



**APPLICATION ACCEPTED:** May 8, 2015  
**PLANNING COMMISSION:** October 15, 2015  
**BOARD OF SUPERVISORS:** October 20, 2015 at 3:00 PM

# County of Fairfax, Virginia

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September 30, 2015

**WSPOD**

**STAFF REPORT**

**APPLICATION SE 2015-SU-018**

**SULLY DISTRICT**



**APPLICANT:** Chantilly Auto Care Center, LLC

**PRESENT ZONING:** C-8, WS and HC

**PARCEL(S):** 34-4 ((5)) A

**ACREAGE:** 1.06 acres

**FAR/DENSITY:** 0.07

**PLAN MAP:** Retail and Other

**SE CATEGORY** Category 6: Service Station/ Mini-mart in a Highway Corridor Overlay District

Category 6: Waiver of the Minimum Lot Width Requirement

**PROPOSAL:** The applicant has filed an SE application to permit site layout improvements to an existing service station/ mini-mart in a Highway Corridor and a waiver of the minimum lot width requirement along Route 50 (Lee Jackson Memorial Highway) from 200 feet to 160 feet. The overall FAR is proposed to be 0.07.

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**William O'Donnell**

**Department of Planning and Zoning**  
Zoning Evaluation Division  
12055 Government Center Parkway, Suite 801  
Fairfax, Virginia 22035-5509  
Phone 703-324-1290 FAX 703-324-3924  
[www.fairfaxcounty.gov/dpz/](http://www.fairfaxcounty.gov/dpz/)



## **STAFF RECOMMENDATIONS:**

Staff recommends approval of SE 2015-SU-018, subject to the development conditions consistent with those found in Appendix 1 of this report.

Staff recommends approval of a modification of the transitional screening and barrier requirements to the north, west and east, in favor of the landscape treatments depicted on the SE plat and as conditioned.

Staff recommends approval of a modification of the peripheral parking lot landscaping in favor of the landscape treatments depicted on the SE plat and as conditioned.

Staff recommends approval of a modification of the trail requirements on Route 50 (Lee Jackson Memorial Highway) in favor of the existing 8 foot wide trail and the proposed 10 foot wide trail shown on the SE Plat.

It should be noted that it is not the intent of staff to recommend that the Board, in adopting any conditions, relieve the applicant/owner 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 recommendation of staff; it does not reflect the position of the Board of Supervisors.

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

For information, contact the Zoning Evaluation Division, Department of Planning and Zoning, 12055 Government Center Parkway, Suite 801, Fairfax, Virginia 22035-5505, (703) 324-1290.



# Special Exception

SE 2015-SU-018

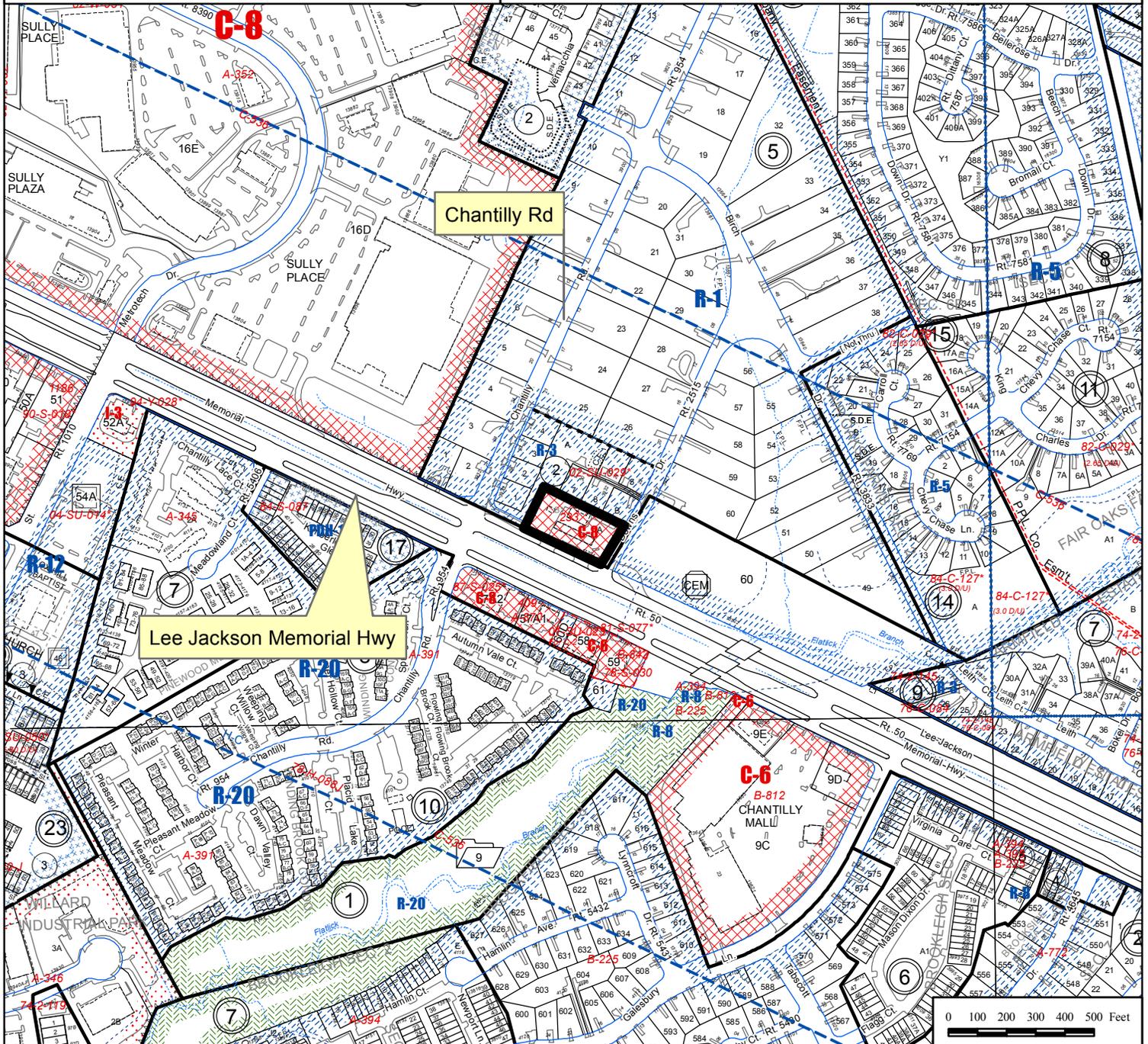


Applicant:  
Accepted:  
Proposed:

CHANTILLY AUTO CARE CENTER, LLC  
05/08/2015  
SERVICE STATION/MINI MART IN A HIGHWAY  
CORRIDOR OVERLAY DISTRICT AND WAIVER  
OF THE MINIMUM LOT WIDTH REQUIREMENT  
FOR THE C-8 ZONING DISTRICT

