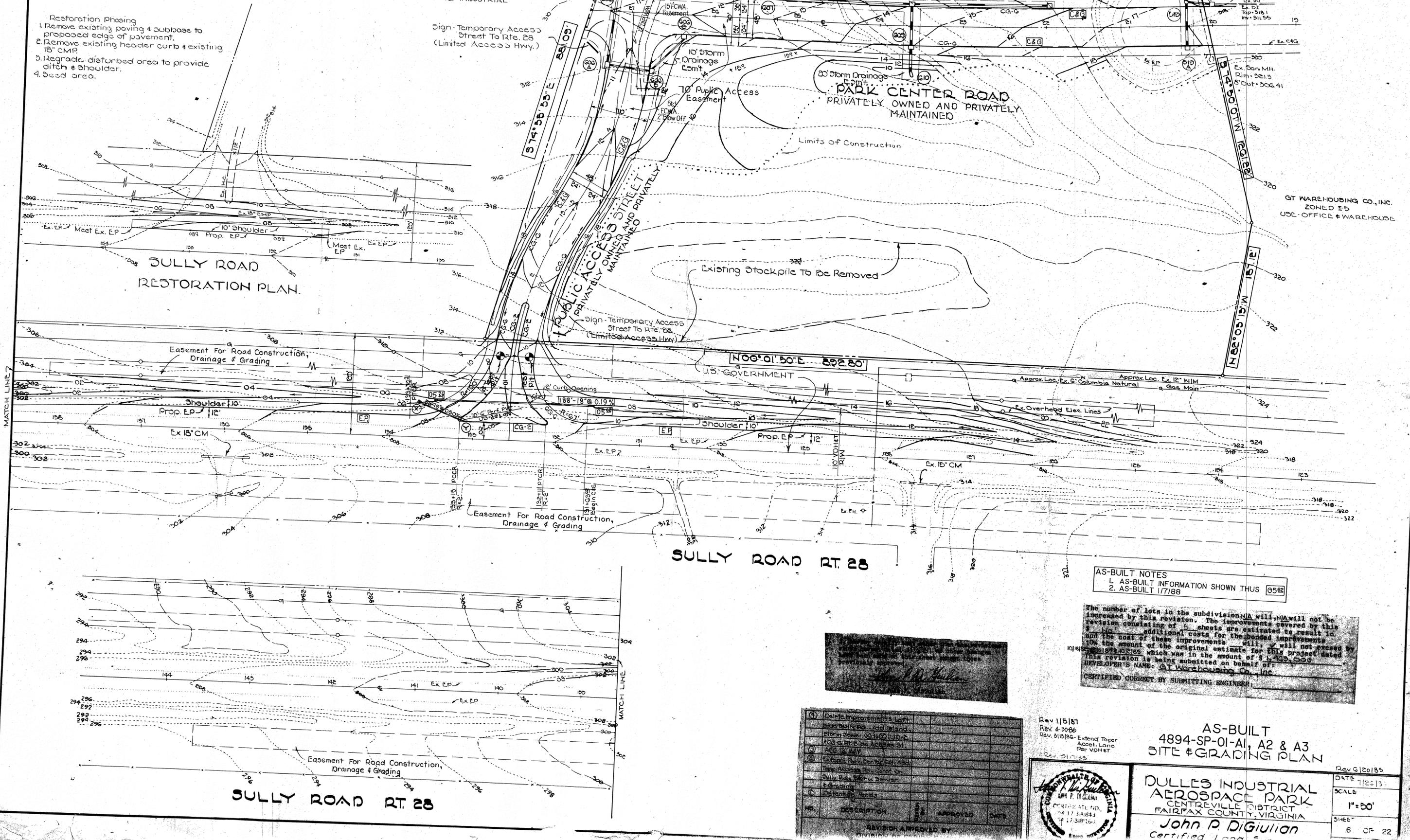
NO.	DESCRIPTION	DATE	APPROVED	DATE
1	Delete Improvements Left			
2	Site Utility Add Island			
3	Storm Sewer @ 150' R.D. 2			
4	100' G.R. Side Access St.			
5	ADD 12" WIM			
6	Extend Pav. Along Rd. Add			
7	Imp. Access Pav. Const. On			
8	Sully Rd. Storm Sewer			
9	Grading			
10	Detention Tanks			

Rev 1/15/87
Rev 4-30-86
Rev. 8/10/86 - Extend Topo
Accel. Lane
Per VDH #1
Rev. 9/17/85

AS-BUILT
4894-SP-01-A1, A2 & A3
SITE & GRADING PLAN

DULLES INDUSTRIAL
AEROSPACE PARK
CENTREVILLE DISTRICT
FAIRFAX COUNTY, VIRGINIA
John P. DiGiulian
Certified Land Surveyor

Rev 6/20/85
DATE 7/22/85
SCALE 1"=50'
SHEET 6 OF 22



DESCRIPTION OF THE APPLICATION

The applicant, Cassel's Awards and Engraving, Inc., seeks a special permit to allow an indoor commercial recreation use in the General Industrial District (I-5). The applicant proposes to convert space currently used as a printing, engraving, and retail establishment into a full-time commercial recreation use comprised of seven sports courts, a small pro shop, and a snack bar. The applicant's current printing and engraving business will be completely relocated off-site to another location. These courts would serve a variety of sports, but the facility would mainly be utilized by volleyball leagues in the Northern Virginia area. The applicant has been operating three volleyball courts at the subject property and would like to expand the use and create four additional courts within the existing building. No exterior modifications are proposed.

The facility would operate Monday through Friday from 4:00 p.m. to 11:00 p.m., and Saturday and Sunday from 7:00 a.m. to 11:00 p.m. When public schools are not in session, the use would operate Monday through Friday from 9:00 a.m. to 11:00 p.m. and Saturday and Sunday from 7:00 a.m. to 11:00 p.m. to accommodate summer and winter camp sessions. Throughout most of the year, the use would accommodate up to 200 people on-site at any one time. In addition to the standard operations, the applicant has also proposed up to twenty (20) special tournament events per year, which would occur only on weekends and accommodate a maximum of 480 people on-site at one time and five staff members at one time.

PROPOSAL	
Size of Tenant Space:	35,430 square feet
Parking Required/Provided:	165 spaces required / 165 spaces provided
Patrons:	200 at one time, 485 during tournaments
Employees:	5
Hours of Operation:	Monday through Friday: 4:00 p.m. - 11:00 p.m. Saturday and Sunday: 7:00 a.m. – 11:00 p.m.

A copy of the special permit plat titled "As-Built, Dulles Industrial Aerospace Park" prepared by John P. DiGiulian, L.S., dated January 13, 1988, is included at the front of the staff report. Copies of the proposed development conditions, the statement of justification with select file photographs, and the affidavit are contained in Appendices 1 through 3, respectively.

CHARACTER OF THE SITE AND SURROUNDING AREA

The applicant's space is located within a 45.82-acre subject parcel on the east side of Park Center Road and directly east of Sully Road (Route 28) within the Dulles Aerospace Park. The property is developed with four industrial/flex buildings with a total gross floor area of 613,936 square feet and an FAR of 0.54. An entrance along Park Center Road provides access to the site and parking lot of the facility. The site provides a total of 1,028 parking spaces.



Figure 1: Site location

The subject property and surrounding properties to the north and west are zoned I-5 and are developed as industrial/flex uses. The property to the south is also zoned I-5 and is developed as Word of Grace Christian Center. The property to the east is zoned R-1 and is undeveloped Resource Protection Area open space containing Horsepen Run.

SURROUNDING AREA DESCRIPTION			
Direction	Use	Zoning	Plan
North	Industrial/Flex Uses	I-5	Industrial/Flex
South	World of Grace Christian Center	I-5	Industrial/Flex
East	Undeveloped (Horsepen Run)	R-1	Public Parks/Open Space
West	Industrial/Flex	I-5	Industrial/Flex

BACKGROUND

The Dulles Industrial Park was built in 1984, and Cassel’s Sports and Awards has leased space at this location since 2005. A Non-Residential Use Permit was issued for this use as a Warehouse Establishment on September 20, 2005 (Appendix 4).

On November 9, 2012, the Zoning Administration Division issued a Use Determination for the training and practice facility utilized by Chantilly Youth Association (CYA) within

the warehouse. CYA requested the ability to use the space solely for CYA sports teams, with the primary sport being volleyball. The use was not available for the general public and included two sports courts. ZAD determined this use to be most similar to a private school of special education, and CYA was allowed to operate by-right in an I-5 District. Following the issuance of this letter and with ZAD permission, Cassel's began construction on the volleyball courts. This interpretation is included as Appendix 5.

On December 6, 2013, the Department of Code Compliance issued a Notice of Violation to the applicant. The applicant had performed interior alterations and was renting the facility to the general public for recreation and parties. In addition, the applicant had constructed three volleyball courts at both 13996 Park Center Rd. and 14000 Park Center Rd., rather than the two courts that were the subject of the 2012 determination solely constructed at 13996 Park Center Rd. This Notice of Violation was not the result of a complaint, but it was issued when the additional construction was observed during a routine Fire Marshall inspection. The NOV is included as Appendix 6.

On June 6, 2014, ZAD issued a response to clarify the NOV and to outline potential remedies. According to ZAD, the expansion of the use from one bay to two bays, the increase in the number of sports courts from two to three, and the availability of the use to the general public no longer allowed it to be classified as a private school of special education. The applicant was instructed to reduce the square footage utilized for sports uses and restrict the use to CYA sports teams, or the applicant could pursue a Special Permit to remedy the violation. The applicant has accordingly filed the current application.

Since the adoption of the Zoning Ordinance, the Board of Zoning Appeals (BZA) has heard a case involving an indoor firing range and a health club converted to a swimming pool and health club in the surrounding area. These cases are included in Appendix 7.

Comprehensive Plan Provisions

Plan Area: Area III, Upper Potomac Planning District
Planning Sector: Sully Community Planning Sector (UP6)
Plan Map: Industrial/Flex Uses

Plan Text:

The Comprehensive Plan recommends the area east of Park Center Road to be planned for light industrial/flex uses compatible with existing development. It also states "ancillary retail establishments to the primary industrial and industrial/flex uses may also be appropriate". Staff finds the proposed indoor commercial recreation use is an appropriate use under the Comprehensive Plan recommendations and is in character with the surrounding area.

SP PLAT ANALYSIS

Description of SP Plat:

Proposed Layout:

The applicant's Special Permit Plat (which is the as-built site plan from 1988) shows the existing four industrial/flex buildings, the surrounding industrial/flex buildings, and the parking lot utilized for the Dulles Industrial Park. No exterior construction or modifications are proposed with this application. The four tenant bays consist of approximately 30,000 square feet of area currently used for retail and production.

Vehicle Access and Parking:

On September 11, 2014, a parking tabulation was approved on the subject property, which is included as Appendix 8. Based on the mix of uses, 938 parking spaces are required; the lot provides 1,028 parking spaces. Therefore, the lot has an excess of 90 spaces based on the current mix of uses. As discussed in the applicant's Statement of Justification, 75 spaces are allocated specifically for the four tenant bays included in this application. In addition, OTR, the title owner of the subject property, has granted permission for the use of 90 parking spaces for the use. This letter is included in Appendix 9. A condition has been included requiring final approval of the parking tabulations by the Department of Public Works and Environmental Services prior to the issuance of the Non-RUP.

Stormwater Management

As the proposal does not include any exterior construction and there is no RPA or floodplain on the property, the application is exempt from the stormwater management provisions of the PFM.

STAFF ANALYSIS

Land Use Analysis

Comprehensive Plan Conformance

While the Comprehensive Plan does not include site-specific recommendations for the application property, development in this area should be consistent with the goals of maintaining the industrial/flex nature of Dulles Industrial Park. The proposed indoor commercial recreation use is a permitted special permit use within the I-5 zoning district. The tenant bays will remain unchanged, and the commercial recreation use will operate in a consistent manner with the surrounding uses. As the hours of operation mainly occur outside of normal business hours of the surrounding uses, staff does not anticipate any conflict with the industrial/flex uses within the adjacent tenant bays. Staff believes that the proposed use is in harmony with the Comprehensive Plan.

Transportation Analysis

FCDOT and VDOT have reviewed this application, and besides the parking requirements described above, no issues or concerns were noted.

Urban Forest Management

The Urban Forest Management Branch of DPWES reviewed the application, and no comments or concerns were noted.

ZONING ORDINANCE PROVISIONS

The chart below compares the required bulk standards of the I-5 zoning district with the proposed development:

Bulk Requirements (I-5)		
Standard	Required	Provided
Min. Lot Area	20,000 square feet	45.82 acres
Min. Lot Width	100 feet	>100 feet
Max. Building Height	75 ft.	22.8 ft.
Front Yard	45° angle of bulk plane, not less than 40 ft.	>40 ft.
Rear Yard	No requirement	N/A
Side Yard	No requirement	N/A
Maximum FAR	0.50	0.54 ¹
Parking Spaces	165 spaces (480 Occupancy Load + 5 employees)	165

¹As a part of the Route 28 Tax District, which was approved in 1987, the maximum FAR for properties within this district was increased to 1.0. A memo issued by the Zoning Administration Division outlining this decision is included in Appendix 10.

Special Permit Requirements

General Standard 1 states that the proposed use at the specified location shall be in harmony with the adopted Comprehensive Plan. As discussed in the land use analysis section, the proposed operational hours of the commercial recreation use are mainly outside of the normal business areas of the surrounding uses on Monday through Friday from 4:00 p.m. to 11:00 p.m. (except during summer and winter camps), and Saturday and Sunday from 7:00 a.m. through 11:00 p.m. Accordingly, the proposed use is in harmony with the recommendations of the Comprehensive Plan for the Sully sector.

General Standard 2 states that the proposed use shall be in harmony with the general purpose and intent of the applicable zoning district regulations. An indoor commercial

recreation use is permitted in an I-5 zone through special permit approval. The proposed use would not reasonably affect the nearby industrial and commercial uses. With the adoption of the proposed development conditions, it is staff's opinion that the proposal is consistent with the purpose and intent of the I-5 District.

General Standard 3 requires that the proposed use *shall be such that it will be harmonious with and will not adversely affect the use or development of neighboring properties in accordance with the applicable zoning district regulations and the adopted comprehensive plan. The location, size and height of buildings, structures, walls and fences, and the nature and extent of screening, buffering and landscaping shall be such that the use will not hinder or discourage the appropriate development and use of adjacent or nearby land and/or buildings or impair the value thereof.* The site is surrounded by industrial and commercial uses, and the proposed hours of the indoor commercial recreation use are outside the operational business hours of the surrounding industrial/flex uses. It is staff's opinion that the proposed use will not hinder or discourage development of the neighboring properties, and that this use is in conformance with the comprehensive plan recommendations. As no construction or exterior alterations are proposed, the building will continue to be in harmony with the surrounding buildings in regards to size, height, and appearance. In addition, no new screening or landscaping is required, as no construction is proposed with this application.

General Standard 4 states that *the proposed use shall be such that pedestrian and vehicular traffic associated with such use will not be hazardous or conflict with the existing and anticipated traffic in the neighborhood.* As previously discussed, much of the anticipated traffic associated with the use will occur outside of the business hours of surrounding uses. During the summer and winter months when camp sessions are proposed, the camp attendants will mainly be dropped-off and picked-up from the site, and parking for the use will mainly be short-term in nature. Staff believes that the proposal will not conflict with existing traffic at the Dulles Industrial Park. In staff's opinion, this standard has been met.

General Standard 5 states that *in addition to the standards which may be set forth in this Article for a particular group or use, the BZA shall require landscaping and screening in accordance with the provisions of Article 13.* This application was reviewed by the Urban Forestry Management Division, and the existing vegetation was determined to be sufficient. As there is no construction or exterior modifications proposed, no new landscaping or screening is required. Staff finds that this standard has been met.

General Standard 6 requires that *open space be provided in an amount equivalent to that specified for the zoning district in which the proposed use is located.* The proposal will not affect or alter the open space provided at the site.

General Standard 7 requires that *adequate utility, drainage, parking, loading and other necessary facilities to serve the proposed use shall be provided. Parking requirements are proposed to be in accordance with the provisions of Article 11.* With the inclusion of 90 additional parking spaces reserved for the use, the proposal meets the parking requirements of Article 11. The project is exempt from stormwater regulations, and all

other utilities appear adequate to serve the project.

General Standard 8 requires that *signs be regulated by the provisions of Article 12; however, the BZA may impose more strict requirements for a given use than those set forth in this Ordinance.* A condition has been included requiring all signage to be in conformance with Article 12 of the Zoning Ordinance.

Standards for All Group 5 Uses (Sect. 8-503)

The Group 5 Standards require that the proposed use comply with the lot size and bulk regulations for the I-5 District, comply with the performance standards and satisfy site plan review.

The site met these requirements at the time of site plan approval, and no site modifications are proposed.

CONCLUSION

As previously discussed, staff believes that the proposed indoor commercial recreation use is a modest request that will not adversely impact the surrounding industrial/flex uses. The location within the Dulles Industrial Park is an ideal location for this use, and the proposal provides a much-needed practice space for leagues throughout the community and Fairfax County. In addition, the proposed hours of operation and the camp sessions proposed will provide a great service to the children and young adults in the area. No exterior construction or modifications are proposed, and the commercial recreation activities will occur within the interior of the facility. As the site meets parking requirements for the mix of uses, staff has no objections to or concerns with the proposal.

With the implementation of the proposed development conditions, staff believes that the request is in conformance with the applicable Zoning Ordinance provisions.

RECOMMENDATION

Staff recommends approval of SP 2015-SU-080 subject to the proposed development conditions contained in Appendix 1.

It should be noted that it is not the intent of staff to recommend that the Board, in adopting any conditions, relieve the applicants/owners 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 recommendations of staff; it does not reflect the position of the Board of Zoning Appeals.

The approval of this application does not interfere with, abrogate or annul any easements, covenants, or other agreements between parties, as they may apply to the

property subject to the application.

APPENDICES

1. Proposed Development Conditions
2. Statement of Justification and Select File Photos
3. Affidavit
4. Non-Residential Use Permit issued September 20, 2005
5. Zoning Administration Division Letter, Construction of Volleyball Courts
6. Notice of Violation
7. Similar Cases
8. Parking Tabulation, Dated September 11, 2014
9. Additional Parking Spaces Letter
10. Zoning Administration Division Letter, Route 28 Tax District
11. Applicable Zoning Ordinance Provisions