Area: 1.06 AC OF LAND; DISTRICT - SULLY  
Zoning Dist Sect: 07-060709-061004-0804  
Located: 13704 LEE JACKSON MEMORIAL HIGHWAY,  
CHANTILLY, VA 20151

Zoning: C- 8  
Plan Area: 3,  
Overlay Dist: WS HC  
Map Ref Num: 034-4- /05/ / A

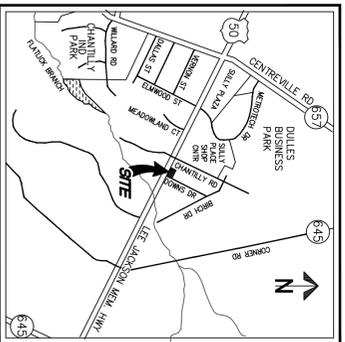


# CHANTILLY SERVICE STATION

## 13704 LEE JACKSON HIGHWAY SULLY DISTRICT - FAIRFAX COUNTY

### SPECIAL EXCEPTION PLAT

VICINITY MAP SCALE: 1"=2000'



**ZONING TABULATION**

EXISTING ZONE: C-8, HIGHWAY COMMERCIAL DISTRICT	REQUIRED	PROVIDED
EXISTING SITE AREA: 46,236 SF OR 1.0614 AC*		
MIN LOT AREA	40,000 SF	46,236 SF OR 1.0614 AC*
MIN LOT WIDTH	200 FT	±159 FT**
MAX BLD HT	40 FT	±21.5 FT (BUILDING) ±28 FT (CANOPY)
MIN YARD REQUIREMENTS		
FRONT	45' ABP, BUT NOT LESS THAN 40 FT	±81 FT (BUILDING) ±15 FT (CANOPY)**
REAR	NONE	N/A
SIDE	20 FT	±93 FT
MAX FAR	0.50	±0.07
OPEN SPACE	15%	30%

\*SITE AREA IS BASED ON PRE R/W DEDICATION (±8,055 SF)  
\*\*WAIVER REQUESTED, EXISTING CONDITION  
\*\*\*EXISTING CANOPY IS WITHIN MINIMUM 40 FT FRONT YARD AFTER DEDICATION OF RIGHT-OF-WAY ALONG ROUTE 50

**PARKING TABULATION**

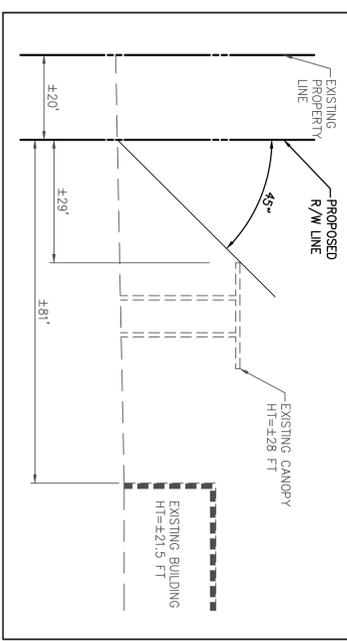
**REQUIRED PARKING**  
USE: SERVICE STATION/MINI-MART  
RATE: 2 SPACES PER SERVICE BAY  
PLUS 6.5 SPACES/1,000 SF OF AREA DEVOTED TO RETAIL USE  
±5 SERVICE BAYS = 10 SPACES  
±700 SF OF RETAIL SALES AREA = 5 SPACES  
TOTAL PARKING REQUIRED = 15 SPACES

**PROPOSED PARKING**  
PARKING PROVIDED = 17 PARKING SPACES (INCL. 1 HO) \*  
\* THE 17 PARKING SPACES PROVIDED DOES NOT INCLUDE THE 9 PARKING SPACES DESIGNATED FOR VEHICLE STORAGE

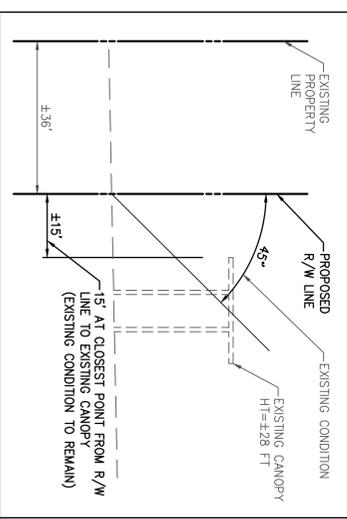
**WAWERS/MODIFICATION REQUESTED**

- A MODIFICATION OF THE 50 FT TRANSITIONAL SCREENING REQUIREMENT (ABUTTING TAX MAP 034-4-05-02, PARCELS A, B, 7, 8) IS REQUESTED. [Z.O. SECT. 13-303(3)(C)]
- A WAIVER OF THE 10 FT PERIPHERAL PARKING LOT LANDSCAPING (ALONG LEE-JACKSON MEMORIAL HIGHWAY AND DOWNS DRIVE) IS REQUESTED. [Z.O. SECT. 13-203(2)]
- A WAIVER OF THE 10 FT WIDE MULTI-USE TRAIL ALONG LEE-JACKSON MEMORIAL HIGHWAY IS REQUESTED. AN 8 FT WIDE TRAIL HAS BEEN PROVIDED ALONG A PORTION OF LEE-JACKSON MEMORIAL HIGHWAY. [Z.O. SECT. 17-20(2)]
- A WAIVER OF THE MINIMUM LOT WIDTH IS REQUESTED. [Z.O. SECT. 4-806(2)]

FRONT YARD ABP - TO BUILDING SCALE: 1"=20'



FRONT YARD ABP - TO CANOPY SCALE: 1"=20'



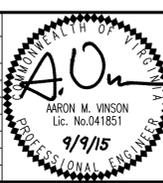
**SHEET INDEX**

P-0101	COVER SHEET
P-0201	EXISTING CONDITIONS AND EXISTING VEGETATION MAP
P-0301	SPECIAL EXCEPTION PLAT
P-0302	TRUCK MOVEMENT EXHIBIT
P-0401	CONCEPTUAL LANDSCAPE PLAN
P-0402	LANDSCAPE CALCULATIONS
P-0501	PRELIMINARY STORMWATER MANAGEMENT ANALYSIS
P-0601	PHOTOMETRIC PLAN