PROPOSED DEVELOPMENT CONDITIONS**SP 2015-SU-080****July 22, 2015**

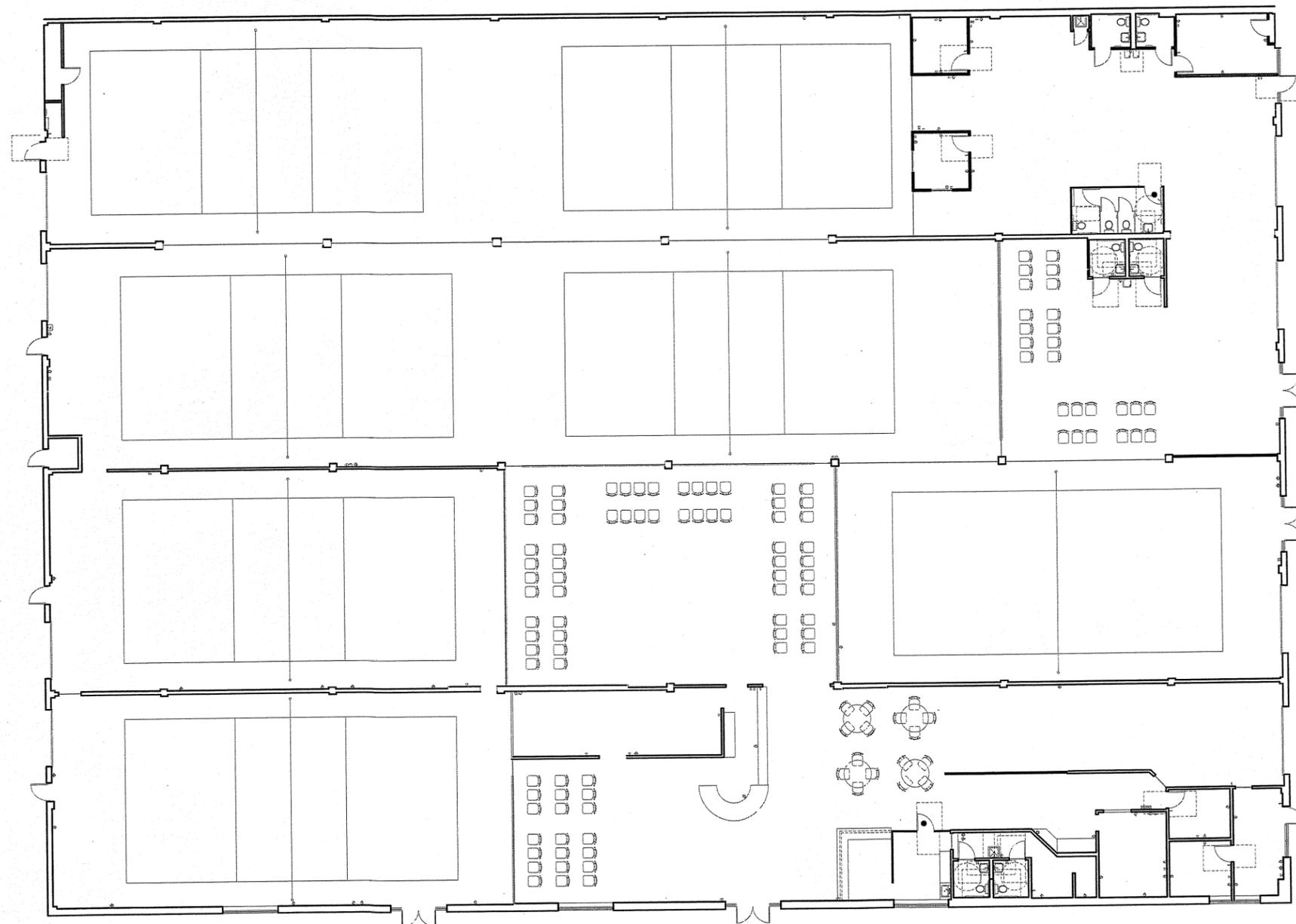
If it is the intent of the Board of Zoning Appeals to approve SP 2015-SU-080 located at Tax Map 24-2 ((1)) 12 A to permit an indoor commercial recreation use under Sects. 5-503 and 8-501 of the Fairfax County Zoning Ordinance, staff recommends that the Board condition the approval by requiring conformance with the following development conditions.

1. This approval is granted to the applicant, Cassel's Awards and Engravings, Inc. and Lee Cassel, only, and is not transferable without further action of this Board, and is for the location indicated on the application, 14000 Park Center Road, and is not transferable to other land.
2. This special permit is granted only for the purposes, structures and/or uses indicated on the special permit plat titled, "As-Built, Dulles Industrial Aerospace Park" prepared by John P. DiGiulian, L.S., dated January 13, 1988, approved with this application, as qualified by these development conditions.
3. A copy of this special permit and the Non-Residential Use Permit (Non-RUP) shall be posted in a conspicuous place on the property of the use and be made available to all departments of the County of Fairfax during the hours of operation of the permitted use.
4. The use shall be in general conformance with the floor plan, included as Attachment 1.
5. Maximum occupancy shall be based on the approved Non-RUP occupancy as issued by the Fairfax County Department of Public Works and Environmental Services (DPWES), and subject to final approval by the Fire Marshal's office.
6. The maximum hours of operation of the use shall be limited to Monday through Friday, 4:00 p.m. - 11:00 p.m., and Saturday and Sunday, 7:00 a.m. – 11:00 p.m. when public schools are in session. During the summer and winter months when schools are not in session, the maximum hours of operation shall be limited to Monday through Friday, 9:00 a.m. – 11:00 p.m., and Saturday and Sunday 7:00 a.m. – 11:00 p.m.
7. The number of employees shall be limited to five (5).
8. The number of required parking spaces shall be provided in conformance with the provisions of Article 11 of the Zoning Ordinance, as determined by DPWES.

9. If food is served, the applicant shall maintain a valid food handler's permit with the Virginia Department of Health and the site shall be in conformance with the provisions of said permit at all times.
10. There shall be no exterior advertising of the accessory pro-shop use, and it shall remain subordinate in size and operation to the indoor commercial recreation use.
11. The maximum number of occupants shall not exceed 200 people on-site at any one time, except during special events.
12. The applicant shall be limited to twenty (20) special events per calendar year, which can accommodate no more than the maximum occupancy load (485), as determined by the Fairfax County Fire Marshall. Special events are permitted on Friday evenings, Saturdays, Sundays, and Federal holidays.
13. The applicant shall obtain all applicable permits and final inspections within thirty (30) months of approval.
14. All proposed signage must be in conformance with the provisions of Article 12 of the Zoning Ordinance.
15. All activities relating to the indoor commercial recreation use shall take place within the interior of the facility.

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.

Pursuant to Sect.8-015 of the Zoning Ordinance, this special permit shall automatically expire, without notice, 30 months after the date of approval unless the use has been established as outlined above. The Board of Zoning Appeals may grant additional time to establish the use if a written request for additional time is filed with the Zoning Administrator prior to the date of expiration of the special permit. 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.



post office box 2444 herndon, virginia 20185
 phone 703.716.4300 fax 703.716.4301

Copyright 2014 M. Michael Miller, AIA (dba Miller Architects)
 expressly reserves its copyright & other property rights in
 these drawings. These drawings are not to be reproduced,
 changed, or copied in any form or matter whatsoever, nor
 are they to be assigned to any third party, without first
 obtaining the express written permission & consent of
 Miller Architects.

permit/revision date:
 Preliminary:
 December 11, 2012
 January 21, 2013
 February 18, 2014
 March 13, 2014
 April 4, 2014
 May 8, 2014
 March 12, 2015

project title:
 Cassel's Valley Ball Courts
 13936 Park Center Road
 Herndon, Virginia 20171

project number:
 1272

drawing title:
 Existing Floor Plan
 Known Deficiencies

scale:
 As Noted

drawing number:

FP

RECEIVED
 Department of Planning & Zoning
MAY 07 2015
 Zoning Evaluation Division

REVISED LAY OUT
 scale: 3/32" = 1'-0"



Sara V. Mariska
(703) 528-4700 Ext. 5419
smariska@thelandlawyers.com

**WALSH COLUCCI
LUBELEY & WALSH PC**

RECEIVED
Department of Planning & Zoning

APR 10 2015

Zoning Evaluation Division

April 10, 2015

Via Hand Delivery

Barbara C. Berlin, Director
Fairfax County Department of Planning & Zoning
Zoning Evaluation Division
12055 Government Center Parkway, Suite 801
Fairfax, Virginia 22035

Re: Proposed Special Permit Application
Applicant: Cassel's Awards and Engraving, Inc.

Dear Ms. Berlin:

Please accept this letter as a statement of justification for a special permit for property identified among the Fairfax County tax map records as 24-2 ((1)) 12A (the "Subject Property").

The Subject Property contains approximately 45.82 acres and is comprised of four (4) industrial/flex buildings located on the east side of Park Center Road (Route 3865) directly east of Sully Road (Route 28). Zoned to the I-5 District, the Subject Property is located in the Sully Magisterial District and is part of the Dulles Aerospace Park. There are no proffers, development plans, or development conditions applicable to the Subject Property.

The Applicant currently operates an establishment for production with an accessory retail area that produces awards and promotional products including engraving, screen printing, embroidery, and art design. The Applicant operates within four (4) tenant bays that are addressed as 13996, 13998, 14000, and 14002 Park Center Road. The Applicant proposes to convert the space to allow a commercial recreation use. More specifically, the Applicant seeks to provide seven (7) sports courts, a small pro shop that is accessory to the commercial recreation use, and a small snack bar as a convenience to parents and athletes. The Applicant has been operating three (3) volleyball courts within the facility as a service to the community and is filing this application to bring the property into conformance with Zoning Ordinance requirements and allow for four (4) additional courts within the existing building.

The Applicant anticipates primarily serving area volleyball leagues. Because there are extremely limited facilities for volleyball courts in Northern Virginia, the Applicant is seeking the opportunity to fill a community need and accommodate several area volleyball leagues that are seeking space for practices and games. Volleyball is currently the fastest growing female sport and the demand for practice space has grown over the last several years. The facility will primarily be used for practices and matches. The Applicant proposes to install courts that will primarily accommodate volleyball players, but may also accommodate soccer, basketball,

ATTORNEYS AT LAW

703 528 4700 | WWW.THELANDLAWYERS.COM
2200 CLARENDON BLVD. | SUITE 1300 | ARLINGTON, VA 22201-3359

LOUDOUN 703 737 3633 | WOODBRIDGE 703 680 4664

dodgeball, or pickleball play. The Applicant proposes no locker room or shower facilities associated with the courts. The courts will accommodate practices and matches at nights and on weekends. The proposal is limited to internal building modifications only and no exterior modifications are proposed.

The Subject Property was recently the subject of a parking tabulation identified as 4894-PKS-003-1 that was approved on September 11, 2014. The approved parking tabulation notes that the Subject Property is required to have 938 parking spaces based upon the existing mix of uses; however, there are 1,028 parking spaces provided on the Subject Property, or 90 spaces above what is required by Article 11 of the Fairfax County Zoning Ordinance (the "Zoning Ordinance"). There are 75 spaces currently allocated for the four (4) tenant bays that will accommodate the proposed commercial recreation use. The Zoning Ordinance requires a commercial recreation use to have 1 space per 3 persons based upon occupancy load, plus 1 space per employee. The Applicant proposes a maximum occupancy load of 480 and a total of five (5) employees on-site at any one time for the commercial recreation use such that the existing surplus of 90 spaces and 75 spaces allocated to the relevant bays will comply with the requirements in the Zoning Ordinance. Given that the proposed use will operate on nights and weekends when other uses in the industrial park are closed, there are additional spaces to accommodate overflow demand for occasional tournaments that may occur.

The Subject Property is located in Area III of the Fairfax County Comprehensive Plan (the "Plan") in the Dulles Suburban Center, within Land Unit D-2. The Plan states that the area east of Park Center Road is planned for light industrial and industrial/flex uses up to a maximum FAR of 0.35 to be compatible with existing development. Ancillary retail establishments to the primary industrial and industrial/flex uses may also be appropriate. The Applicant's proposal allows for a community-serving commercial recreation use in an existing industrial/flex building. The proposed application will maintain the character of the area as envisioned in the Plan. As such, the Applicant's proposal is in harmony with the Plan's recommendations.

In accordance with the requirements of Section 8-011 of the Ordinance, please consider the following information regarding the Applicant's proposal:

- The type of operation proposed is a commercial recreation use. The Applicant proposes to allow seven (7) courts that will primarily serve volleyball players, but may also accommodate indoor soccer, basketball, dodgeball, and pickleball play. The Applicant also proposes to allow a small pro shop and snack bar accessory to the courts.
- The commercial recreation use will operate Monday through Friday, 4:00 p.m. to 11:00 p.m., and Saturdays and Sundays from 7:00 a.m. to 11:00 p.m.
- The Applicant proposes to serve approximately 2,000 people per year with approximately 200 people on-site at any one-time on weekdays and weekends. The Applicant proposes to allow approximately ten (10) tournaments per year

that will occur between December and May. The ten (10) tournaments will occur only on weekends and will accommodate approximately 600 people.

- There will be approximately five (5) staff members on-site at any one time.
- The peak traffic impacts associated with the use are at nights and on weekends when the majority of other businesses in the immediate vicinity are closed. During the peak hour of use on Saturdays, approximately 100 vehicles enter the Subject Property and use the facility. The general area that is served is the Herndon and Centreville area.
- There are no exterior modifications to buildings, or construction of additions to buildings, proposed with this application.
- To the best of the Applicant's knowledge, there are no hazardous or toxic substances located on the Subject Property.
- The proposed use conforms to the provisions of all applicable ordinances, regulations, adopted standards, and applicable conditions except as may be modified by this application.

The Applicant is a small, family-run business that has been a fixture of the community for over forty (40) years. In order to accommodate a community demand, the Applicant seeks to provide a place for athletes to practice and play given the lack of indoor courts in Northern Virginia. The Subject Property is conveniently located to area players and provides a location that is not occupied by other uses at the same time that practices and matches will occur. As such, the proposed use takes advantage of an existing building to serve a vital need. The Applicant looks forward to the opportunity to serve the athletic community in Fairfax County.

Should you have any questions, or require additional information, please do not hesitate to give me a call. I would appreciate the acceptance of this application and the scheduling of a hearing before the Board of Zoning Appeals at your earliest convenience. As always, I appreciate your cooperation and assistance.

Very truly yours,

WALSH, COLUCCI, LUBELEY & WALSH, P.C.


Sara V. Mariska

cc: Lee Cassel Sarah Jones
Mike Miller G. Evan Pritchard

{A0616369.DOCX / 1 Statement of Justification 008366 000002}



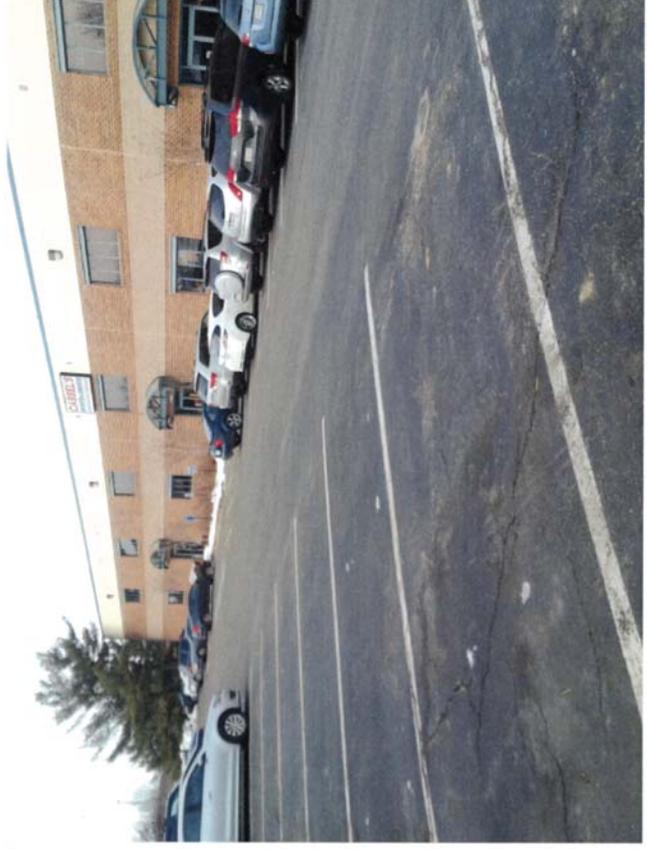
2. PICTURE TAKEN FROM PARK CENTER ROAD OF THE LEFT FRONT SIDE OF THE BUILDING WHICH FACES NORTH.
2/24/2015



10. LOOKING WEST TOWARDS DULLES AIRPORT FROM THE RIGHT SIDE OF OUR BUILDING 9.
2/24/2015



1. TAKEN AT NORTH LOT LINE LOOKING SOUTH. ENTRANCE TO THE BUILDING IN THE CENTER.
2/24/2015



6. VIEW OF THE FRONT OF THE BUILDING WHICH FACES WEST TOWARDS DULLES AIRPORT.
2/24/2015



Application No.(s): _____
 (county-assigned application number(s), to be entered by County Staff)

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: April 9, 2015
 (enter date affidavit is notarized)

129140

I, Sara V. Mariska, attorney/agent, 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

and that, to the best of my knowledge and belief, the following 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 must 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)
Cassel's Awards & Engraving, Inc. Agent: Lee C. Cassel	14000 Park Center Road Herndon, Virginia 20171	Applicant/Lessee of Tax Map 24-2 ((1)) 12A pt.
OTR Agents: Matthew J. Vulcanich Mary Ellen Grant	P.O. Box 847 Carlsbad, CA 92018	Title Owner/Lessor of Tax Map 24-2 ((1)) 12A pt.

(check if applicable) There are more relationships to be listed and Par. 1(a) is continued on a "Special Permit/Variance 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).

Application No.(s): _____
(county-assigned application number(s), to be entered by County Staff)

Page 1 of 1

Special Permit/Variance Attachment to Par. 1(a)

DATE: April 9, 2015
(enter date affidavit is notarized)

129140

(NOTE: All relationships to the application 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)
M. Michael Miller Architects d/b/a Miller Architects	P.O. Box 2444 Reston, VA 20195	Architect/Agent
Agents: M. Michael Miller Sarah J. Jones		
Walsh, Colucci, Lubeley & Walsh, P.C.	2200 Clarendon Boulevard Suite 1300 Arlington, VA 22201	Attorneys/Planners/Agent
Agents: Martin D. Walsh Lynne J. Strobel M. Catharine Puskar Sara V. Mariska G. Evan Pritchard Andrew A. Painter Matthew J. Allman Jeffrey R. Sunderland Elizabeth D. Baker Inda E. Stagg Amy E. Friedlander		
Attorney/Agent Attorney/Agent Attorney/Agent Attorney/Agent Attorney/Agent Attorney/Agent Attorney/Agent Attorney*/Agent Planner/Agent Planner/Agent Planner/Agent		

*Admitted in New York and California.
Admission to Virginia Bar pending.

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

Application No.(s): _____
(county-assigned application number(s), to be entered by County Staff)

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: April 9, 2015
(enter date affidavit is notarized)

129140

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, number, street, city, state, and zip code)
Cassel's Awards & Engraving, Inc.
14000 Park Center Road
Herndon, Virginia 20171

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 SHAREHOLDERS: (enter first name, middle initial, and last name)
Lee C. Cassel, Sole Shareholder

(check if applicable) There is more corporation information and Par. 1(b) is continued on a "Special Permit/Variance 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.

Application No.(s): _____
(county-assigned application number(s), to be entered by County Staff)

Special Permit/Variance Attachment to Par. 1(b)

DATE: April 9, 2015
(enter date affidavit is notarized)

129140

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

M. Michael Miller Architects d/b/a Miller Architects
P.O. Box 2444
Reston, VA 20195

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)

M. Michael Miller, sole shareholder

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

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

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)

Wendy A. Alexander, David J. Bomgardner,	Bryan H. Guidash, Michael J. Kalish, J.
E. Andrew Burcher, Thomas J. Colucci,	Randall Minchew, Andrew A. Painter, G.
Michael J. Coughlin, Peter M. Dolan, Jr.,	Evan Pritchard, M. Catharine Puskar, John
Jay du Von, William A. Fogarty,	E. Rinaldi, Kathleen H. Smith, Lynne J.
John H. Foote, H. Mark Goetzman,	Strobel, Garth M. Wainman, Nan E. Walsh

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

Application No.(s): _____
(county-assigned application number(s), to be entered by County Staff)

Page Three

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: April 9, 2015
(enter date affidavit is notarized)

1291410

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, number, street, city, state, and zip code)
OTR (an Ohio General Partnership)
275 East Broad Street
Columbus, OH 43215

(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**)

General Partners:
John D. Morrow
Mary Ellen Grant

(check if applicable) There is more partnership information and Par. 1(c) is continued on a "Special Permit/Variance 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.

Application No.(s): _____
(county-assigned application number(s), to be entered by County Staff)

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: April 9, 2015
(enter date affidavit is notarized)

129140

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 Zoning Appeals, 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 Permit/Variance Attachment to Par. 2" form.

Application No.(s): _____ (county-assigned application number(s), to be entered by County Staff)

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: April 9, 2015
(enter date affidavit is notarized)

129140

3. That within the twelve-month period prior to the public hearing of this application, no member of the Fairfax County Board of Zoning Appeals, 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 Permit/Variance 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)

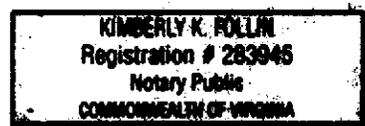
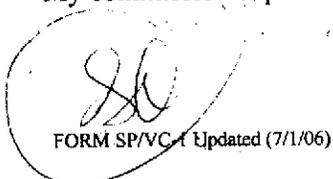
Sara V. Mariska
[] Applicant [x] Applicant's Authorized Agent

Sara V. Mariska, attorney/agent
(type or print first name, middle initial, last name, and title of signee)

Subscribed and sworn to before me this 9 day of April 2015, in the State/Comm. of Virginia, County/City of Arlington.