**COVER SHEET**

**CHANTILLY SERVICE STATION**  
SULLY DISTRICT  
FAIRFAX COUNTY, VIRGINIA

REVISION APPROVED BY				
NO.	DESCRIPTION	DATE	REV. BY	APPROVED

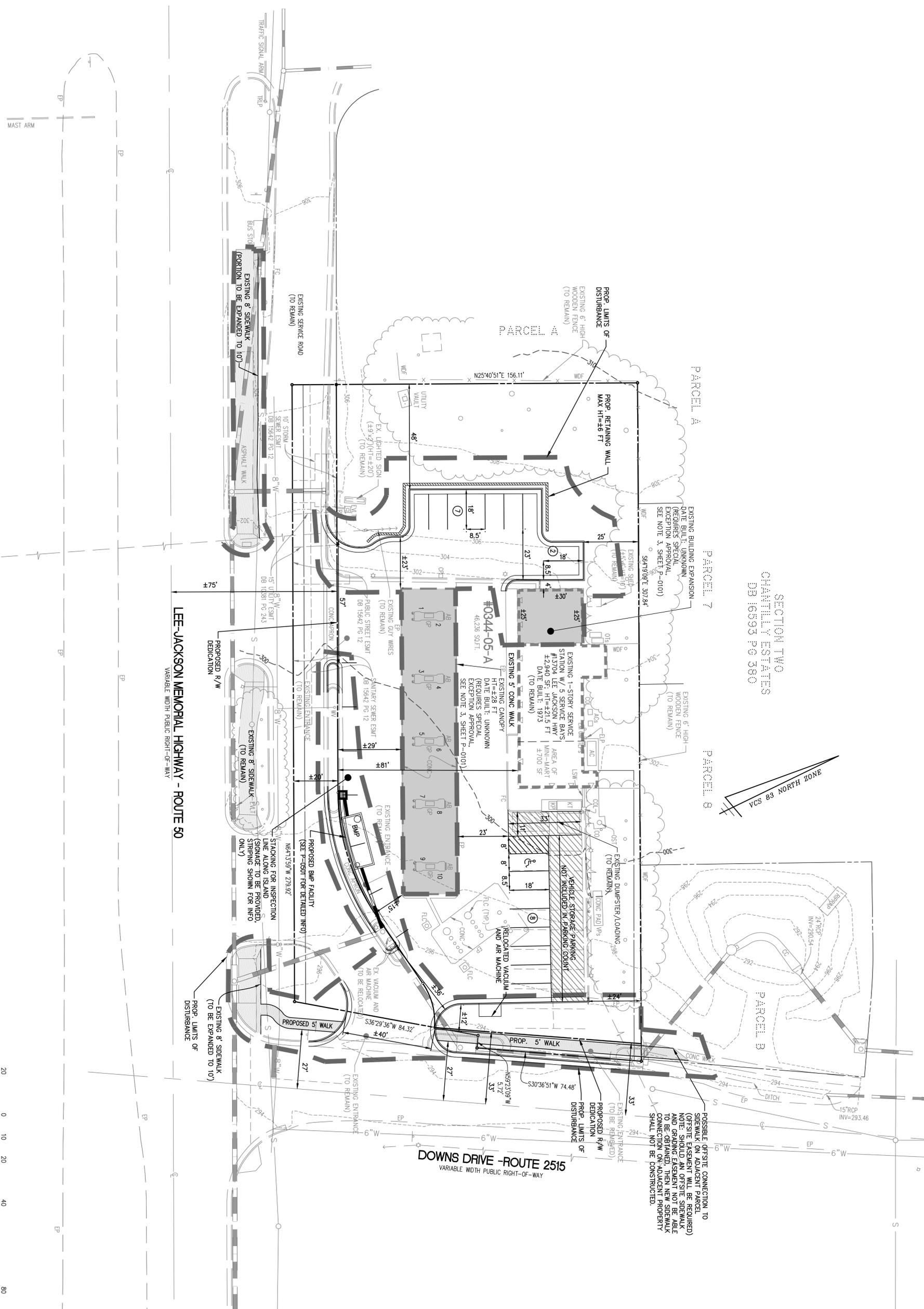


**WALTER L. PHILLIPS**  
INCORPORATED ESTABLISHED 1945  
SCALE: 1"=20' DATE: 4/8/15; REV. 4/28/15, 5/6/15, 7/2/15, 7/27/15, 9/9/15

Engineers • Surveyors • Planners  
Landscape Architects • Arborists  
207 PARK AVENUE  
FALLS CHURCH, VIRGINIA 22046  
(703) 532-6163 Fax (703) 533-1301  
www.WLPINC.com

DRAWN: MRW	CHECKED: AV
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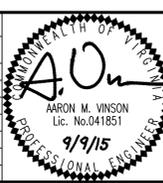


POSSIBLE OFFSITE CONNECTION TO SIDEWALK ON ADJACENT PARCEL (OFFSITE EASEMENT WILL BE REQUIRED) NOTE: SHOULD AN OFFSITE SIDEWALK AND GRADING EASEMENT NOT BE OBTAINED, THEN NEW SIDEWALK CONNECTION ON ADJACENT PROPERTY SHALL NOT BE CONSTRUCTED.