Kimberly K. Follin
Notary Public

My commission expires: 11/30/2015



COMMONWEALTH OF VIRGINIA
COUNTY OF FAIRFAX
Department of Planning and Zoning
Zoning Administration Division
NON-RESIDENTIAL USE PERMIT

THIS PERMIT SHALL BE CONSPICUOUSLY POSTED AT ALL TIMES IN THE ESTABLISHMENT

Non-RUP No. **A-0545-05**

Permission is hereby granted to **CASSEL'S SPORTS AND AWARDS** to use **24000** square feet

of floor area on the floor of the building located at **13996 PARK CENTER RD.** Telephone No.: **703-497-7097**

Tax Map No. **024-2-01-0012A**

Subdivision which property is located in the **I-5** Zoning District(s),

for the following purpose: **WAREHOUSE ESTABLISHMENT**

This Non-Residential Use Permit is issued subject to the following limitations and conditions: **THIS INCLUDES 13998, 14000 PARK CENTER RD.**

Use Group of Building: **S1** Issued this **20TH** day of **SEP.**, **2005**

William E. Shoup
Zoning Administrator

Type of Construction: **2B**

Building Permit No.:

By: **GAT**

Note: Occupancy approval subject to final inspection by the Fairfax County Fire Marshal's office. Please call 703-246-4849 to schedule final occupancy inspection. Minimum inspection fee \$ _____ applied to final bill. Receipt # _____

This permit does not take the place of any license or other permit required by law. Any change in the use, occupancy or proprietorship, or any enlargement or expansion of the premises for which this permit is issued shall require the application and approval of a new Non-Residential Use Permit.



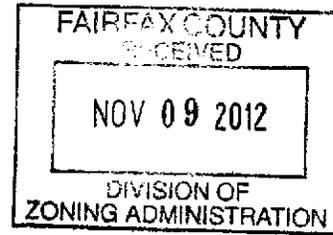
County of Fairfax, Virginia

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

Via email to cindy.aune@gmail.com and Regular Mail

November 9, 2012

Mark Abbott, Executive Director
Chantilly Youth Association
14101 Parke Long Court, Suite E
Chantilly, Virginia 20151



RE: Use Determination for Training and Practice Facility, Chantilly Youth Association
13996 Park Center Road
(Parcel address 13860 Redskin Drive)
Tax Map Ref.: 24-2 ((1)) 12A
Zoning District: I-5

Dear Mr. Abbott:

This letter is in response to your letter dated October 26, 2012 to Leslie Johnson and me requesting a use determination for a proposed Chantilly Youth Association indoor sports training and practice facility, to be located at 13996 Park Center Road, which part of a larger parcel with the assigned address of 13860 Redskin Drive, identified as Tax Map 24-2 ((1)) 12A. The property is zoned I-5, and is developed with several warehouse buildings. You also provided additional information at a meeting prior to submission of the letter.

You describe the proposed use as an indoor training and practice facility for Chantilly Youth Association sports teams, primarily for volleyball, but the facility may at times be made available for other Chantilly Youth sports as well. Equipment used at the facility will consist of training equipment such as mats, nets, sports flooring, and other equipment. The facility would be open to teams and players of the CYA organized sports program and is not open to the general public for drop in use. You submitted a drawing of the proposed use of the space, which shows two sports courts, and support space including restrooms, offices, and a storage area.

Based on the information you have provided, the proposed Chantilly Youth Association indoor practice facility would be most similar to a private school of special education within the Zoning Ordinance. Private schools of special education are permitted in the I-5 District by-right. In order to obtain a Non-Residential Use Permit (Non-RUP) necessary to operate this use, it will first be necessary to demonstrate that adequate on-site parking is available, and the submission of a parking tabulation may be required. Please contact the Department of Public Works and Environmental Services (DPWES) at 703-324-1720 regarding submission and review of required parking information. Additionally, a new tenant layout for the proposed use may also be required prior to issuance of a Non-RUP. Please contact DPWES Building Plan Review at 703-222-0801 for any applicable Building Code requirements.

Department of Planning and Zoning
Zoning Administration Division
12055 Government Center Parkway, Suite 807
Fairfax, Virginia 22035-5505
Phone 703-324-1374 FAX 703-803-6372
www.fairfaxcounty.gov/dpz/

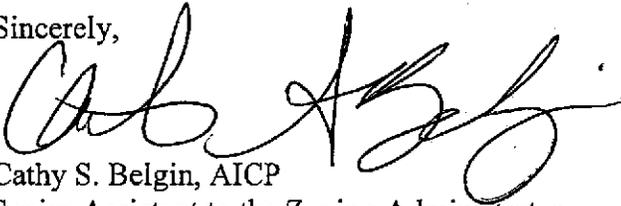


Mr Mark Abbott
November 9, 2012
Page 2

This determination is based upon the facts presented in your request letter, as well as our previous meeting, and the applicable Fairfax County Zoning Ordinance provisions in effect as of the date of this letter. If the facts as presented change or if the applicable provisions of the Zoning Ordinance change subsequent to the issuance of this determination, the determination may be subject to modification.

I trust that this correspondence adequately responds to your request. If you have any additional questions, please feel free to contact me at 703-324-1314.

Sincerely,



Cathy S. Belgin, AICP
Senior Assistant to the Zoning Administrator

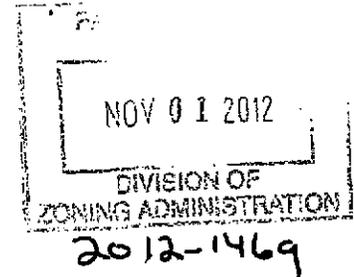
CSB/

cc: Michael R. Frey, Supervisor, Sully District
Leslie B. Johnson, Zoning Administrator
Lorrie Kirst, Deputy Zoning Administrator for Ordinance Administration Branch
Diane Johnson-Quinn, Deputy Zoning Administrator for Zoning Permit Review Branch

O:\cbelgi\OAB Letter CYA 13996 Park Center.docx



CHANTILLY YOUTH ASSOCIATION
14101 Parke Long Court, Suite E
Chantilly, Virginia 20151



October 26th, 2012

Ms. Cathy Belgin and Ms. Leslie Johnson,

Chantilly Youth Association (CYA) is hoping to enter into a lease for the usage of 13996 Park Center Road, Herndon VA, 20171 to provide much needed education and training for nearly 14,000 annual participants and their parents registered in CYA. The anticipated activities will provide training for our youth, coaches and officials.

This property will provide CYA additional facility space that the County Allocation process can not provide at this time. After speaking with the CYA Volleyball Coordinator, Arvo Hall, the proposed space will be utilized mainly by CYA Volleyball (probably over 85% of the usable time) for instruction and training of the participants in that program. Obviously, various other CYA Sports might have an interest in the space when not occupied by Volleyball. CYA will not be adding improvements to this site and will only provide equipment necessary for the instructional training for the sports such as flooring, mats, nets and other safety concerns.

We believe that these are permitted uses for this site and seek confirmation that you agree. The proposed use is very similar to the use of a Karate School located in the neighboring complex as the space CYA hopes to use which the County determined was a permitted use. Just like the Karate School, CYA will use the space to provide mental and physical training and instruction.

It is the policy of CYA not to turn down any youngster interested in participating in the activities offered by CYA but the limited allocations are making this extremely difficult for our different programs. We do not wish to turn away any interested players and this site would provide much needed additional space.

I understand the existing zoning of the I-5 provides for many various uses including educational training uses such as those we will provide at this site. Please insure that this is reviewed expeditiously because our Volleyball program, with more than 350 kids, is beginning now and we must have additional space to accommodate their training. I have discussed this with the Sully Supervisor's office who is aware of the proposed use and is in support of CYA's use of the site.

WWW.CHANTILLYYOUTH.ORG



CHANTILLY YOUTH ASSOCIATION
14101 Parke Long Court, Suite E
Chantilly, Virginia 20151

I ask that you confirm our use as soon as possible in that CYA's proposed use of the space is a permitted use as our Volleyball program is starting now and time is of the essence. If you have any questions, Ralph Wills (CYA President) and I are willing to meet with you at any time to discuss this matter.

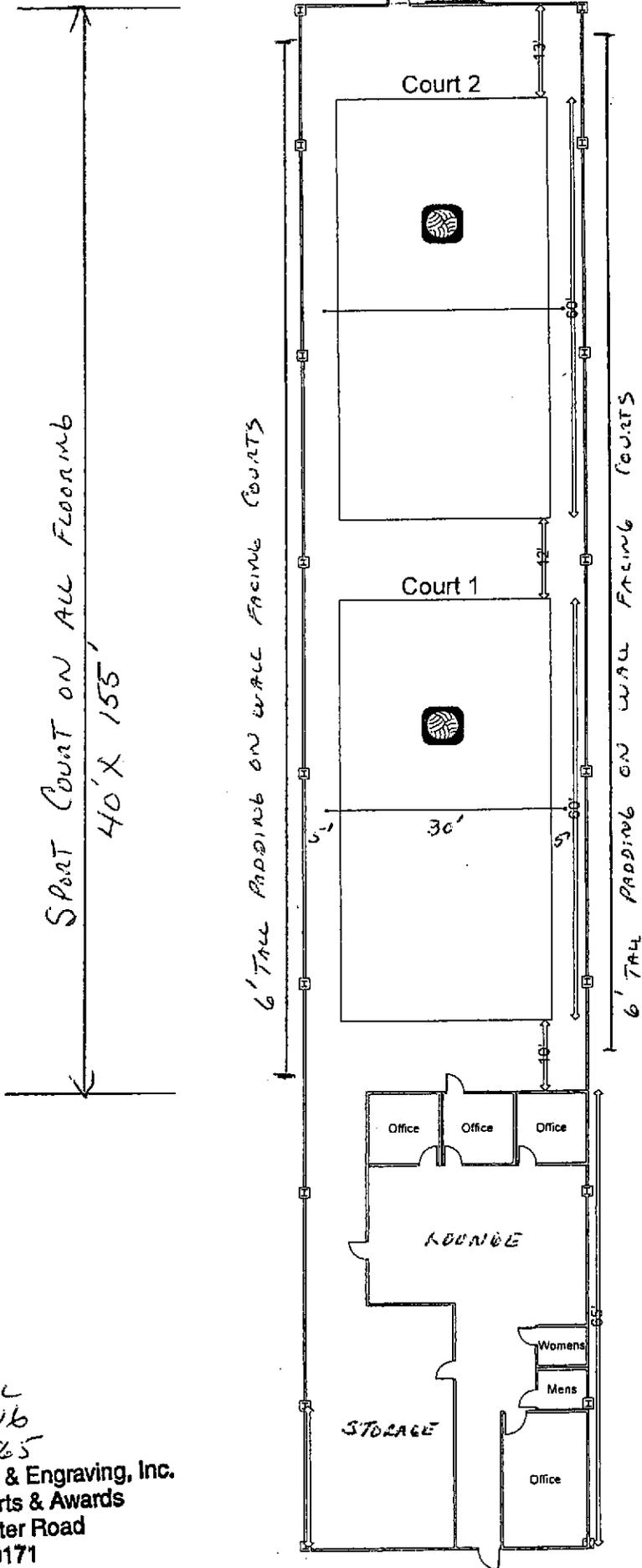
Thank you very much for your prompt attention to this matter,

Regards,

A handwritten signature in black ink, appearing to read "M. Abbott". The signature is fluid and cursive.