**SPECIAL EXCEPTION PLAT**

**CHANTILLY SERVICE STATION**  
SULLY DISTRICT  
FAIRFAX COUNTY, VIRGINIA

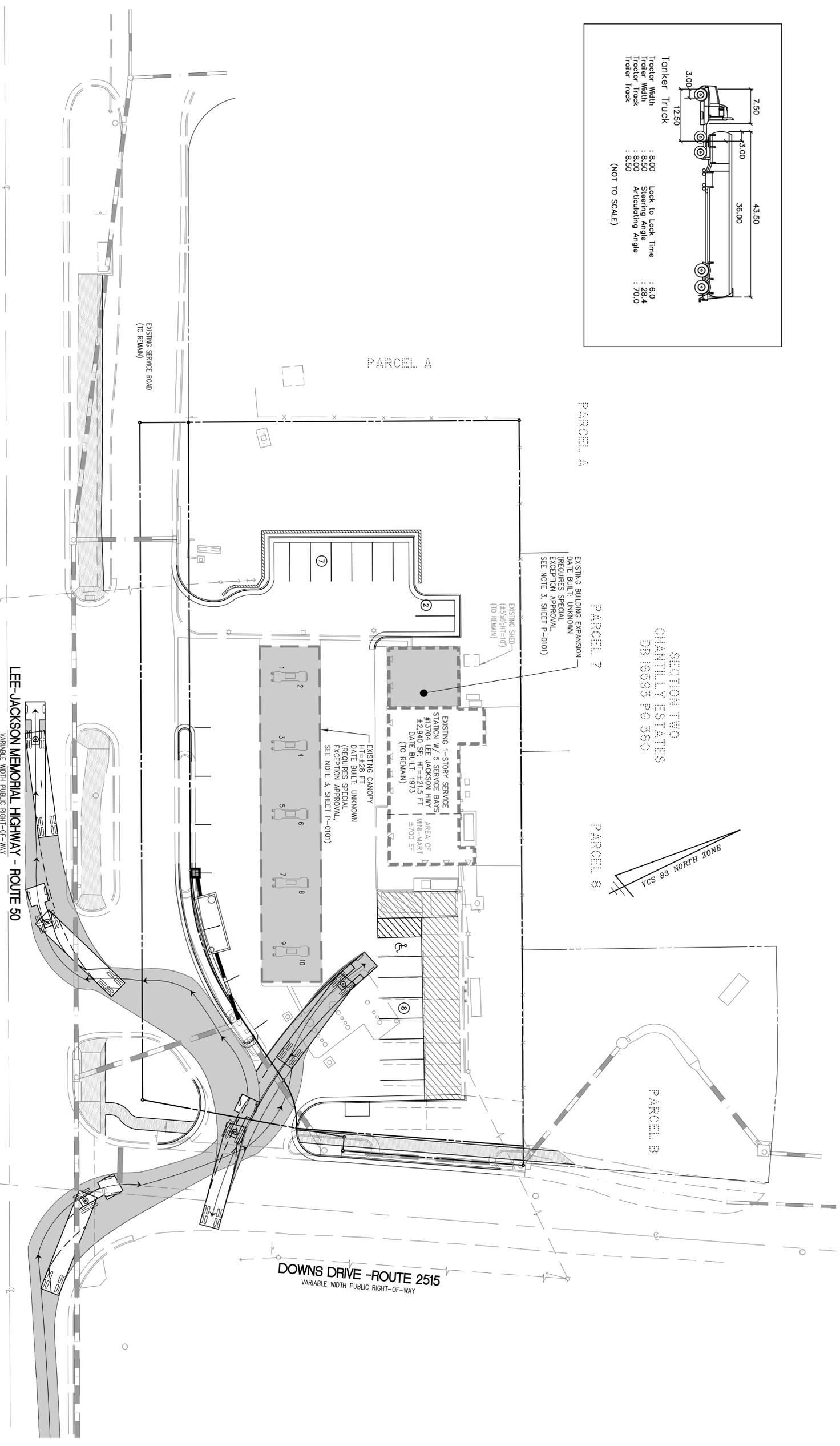
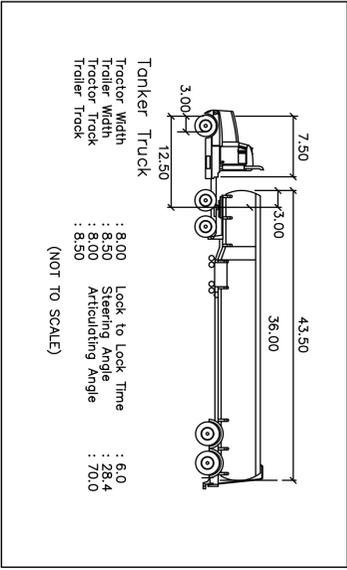
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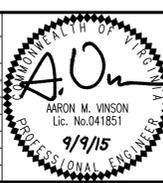
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**TRUCK MOVEMENT EXHIBIT**

**CHANTILLY SERVICE STATION**  
 SULLY DISTRICT  
 FAIRFAX COUNTY, VIRGINIA

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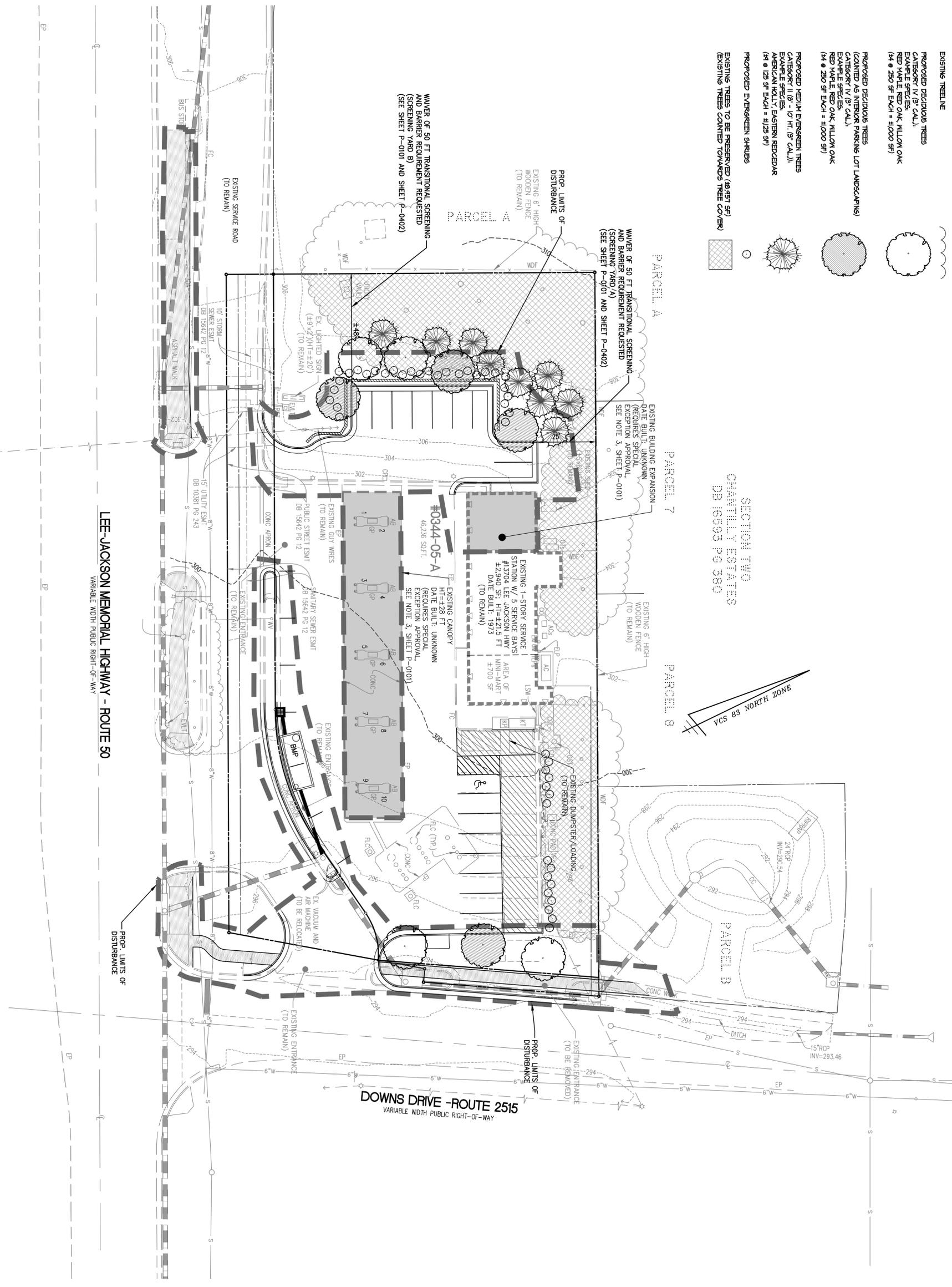
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**LANDSCAPE LEGEND**

- EXISTING TREELINE**
- PROPOSED DECIDUOUS TREES CATEGORY IV (3" CAL.)
  - EXAMPLE SPECIES: RED MAPLE, RED OAK, WILLOW OAK (14 @ 250 SF EACH = 3500 SF)
- PROPOSED DECIDUOUS TREES (COUNTED AS INTERIOR PARKING LOT LANDSCAPING)**
- CATEGORY IV (3" CAL.):
  - EXAMPLE SPECIES: RED MAPLE, RED OAK, WILLOW OAK (14 @ 250 SF EACH = 3500 SF)
- PROPOSED MEDIUM EVERGREEN TREES**
- CATEGORY III (3" CAL.):
  - EXAMPLE SPECIES: AMERICAN HOLLY, EASTERN REDCEDAR (14 @ 125 SF EACH = 1750 SF)
- PROPOSED EVERGREEN SHRUBS**
- EXISTING TREES TO BE PRESERVED (49 SF SF)
  - EXISTING TREES COUNTED TOWARDS TREE COVER

SECTION TWO  
 CHANTILLY ESTATES  
 D916593 PG 380

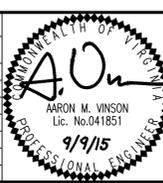
VCS 83 NORTH ZONE



**CONCEPTUAL LANDSCAPE PLAN**

**CHANTILLY SERVICE STATION**  
 SULLY DISTRICT  
 FAIRFAX COUNTY, VIRGINIA

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 CHECKED: AV

**TRANSITIONAL SCREENING AND BARRIER ANALYSIS**

TRANSITIONAL SCREENING TYPE	REQUIRED	SCREENING/BUFFER 'A' (30' LF)	SCREENING/BUFFER 'B' (156 LF)
DIMENSIONS	30'	±25'	±48'
10 YEAR CANOPY	75%	REQUIRED: 5,756 SF	REQUIRED: 5,616 SF
PLANTING MIXTURE	70% EVERGREEN MIN./ 35% MAX. OF ANY SINGLE SPECIES	PROP. 4 EV. CAT. II @ 125 = 500 SF EXISTING CANOPY = 5,300 SF TOTAL CANOPY PROVIDED = 5,800 SF*	PROP. 2 DECID. @ 250 = 500 SF PROP. 5 EV. @ 125 = 625 SF EXISTING CANOPY = 3,657 SF TOTAL CANOPY PROVIDED = 4,782 SF*
DIMENSIONS	3 SHRUBS/10 LINEAR FEET	±16 EVERGREEN SHRUBS	±30 EVERGREEN SHRUBS
BARRIER	TYPE D, E, OR F	6' HT BOARD ON BOARD FENCE	6' HT BOARD ON BOARD FENCE

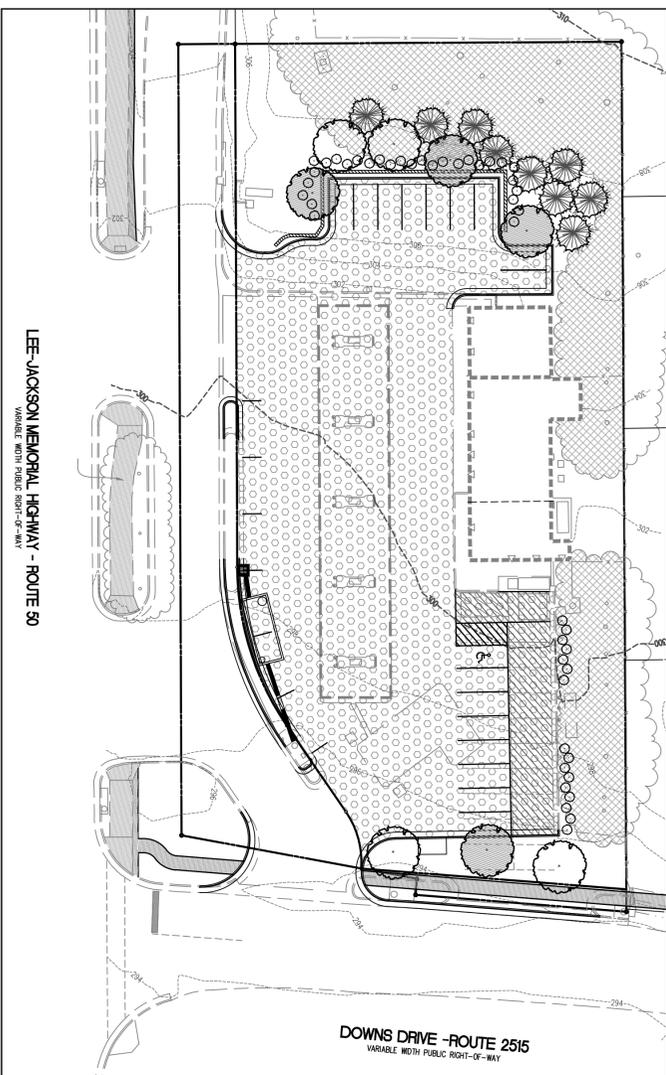
\* WAIVER PREVIOUSLY APPROVED AND REQUESTED TO BE REAFFIRMED WITH THIS PLAN, SEE SHEET P-010.

**TREE COVER CALCULATIONS**

TOTAL SITE AREA	±46,236 S.F.
PROP. R.O.M. DEDICATION	- ±8,056 S.F.
ADJUSTED SITE AREA	±38,181 S.F.
TREE COVER REQUIRED	X 10 %
	<b>±3,818 S.F.</b>
TREE COVER PROVIDED (PLANTED)	±3,725 S.F.
	(17 TREES)
EXISTING TREE COVERAGE TO REMAIN	±11,966 S.F.
AREA COUNTED WITH MULTIPLE TRUNKS (8,957 X 1.25)	±14,221 S.F.

**TABLE 12.3**  
SEE SHEET P-0201

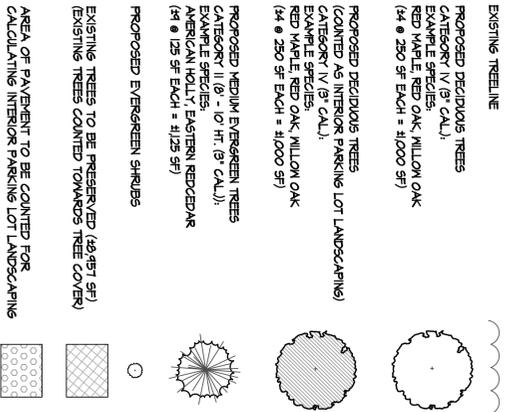
**INTERIOR PARKING LOT LANDSCAPING DETAIL**



**INTERIOR PARKING LOT LANDSCAPING CALCULATION**

TOTAL PARKING AREA	±19,500 S.F.
PERCENT REQUIRED	X 5 %
REQUIRED	<b>±975 S.F.</b>
PROP. (4 CATEGORY IV TREES @ 250 SF EA.)	±1,000 S.F.
PROVIDED	<b>±1,000 S.F.</b>