Mark Abbott
Executive Director
Chantilly Youth Association

703-929-4096 (Mobile)



NEW LIGHTS
WILL BE INSTALLED
AND PROTECTED.

Sport Court on All Floorings
40' X 155'

6' Tall Padding on wall Facing Courts

6' Tall Padding on wall Facing Courts

30'

Office

Office

Office

LOUNGE

STORAGE

Womens

Mens

Office

CVA Office

LEE CASSEL
703-435-4446
C-571-263-1565
Cassel's Awards & Engraving, Inc.
v/a Cassel's Sports & Awards
14000 Park Center Road
Herndon, VA 20171

l.cassel@casselonline.com



County of Fairfax, Virginia

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

NOTICE OF VIOLATION Fairfax County Zoning Ordinance

DATE OF ISSUANCE: December 6, 2013

METHOD OF SERVICE: OFFICE OF THE SHERIFF

LEGAL NOTICE ISSUED TO: Cassel's Sports and Awards
c/o Lee Cassel, Owner

ADDRESS: 14000 Park Center Road
Herndon, VA 20171-3208

LOCATION OF VIOLATION: 14000 Park Center Road
Herndon, Virginia 20171-3208

TAX MAP REF: 24-2 ((1)) 2A

ZONING DISTRICT: I- 5

CASE #: 201308039 **SR #:** 100746

POTENTIAL CIVIL PENALTIES UNDER ZONING ORDINANCE

§ 18-903(1):	Zoning Violation	First Offense	Each Subsequent Offense
	§ 2-303 ((1))	\$ 200.00	\$ 500.00
	TOTAL:	\$ 200.00	\$ 500.00

Dear Responsible Party:

An inspection of the above referenced property on December 03, 2013 revealed the following violation(s) of the Fairfax County Zoning Ordinance:

§ 2-303 (1) Special Permit:

County Records indicate Non- Residential Use Permit (A-0546-05) was issued to Cassel's Sports & Awards for the use of a warehouse and office on September 20, 2005. This investigation revealed you have performed interior alterations within the warehouse. These alterations consisted of erections of walls and the establishing of a commercial recreational use (volleyball courts). The investigation also

Department of Code Compliance
12055 Government Center Parkway, Suite 1016
Fairfax, Virginia 22035-5508
Phone 703-324-1300 Fax 703-324-9346
www.fairfaxcounty.gov/code

Cassel's Sports and Awards
c/o Lee Cassel, Owner
December 6, 2013
SR 100746
Page 2

concluded that the volleyball courts can be rented by the hour, day, week, month or season. This use on the property is not a permitted by right and requires a Group 5 Special Permit approval in the I-5 District. Therefore, you are in violation Par. 1 of the Sect. 2-303 of the Zoning Ordinance that states:

No use of a structure or land that is designated as a special permit use in any zoning district shall hereafter be established, and no existing use shall hereafter be changed to another use that is designated as a special permit use in such district, unless a special permit has been approved by the BZA and the use has been established in accordance with the provisions of Article 8.

You are hereby directed to clear this violation within thirty (30) days of the date of this Notice. Compliance can be accomplished by the following:

- Discontinuing the commercial recreational use (volleyball courts) on this property, to include the removal of all related supplies, materials, and equipment associated with this use.
- Applying and gaining approval of a Group 5 Special Permit to allow the commercial recreational use on the property.

A follow-up inspection will be made at the expiration of the time period outlined in this Notice. Failure to comply with the notice will result in the initiation of appropriate legal action to gain compliance with the Zoning Ordinance which can result in court ordered sanctions or civil penalties. Civil penalties may be ordered in the amount of \$200.00 for each violation of the Zoning Ordinance cited herein for the first violation and \$500.00 for each violation of the Zoning ordinance cited herein for any subsequent violation, in accordance with Zoning Ordinance §18-903(1).

You may have the right to appeal this Notice of Zoning Violation within thirty (30) days of the date of this letter in accordance with Sec. 15.2-2311 of the Code of Virginia. This decision shall be final and unappealable if it is not appealed within such thirty (30) days. Should you choose to appeal, the appeal must be filed with the Zoning Administrator and the Board of Zoning Appeals (BZA) in accordance with Part 3 of Article 18 of the Fairfax County Zoning Ordinance. Those provisions require the submission of an application form, a written statement setting forth the decision being appealed, the date of decision, the grounds for the appeal, how the appellant is an aggrieved party, any other information that you may wish to submit and a \$600.00 filing fee. Once an appeal application is accepted, it will be scheduled for public hearing and decision before the BZA. For information regarding an appeal contact:

Cassel's Sports and Awards
c/o Lee Cassel, Owner
December 6, 2013
SR 100746
Page 3

Zoning Administration Division
12055 Government Center Parkway, Suite 807
Fairfax, Virginia 22035
Office: (703)324-1314

Information and forms can also be obtained at <http://www.fairfaxcounty.gov/dpz/bza/appeals/>.

If you have questions, would like to schedule an appointment to meet with an investigator, or schedule a follow up inspection, please contact me directly at (703)324-5031. For any other questions, contact our main office at (703)324-1300.

LEGAL NOTICE ISSUED BY:

Signature

Gabriel Zakkak
Code Compliance Investigator
(703)324-5031

PERSONAL SERVICE _____

Being unable to make personal service a copy was delivered in the following manner:

- Delivered to a person found in charge of usual place of business or employment during business hours and giving information of its purport.
- Delivered to family member (not temporary sojourner or guest) age 16 or older at usual place of abode or party named above after giving information its purport. List name, age of recipient, and relation of recipient to party named above.

- Posted on front door or such other door as appears to be the main entrance of usual place of abode. address listed above (Other authorized recipient not found).

Served on a Secretary of the Commonwealth.

Not found.

SERVING OFFICER
_____ for _____

DATE _____

PERSONAL SERVICE _____

Being unable to make personal service a copy was delivered in the following manner:

- Delivered to a person found in charge of usual place of business or employment during business hours and giving information of its purport.
- Delivered to family member (not temporary sojourner or guest) age 16 or older at usual place of abode or party named above after giving information its purport. List name, age of recipient, and relation of recipient to party named above.

- Posted on front door or such other door as appears to be the main entrance of usual place of abode. address listed above (Other authorized recipient not found).

Served on a Secretary of the Commonwealth.

Not found.

SERVING OFFICER
_____ for _____

DATE _____

PERSONAL SERVICE _____

Being unable to make personal service a copy was delivered in the following manner:

- Delivered to a person found in charge of usual place of business or employment during business hours and giving information of its purport.
- Delivered to family member (not temporary sojourner or guest) age 16 or older at usual place of abode or party named above after giving information its purport. List name, age of recipient, and relation of recipient to party named above.

- Posted on front door or such other door as appears to be the main entrance of usual place of abode. address listed above (Other authorized recipient not found).

Served on a Secretary of the Commonwealth.

Not found.

SERVING OFFICER
_____ for _____

DATE _____

PERSONAL SERVICE _____

Being unable to make personal service a copy was delivered in the following manner:

- Delivered to a person found in charge of usual place of business or employment during business hours and giving information of its purport.
- Delivered to family member (not temporary sojourner or guest) age 16 or older at usual place of abode or party named above after giving information its purport. List name, age of recipient, and relation of recipient to party named above.

- Posted on front door or such other door as appears to be the main entrance of usual place of abode. address listed above (Other authorized recipient not found).

Served on a Secretary of the Commonwealth.

Not found.