**LANDSCAPE LEGEND**



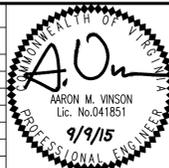
**Table 12.10 10-year Tree Canopy Calculation Worksheet**

Step	Totals	Reference
<b>A. Tree Preservation Target and Statement</b>		
A1	Price the Tree Preservation Target calculations and statement here preceding the 10-year tree canopy calculations	SEE TABLE 12.9 of required elements and SHEET P-0201
<b>B. Tree Canopy Requirement</b>		
B1	Identify gross site area =	±46,236 SF \$12-0511.1A
B2	Subtract area dedicated to parks, road frontage, and	±8,056 SF \$12-0511.1B
B3	Subtract area of exemptions =	0 \$12-0511.1C(1)
B4	Adjusted gross site area (B1 - B2) =	±38,181 SF through § 12-0511.1C(6)
B5	Identify site's zoning and/or use	C-6
B6	Percentage of 10-year tree canopy required =	10% \$12-0510.1 and Table 12.4
B7	Area of 10-year tree canopy required (B4 x B6) =	±3,818 SF
B8	Modification of 10-year Tree Canopy Requirements requested?	NO Yes or No
B9	If B8 is yes, then list plan sheet where modification request is located	N/A Sheet number
<b>C. Tree Preservation</b>		
C1	Tree Preservation Target Area =	±975 SF SEE TABLE 12.9, SHEET P-0201
C2	Total canopy area meeting standards of § 12-0400 =	±8,057 SF
C3	C2 x 1.25 = <del>±9,951</del> X 1.25 = <b>±10,166 SF</b>	±12,0510.3B
C4	Total canopy area provided by unique or valuable forest or woodland communities =	0
C5	C4 x 1.5 =	±12,0510.3B(1)
C6	Total of canopy area provided by "Heritage," "Memorial," "Specimen," or "Street" trees =	0
C7	C6 x 1.5 to 3.0 =	±12,0510.3B(2)
C8	Canopy area of trees within Resource Protection Areas and 100-year floodplains =	0
C9	C8 x 1.0 =	±12,0510.3C(1)
C10	Total of C3, C5, C7 and C9 =	±10,166 SF
<b>D. Tree Planting</b>		
D1	Area of canopy to be met through tree planting (B7-C10) =	±9,125 SF (9 TREES X 250 SF) (4 TREES X 125 SF)
D2	Area of canopy planted for air quality benefits =	0
D3	X 1.5 =	±12,0510.4B(1)
D4	Area of canopy planted for energy conservation =	0
D5	X 1.5 =	±12,0510.4B(2)
D6	Area of canopy planted for water quality benefits =	0
D7	X 1.25 =	±12,0510.4B(3)
D8	Area of canopy planted for wildlife benefits =	0
D9	X 1.5 =	±12,0510.4B(4)
D10	Area of canopy provided by native trees =	0
D11	X 1.5 =	±12,0510.4B(5)
D12	Area of canopy provided by improved cultivars and varieties =	0
D13	X 1.25 =	±12,0510.4B(6)
D14	Area of canopy provided through tree seedlings =	0
D15	X 1.0 =	±12,0510.4D(1)
D16	Area of canopy provided through native shrubs =	0
D17	Percentage of D14 represented by D15 =	0 \$12-0510.4D(1) Must not exceed 33% of D14
D18	Total of canopy area provided through tree planting =	±9,125 SF
D19	Is an off-site planting relief requested?	NO Yes or No
D20	Tree Bank or Tree Fund?	N/A \$12-0512
D21	Canopy area requested to be provided through off-site banking or tree fund	N/A
D22	Amount to be deposited into the Tree Preservation and Planting Fund	N/A
<b>E. Total of 10-year Tree Canopy Provided</b>		
E1	Total of canopy area provided through tree preservation (C10) =	±10,166 SF
E2	Total of canopy area provided through tree planting (D17) =	±9,125 SF
E3	Total of canopy area provided through off-site mechanism (D19) =	N/A
E4	Total of 10-year Tree Canopy Provided = (E1+E2+E3)	±19,291 SF
	Total of E1 through E3. Area should meet or exceed area required by B7	

**LANDSCAPE CALCULATIONS**

**CHANTILLY SERVICE STATION**  
SULLY DISTRICT  
FAIRFAX COUNTY, VIRGINIA

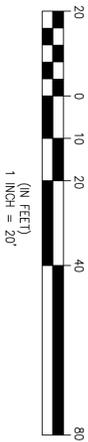
REVISION APPROVED BY				
NO.	DESCRIPTION	DATE	REV. BY	APPROVED



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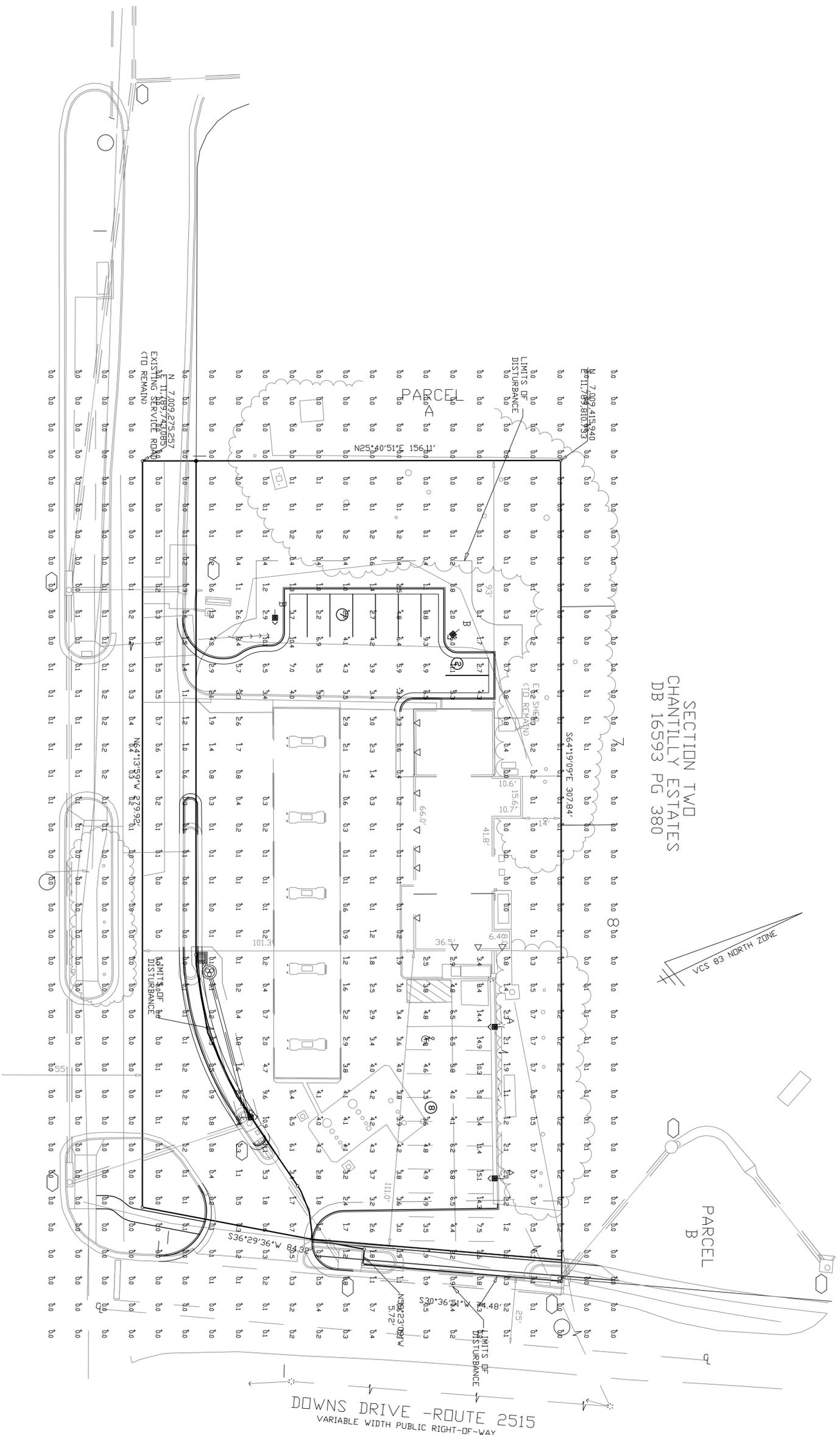
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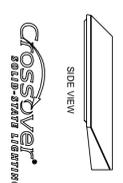


CHANTILLY ROAD - ROUTE 954

SECTION TWD  
 CHANTILLY ESTATES  
 DB 16593 PG 380



XAMU  
 LED Crossover Area Light



Luminaire Schedule			
Symbol	Qty	Label	Arrangement
▶	3	A	SINGLE
◀	2	B	SINGLE

Description	LLF	Lumens/Lamp	Arr. Lum. Lumens	Arr. Watts
XAMU-F1-LED-128-HD-CW-UE SINGLE DN EXISTING POLE - 20' MH	1000	N/A	17332	176
XAMU-F1-LED-128-HD-CW-UE SINGLE DN EXISTING POLE (RELOCATED) - 20' MH	1000	N/A	17332	176

Calculation Summary			
Label	CalcType	Units	Avg
CACT's	FC	103	151
PARKING/DRIVE SUMMARY	FC	357	151

Based on the information provided, all dimensions and luminaire locations shown represent recommended positions. The engineer and/or architect must determine the applicability of the layout to existing or future field conditions. This lighting plan represents illumination levels calculated from laboratory data taken under controlled conditions in accordance with The Illuminating Engineering Society (IES) approved methods. Actual performance of any manufacturer's luminaires may vary due to changes in electrical voltage, tolerance in lamps/LED's and other variable field conditions. Calculations do not include obstructions such as buildings, trees, landscaping, or any other architectural elements unless noted.

Total Project Watts  
 Total Watts = 880

Inductive Edge  
 A Division of  
 American Illumination Through Technology  
 10000 Old Dominion Blvd, Suite 100  
 Fairfax, VA 22031

LIGHTING PROPOSAL  
 CHANTILLY SERVICE STATION  
 LEE JACKSON MEMORIAL HWT & CHANTILLY RD  
 PARKING CITY, VA

DATE: 10/18/15 REV: 1  
 SHEET P-4601

SCALE: 1"=20'

**A GLOSSARY OF TERMS FREQUENTLY  
USED IN STAFF REPORTS MAY BE  
FOUND AT THE BACK OF THIS REPORT**

**DESCRIPTION OF THE APPLICATION**

- Proposal:** The applicant, Chantilly Auto Care Center, LLC, has filed a special exception application seeking approval of two Category 6 uses to allow site layout improvements to an existing service station/ mini-mart in a Highway Corridor and a waiver of the minimum lot width requirement along Route 50 (Lee Jackson Memorial Highway) from 200 feet to 160 feet. The proposed site layout improvements include: 1) retention of the existing five service bays, five fuel pump islands and the 700 square foot mini-mart; 2) creation of a new formal state inspection queue lane on the site; 3) dedication of the existing service drive as public right of way; 4) closure of one access point from the existing service drive along Route 50 and closure of one access point from Downs Drive; 5) sidewalk and trail improvements; and 6) other surface parking and landscaping improvements. The overall FAR is proposed to be 0.07.
- Hours:** Gasoline sales: 24 hours a day, seven days a week  
  
Auto service: 7:30 a.m. until 5:30 p.m. Monday through Friday and 8 a.m. to 2 p.m. Saturday
- Employees:** Six employees will be on-site at any one time
- Waivers/Modifications:** Modification of the Transitional Screening requirements to the North, West and East boundaries  
  
Modification of the peripheral parking lot landscaping  
  
Modification of the trail requirements along Route 50

Copies of the proposed development conditions, applicant's affidavit, and applicant's statement of justification are contained in Appendices 1 through 3 of this report.

**LOCATION AND CHARACTER****Site Description:**

The subject property is improved with an existing service station with five service bays, five fuel pump islands, a 700 square foot mini-mart and associated parking spaces. The site is located on Tax Map 34-4 ((5)) A, which is located on the northwest corner of the intersection of Route 50 and Downs Drive. Access to the Property is provided by two entrances from a service road along Route 50 and from two entrances on Downs Drive. An eight foot wide trail is located along Route 50. Mature trees are located along the north and west property boundaries. The surrounding area descriptions include:

SURROUNDING AREA DESCRIPTION			
Direction	Use	Zoning	Plan
North	Residential Use - SFD	R-3	Residential @ 2 to 3 du/ac
South	Commercial Uses	C-6, C-8	Retail and Other
East	Vacant Residential (Arbor Terrace Assisted Living Facility Recently Approved)	R-1	Residential
West	Residential Use - SFD	R-3	Residential @ 2 to 3 du/ac

## BACKGROUND

- On June 8, 1971, the Board of Zoning Appeals approved variance application V-92-71 to permit a service station with a ten foot rear yard setback. The 2,197 square foot existing service station was constructed in 1973. In February of 1997, the fuel pumps were replaced with five new pump islands, each equipped with dual sided card reader fuel pumps.
- On October 6, 1997, the Board of Supervisors approved SE 97-Y-026 to permit the enlargement of the service station/mini-mart with a fourth service bay, a canopy over the existing pump islands and a 1,488 square foot mini-mart. Construction was conditioned to occur within 30 months of the approval. The approved development conditions and SE Plat are included in Appendix 4.
- On April 24, 2000, the Board approved 18 months of additional time to commence construction of the use.
- On October 5, 2004, the 1997 Special Exception application expired. However, the previous owner of the service station erected a canopy over the fuel pumps, and added two service bays without site plan approval. ***The current owner of the service station has filed a special exception application to obtain site plan approval and update the existing conditions on the site to meet current standards. Previously approved right of way dedication development conditions are proposed to be carried forward.***

## COMPREHENSIVE PLAN PROVISIONS

**Plan Area:** Area III

**Planning Location:** Upper Potomac UP8, Lee Jackson Community Center



*Vehicular Access:* The existing access to the property is proposed to be improved by closing two of the four existing access points and creating one consolidated access point from the existing service drive along Route 50 and one access point from Downs Drive. In addition, a new state inspection queue lane is proposed along a new curb along the service drive and to the south of the fuel pumps.