SERVING OFFICER
_____ for _____

DATE _____

Similar Case History

ZAPS - SP - SP 88-C -052

Appl Num: SP 88-C -052
Application Desc ...: INDOOR FIRING RANGE
Id: SP 88-C -052
Appl Type: SP

ZAPS - SP - SP 87-C -091

Appl Num: SP 87-C -091
Application Desc ...: EXISTING HEALTH CLUB WITHIN A HOTEL TO BE CONVERTED TO A COMMERCIAL SWIMMING POOL AND HEALTH CLUB
Id: SP 87-C -091
Appl Type: SP

PROPOSED SITE PLAN USE AND PARKING TABULATION REVISION

Engineer: Urban, Ltd. Address: 4200 D Technology Court, Chantilly, VA 20151, Attn: Clayton Tock, P.E. Phone #: (703) 642-2306
 Plan Name: Dulles Industrial Aerospace Park (Bid Original SP: -594-SP-01-1) Tax Map #: 024-2-(1)-0012
 Rezoning Case #: RZ 74-2-021 Profired Use Restrictions (1): None

ADDRESS	LIST EACH FLOOR (include basement)	SUITE #	USE (See Notes 2, 3, 4)	USE BY			SQUARE FEET GROSS FLOOR AREA	SQUARE FEET NET FLOOR AREA	# SEATS AND/OR STOOLS	# COMPANY VEHICLES	# SERVICE BAYS	# EMPLOYEES	# STUDENTS	OTHER	PARKING RATE REQUIRED PER 5) CODE (See Note 5)	TOTAL PARKING SPACES REQUIRED FOR THE USE				
				RIGHT	SPECIAL PERMIT	SPECIAL EXCEPTION														
13870 PARK CENTER RD	1		OFFICE	X			6,860								3.6 per 1,000 s.f. Gross	24.70				
13872+13874 PARK CENTER RD	1		WAREHOUSE	X			16,012								1 per 1,000 s.f. Gross	16.01				
13876 PARK CENTER RD	1		WAREHOUSE	X			7,920								1 per 1,000 s.f. Gross	7.92				
13878+13880 PARK CENTER RD	1		WAREHOUSE	X			15,840								1 per 1,000 s.f. Gross	15.84				
NUMBER OF ACCESSIBLE SPACE(S) PROVIDED														21	+ VAN ACCESSIBLE SPACE(S) PROVIDED	3	=TOTAL ACCESSIBLE PARKING SPACE(S) on site per ADA Act and VUSB (See Note 6)	24	TOTAL PARKING SPACE(S) PROVIDED	1028

(The total number of parking spaces, including accessible parking spaces, available and useable for vehicular parking on the area covered by this PKS [See Note 6]) (Excess Spaces = 1028 - 24 = 1004 provided - 938 required = 90 excess spaces)

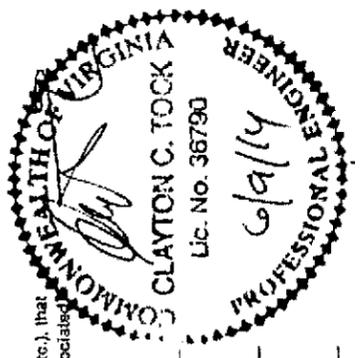
- (1) List profired use Prohibitions or Limitations.
- (2) In buildings where one floor has more than one use (medical offices, general office & retail, personal services) use a separate line for each.
- (3) Units which are vacant shall be included, the intended use shall be indicated and parking allocated.
- (4) Developer should make an initial parking assignment for each unit on the site plan. If developer, condominium, association or landlord wishes to make changes to assigned number of spaces after final site plan bond release, as site plan revision for reallocation of parking will be required. This form, when properly completed and certified, is intended to be such a site plan revision.
- (5) If use is Grandfathered use, it may be calculated at previous code parking rate if so identified and justification is submitted with the parking tabulations.
- (6) Certification is taken to mean that the number of spaces shown as being provided is actually available on the site and useable (not occupied or blocked by dumpsters, air conditioners, incinerators, storage trailers, etc.), that all uses on the site have been included in the above listing, and that the requisite number spaces and signage for compliance with ADA are provided. The number of parking spaces must be in conformance with the associated rezoning, special exception, special permit and variance.

Certified Correct (6) (Applicant) Engineer's Signature: *[Signature]*

County Approval by: *[Signature]*

Property Owners, Landlords, Condominium Association / Condores with Tabulation Print Name & Title (include company name when appropriate): Tricia J. Bohan, Senior Project Manager, Cushman and Wakefield

Submit to: Land Development Services, Plan and Document Control, 12055 Government Center Parkway, Fairfax, Virginia 22035-5503; REVISED FORM (3/2012)



Date: 6/9/14
 Date: 7/11/14
 Signature: *[Signature]* Date: 08.18.2014

4894-PKS-003-1
 02.18.14
 MORGAN

PROPOSED SITE PLAN USE AND PARKING TABULATION REVISION

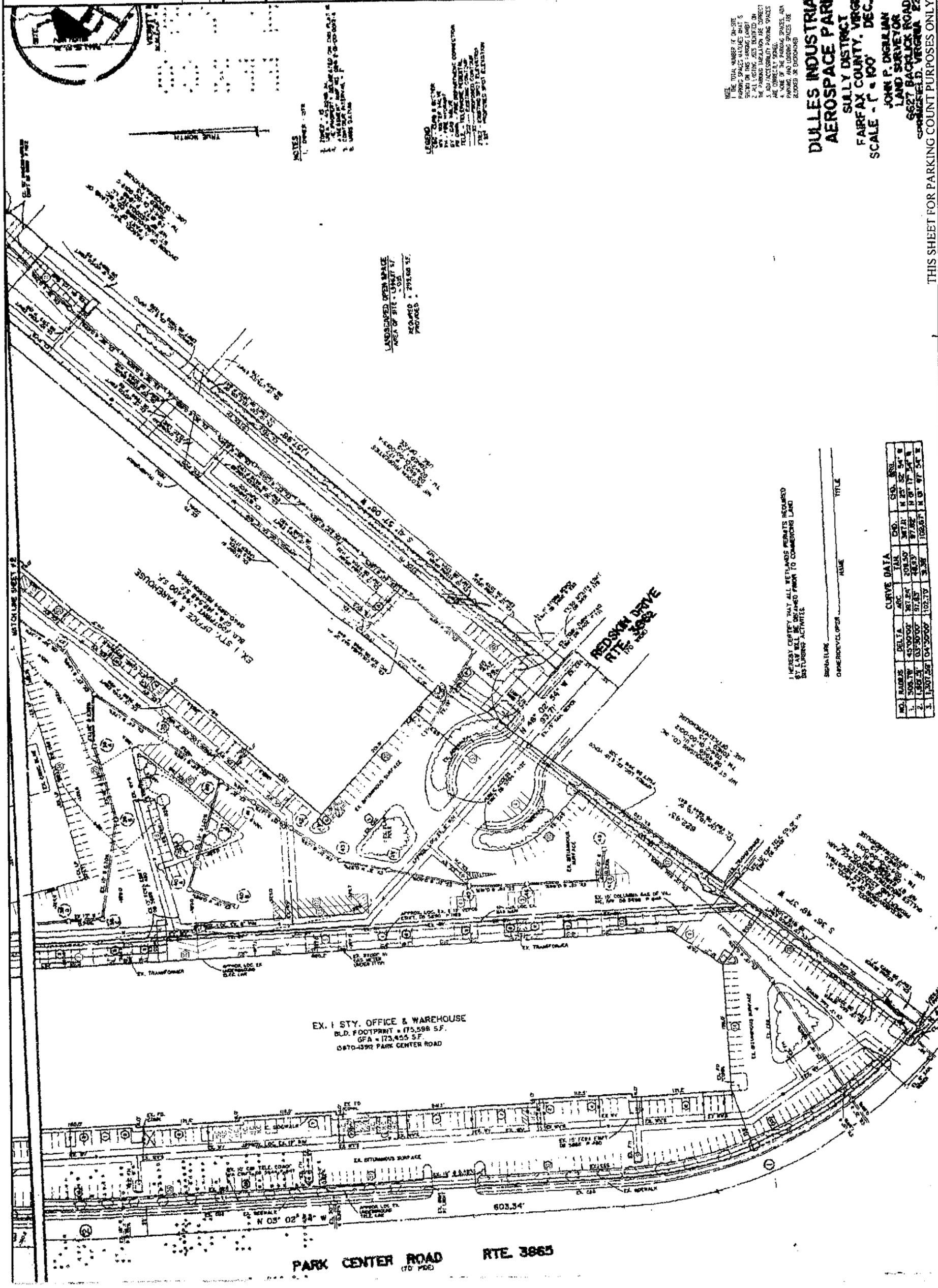
Engineer: Urban, Ltd. Address: 4200 D Technology Court, Chantilly, VA 20151, Attn: Clayton Teck, P.E. Phone #: (703) 642-2306
 Plan Name: Dulles Industrial Aerospace Park (Bid Original SP: 4894-SP-01-1 Rezoning Case #: RZ 74-2-021 Tax Map #: 024-2-(1)-0012
 Zoning: I-5 Profited: Yes No Proffered Use Restrictions (1): None

ADDRESS	LIST EACH FLOOR (include basement)	SUITE #	USE (See Notes 2, 3, 4)	USE BY			SQUARE FEET GROSS FLOOR AREA	SQUARE FEET NET FLOOR AREA	# SEATS AND/OR STOOLS	# COMPANY VEHICLES	# SERVICE BAYS	# EMPLOYEES	# STUDENTS	OTHER	PARKING RATE REQUIRED PER CODE (See Note 5)	TOTAL PARKING SPACES REQUIRED FOR THE USE
				RIGHT	SPECIAL PERMIT	SPECIAL EXCEPTION										
13882-13888 PARK CENTER RD			R+D ESTABLISHMENT	X			32,322			2		50			1 per Company Vehicle, 1 per Vehicle, 1 per	52.00
13890-13908 PARK CENTER RD			R+D ESTABLISHMENT	X			80,006			10		279			1 per Company Vehicle, 1 per Vehicle, 1 per	289.00
13910-13912 PARK CENTER RD			ESTABLISHMENT FOR PRODUCTION	X			15,840			5		10			1 per Company Vehicle, 1 per Vehicle, 1 per	15.00
13860-13862 REDSKIN DR			ESTABLISHMENT FOR PRODUCTION	X			16,160			1		15			1 per Company Vehicle, 1 per Vehicle, 1 per	16.00
13864 REDSKIN DR			WAREHOUSE	X			8,082								1 per 1,000 s.f. Gross	8.08
13866 REDSKIN DR			WHOLESALE TRADE ESTABLISHMENT	X			7,920			1		2			1 per 1.5 Employee, 1 per Company Vehicle, 1 per 1,000 s.f. Gross	7.92
13868 REDSKIN DR			WAREHOUSE	X			7,920								1 per 1,000 s.f. Gross	7.92
13870 REDSKIN DR			MOTOR FREIGHT TERMINAL	X			7,920			1		2			1 per 1.5 Employee, 1 per Company Vehicle, 1 per 1,000 s.f. Gross	7.92
13872-13880 REDSKIN DR			WAREHOUSE	X			40,382								1 per 1,000 s.f. Gross	40.38
13882-13886 REDSKIN DR			ESTABLISHMENT FOR ASSEMBLY	X			23,992			1		18			1 per Company Vehicle, 1 per Vehicle, 1 per	19.00
13888 REDSKIN DR			WAREHOUSE	X			7,920								1 per 1,000 s.f. Gross	7.92
13890-13894 REDSKIN DR			ESTABLISHMENT FOR ASSEMBLY	X			26,742			1		23			1 per Company Vehicle, 1 per Vehicle, 1 per	24.00
13934-13940 PARK CENTER RD			WAREHOUSE	X			32,320								1 per 1,000 s.f. Gross	32.32
13942-13950 PARK CENTER RD			WAREHOUSE	X			39,922								1 per 1,000 s.f. Gross	39.92
13952-13956 PARK CENTER RD			WAREHOUSE	X			23,760								1 per 1,000 s.f. Gross	23.76

PROPOSED SITE PLAN USE AND PARKING TABULATION REVISION

Engineer: Urban, Ltd. Address: 4200 D Technology Court, Chantilly, VA 20151. Alt: Clayton Toak, P.E. Phone #: (703) 642-2306
 Plan Name: Dufres Industrial Aerospace Park (Bid Original SP: 4894-SP-01-1 Rezoning Case #: RZ 74-2-921) Tax Map #: 024-2-(1)-0012
 Zoning: I-5 Proffered: Yes No Proffered Use Restrictions (1): None

ADDRESS	LIST EACH FLOOR (include basement)	SUITE #	USE (See Notes 2, 3, 4)	USE BY			GROSS FLOOR AREA	SQUARE FEET NET FLOOR AREA	# SEATS AND/OR STOOLS	# COMPANY VEHICLES	# SERVICE BAYS	# OF EMPLOYEES	# STUDENTS	OTHER	PARKING RATE REQUIRED PER CODE (See Note 5)	TOTAL PARKING SPACES REQUIRED FOR THE USE
				RIGHT	SPECIAL PERMIT	SPECIAL EXCEPTION										
13958 PARK CENTER RD			WAREHOUSE	X			8,082								1 per 1,000 s.f. Gross	8.08
13960-13964 PARK CENTER RD			WAREHOUSE	X			24,240								1 per 1,000 s.f. Gross	24.24
13968 PARK CENTER RD			WAREHOUSE	X			8,080								1 per 1,000 s.f. Gross	8.08
13968 PARK CENTER RD			ESTABLISHMENT FOR PRODUCTION	X			8,080		2		12				1 per Company Vehicle, 1 per	14.00
13970-13984 PARK CENTER RD			WAREHOUSE	X			70,722								1 per 1,000 s.f. Gross	70.72
13986 PARK CENTER RD			WAREHOUSE	X			8,720								1 per 1,000 s.f. Gross	8.72
13988-13990 PARK CENTER RD			WAREHOUSE	X			17,440								1 per 1,000 s.f. Gross	17.44
13992-13994 PARK CENTER RD			OFFICE	X			14,520								3.6 per 1,000 s.f. Gross	52.27
13992-13994 PARK CENTER RD			WAREHOUSE	X			3,242								1 per 1,000 s.f. Gross	3.24
13996 PARK CENTER RD			WAREHOUSE	X			8,880								1 per 1,000 s.f. Gross	8.88
13998-14002 PARK CENTER RD			WAREHOUSE	X			15,984								1 per 1,000 s.f. Gross	15.98
13998-14002 PARK CENTER RD			ASSOCIATED RETAIL	X			10,656	8,525							5 per 1st 1,000 s.f. Net, 6 per remaining	50.15
Enter Totals on Sheet 1 of 2. Number of copies required: One (1) original copy with Engineer's Seal and Signature, plus four (4) copies.																
* Total Office GFA 616,486																



JOHN P. DAGLIAN
 LAND SURVEYOR
 6627 BACKLICK ROAD
 CHANTILLY, VIRGINIA 22086
 SCALE - 1" = 100'
 FAIRFAX COUNTY, VIRGINIA
 SULLY DISTRICT
 DULLES INDUSTRIAL
 AEROSPACE PARK

CURVE DATA
 NO. | RAJIBS | DELTA | ARC | TANG | CHD. | CNO. | GCS. | BSL.

1	500.78'	45°00'00"	387.24'	208.49'	30.00'	10	N 25° 32' 54" E	10.00'
2	1,482.31'	03°30'00"	97.85'	443.37'	30.00'	10	N 0° 17' 54" E	10.00'
3	1,207.58'	04°30'00"	102.71'	31.38'	30.00'	10	N 0° 07' 54" E	10.00'

THIS SHEET FOR PARKING COUNT PURPOSES ONLY!



STATE TEACHERS
RETIREMENT SYSTEM
OF OHIO

275 East Broad Street
Columbus, OH 43215-3771
614-227-4090
www.strsoh.org

June 19, 2015

Lee Cassel, President
Cassel's Awards & Engraving, Inc.
14000 Park Center Road
Herndon, VA 20171

Re: Proposed Special Permit Application
Subject Property: Fairfax County Tax Map Reference
24-2 ((1)) 12A
Applicant: Cassel's Awards and Engraving, Inc.

RETIREMENT BOARD CHAIR
ROBERT STEIN

RETIREMENT BOARD VICE CHAIR
CAROL CORRETERS

EXECUTIVE DIRECTOR
MICHAEL J. NEHF

Dear Mr. Cassel:

OTR, an Ohio general partnership, as the title owner of the Subject Property, hereby consents to the non-exclusive use of up to ninety (90) additional parking spaces subject to the following conditions:

(1) The use is specifically for the commercial recreational use associated with the special permit application referenced above, (2) the use is subordinate to the rights of all existing and future tenants occupying space within the industrial park, (3) the use applies to weekends only (Friday evenings, Saturdays and Sundays), and (4) the use will terminate at the expiration of the lease term.

Sincerely,

A handwritten signature in black ink, appearing to read "E. Rosario III", is written over a circular stamp or mark.

Evelio Rosario III
Authorized Agent



County of Fairfax, Virginia

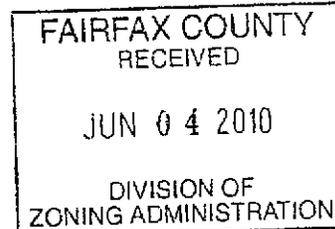
MEMORANDUM

DATE: June 3, 2010

TO: Janet E. Coldsmith, Director
Department of Tax Administration
Real Estate Division

FROM: Mavis E. Stanfield *mes*
Deputy Zoning Administrator for Appeals

SUBJECT: 13925 and 13915 Park Center Road
Tax Map: 24-2 ((1)) 11C1 and 11C2



This memorandum is in response to your request for a determination of the maximum permitted Floor Area Ratio (FAR) for the above-referenced properties. The properties are zoned I-5, General Industrial District, and are located within the Route 28 Tax District and partially within a Water Supply Protection Overlay District. The I-5 District currently allows development up to a 0.50 FAR by-right, and up to a 1.0 FAR with the approval of a special exception.

The Route 28 Tax District was approved in 1987 for a period of fifteen (15) years, expiring in 2002. It was subsequently extended until the year 2037. Therefore, until the year 2037, or until all bonded indebtedness for the transportation improvements within the Tax District is paid off, whichever occurs first, the properties are governed by the Zoning Ordinance regulations regarding allowable uses, densities, floor area ratio, setbacks, building heights, required parking and open space of the I-5 District in effect on December 21, 1987, and any subsequent Zoning Ordinance amendments to the above-noted regulations that result in provisions which are at least as permissive as those in the I-5 District regulations. Consequently, until the year 2037, the maximum FAR for the subject properties is 1.0.

Please note that the northern portion of Lot 11C2, the former Lot 9, is subject to the proffers approved in conjunction with Rezoning RZ 74-2-021. While there was no FAR specifically proffered with this rezoning, the existence of proffers permits development to a FAR of 1.0 in perpetuity for this portion of Lot 11C2.

The properties are currently governed by Site Plan 4894-SPV-005-D, which includes both 11C1 and 11C2. As such, the FAR has been calculated on the basis of both lots. However, in the event of redevelopment, the lots could be considered either jointly or separately for the purpose of FAR calculation.

Janet E. Coldsmith
Page 2

Should you have any questions please do not hesitate to contact me at (703) 324-1312.

cc: Eileen M. McLane, Zoning Administrator
Diane Johnson-Quinn, Deputy Zoning Administrator
for Zoning Permit Review Branch

ZONING ORDINANCE PROVISIONS

8-006 General Standards

In addition to the specific standards set forth hereinafter with regard to particular special permit uses, all special permit uses shall satisfy the following general standards:

1. The proposed use at the specified location shall be in harmony with the adopted comprehensive plan.
2. The proposed use shall be in harmony with the general purpose and intent of the applicable zoning district regulations.
3. The proposed use shall be such that it will be harmonious with and will not adversely affect the use or development of neighboring properties in accordance with the applicable zoning district regulations and the adopted comprehensive plan. The location, size and height of buildings, structures, walls and fences, and the nature and extent of screening, buffering and landscaping shall be such that the use will not hinder or discourage the appropriate development and use of adjacent or nearby land and/or buildings or impair the value thereof.
4. The proposed use shall be such that pedestrian and vehicular traffic associated with such use will not be hazardous or conflict with the existing and anticipated traffic in the neighborhood.
5. In addition to the standards which may be set forth in this Article for a particular group or use, the BZA shall require landscaping and screening in accordance with the provisions of Article 13.
6. Open space shall be provided in an amount equivalent to that specified for the zoning district in which the proposed use is located.
7. Adequate utility, drainage, parking, loading and other necessary facilities to serve the proposed use shall be provided. Parking and loading requirements shall be in accordance with the provisions of Article 11.
8. Signs shall be regulated by the provisions of Article 12; however, the BZA, under the authority presented in Sect. 007 below, may impose more strict requirements for a given use than those set forth in this Ordinance.

8-503 Standards for all Group 5 Uses

In addition to the general standards set forth in Sect. 006 above, all Group 5 special permit uses shall satisfy the following standards:

1. All uses shall comply with the lot size and bulk regulations of the zoning district in which located, except as may be qualified below.
2. All uses shall comply with the performance standards specified for the zoning district in which located, including the submission of a sports illumination plan as may be required by Part 9 of Article 14.
3. No building designed primarily and specifically for such use shall be located within 100 feet of any adjoining property which is in an R district.
4. Before establishment, all uses, including modifications or alterations to existing uses, shall be subject to the provisions of Article 17, Site Plans.