*Parking:* The Zoning Ordinance requires 15 parking spaces for the operation of the five existing service bays and the 700 square foot mini-mart. The applicant proposes to exceed the code requirement by providing 17 parking spaces and a vehicle storage area that can accommodate nine additional vehicular storage spaces.

*Pedestrian Access:* A five foot wide sidewalk is proposed along Downs Drive. This sidewalk would connect to a proposed ten foot wide major paved trail constructed within the Route 50 right of way, which would taper down to 8 feet wide at the center median along existing service drive and expand to 10 feet in width to the west. New crosswalks are proposed across each of the new vehicle access points.

*Landscaping and Open Space:* Approximately 30 percent of the site is proposed to be open space. Sheet P-0402 of the SE Plat contains the proposed landscape plan for the site. Approximately 14,321 square feet of tree cover is proposed, with approximately 3,000 square feet from new plantings and the remaining through tree preservation along the northern boundary line. Development conditions are included in Appendix 1 to ensure that a tree preservation plan is provided during site plan review.

*Stormwater Management (SWM):* The existing 1 acre site drains to the Cub Run Watershed through Flatlick Branch. The stormwater narrative on Sheet P-0501 of the SE Plat indicates that the site is currently developed with 0.32 acres of impervious area with no stormwater management controls. The applicant proposes to provide a stormfilter on the southeast corner of the site to meet the stormwater quantity and quality requirements in the County Public Facility Manual using the Virginia Runoff Reduction Method for detention and to achieve 50% percent phosphorous removal efficiency for BMP. Stormwater would also outfall from this proposed facility to an existing manmade conveyance system along Route 50 draining into the watershed. Stormwater calculations are provided on Sheet P-0501 and development conditions are included in Appendix 1 to ensure that the design of the SWM system meets the recently adopted July 1, 2014 State Stormwater Regulations and County Stormwater Management Ordinance.

### **Land Use and Environmental Analysis**

No issues were identified

**Urban Forest Management**

No issues were identified. Development conditions are included to ensure that a tree preservation plan for the existing trees along the northern boundary is provided during site plan review.

**Transportation Analysis (Appendix 5)**

The Department of Transportation reviewed the application and supports the proposed circulation improvements, which include consolidating four existing access points into two and agreeing to dedicate the existing service drive to public right of way. Two additional comments were provided:

- FCDOT supports a VDOT design waiver request to decrease the Route 50 shared used path from 10 feet to 8 feet, at the median island between the two existing service drive access points. If the waiver is not approved, then the applicant must provide a 10-foot wide trail at this location.
- A temporary offsite construction and access easements should be secured prior to site plan approval to allow the construction of the proposed Downs Drive 5-foot wide sidewalk to be extended from the applicant's site to the existing sidewalk located at 34-4 ((5)) (2) B. This walkway should be constructed to meet VDOT and ADA standards.

These comments will be addressed during site plan review. In addition, VDOT reviewed the application and indicated that all of their comments have been addressed.

**Stormwater Analysis (Appendix 6)**

No existing water quality or quantity control measures are located on-site. The applicant proposes to provide a stormfilter on the southeast corner of the site to meet the current stormwater quantity and quality requirements in the County Public Facility Manual using the Virginia Runoff Reduction Method for detention and to achieve 50% percent phosphorous removal efficiency for BMP. Stormwater calculations are provided on Sheet P-0501 and development conditions are included in Appendix 1 to ensure that the design of the SWM system meets the recently adopted July 1, 2014 State Stormwater Regulations and County Stormwater Management Ordinance. No other stormwater management issues were raised.

**ZONING ORDINANCE PROVISIONS (Appendix 7)**

The subject property is zoned to the C-8 District and the entire site is within the Highway Corridor Overlay District ("HC") and the Water Supply Overlay District

(WSPOD). The chart below lists the bulk regulations applicable to the proposal in the C-8 District.

Standard	Required (C-8)	Provided
<b>Lot Size</b>	40,000 square feet	46,236 square feet (1.06 acres)
<b>Lot Width</b>	200 feet	±160 feet Downs Drive* ±280 feet Route 50
<b>Building Height</b>	40 feet maximum	21.5 feet (Building) 28 feet (Fuel Canopy)
<b>Front Yard</b>	45 degree ABP (not less than 30 feet)	±113 feet (Building) Downs Dr. ±81 feet (Building) Route 50  ±56 feet (Fuel Canopy) Downs Dr. ±15 feet (Fuel Canopy) Route 50*
<b>Side Yard</b>	None	N/A
<b>Rear Yard</b>	20 feet minimum	±93 feet
<b>FAR</b>	0.15	0.07
<b>Open Space</b>	15%	30%
<b>Parking Spaces</b>	Service Station: 2 Spaces per service Bay plus 6.5 spaces per 1000 sq ft of retail (5 Bays and 700 sq ft retail) = 15 spaces	17 spaces (plus 9 additional vehicle storage spaces)

\*As shown in the chart above, the proposal conforms to all of the minimum bulk regulations for the C-8 district except for the front yard and lot width requirements. Section 2-420 indicates Yard Regulations for Lots Affected by Certain Dedications that dedication of land for a service drive, bus turnout and/or bus shelter to the County or to the Virginia Department of Transportation shall not affect the applicable minimum yard requirements. The minimum required yard shall be established from the lot line as it existed prior to such dedication, except in no instance shall a building be erected closer than 15 feet from the nearest street line. The applicant has agreed to dedicate the existing service drive as public right of way and the existing fuel canopy would continue to be setback 15 feet from the nearest street line, which meets the requirement of Sect 2-420 of the Zoning Ordinance.

Pursuant to Par. 2 of Sec. 4-806 of the Zoning Ordinance, the minimum lot width for the C-8 District is 200 feet. As the lot width of the subject property measures approximately 160 feet along Downs Drive, the applicant has requested a reduction of this requirement to allow for a special exception use in the C-8 District. Par. 3 of Section 4-806 allows the Board to modify this requirement in accordance with Sect. 9-610 provided that:

- 1) the subject property has not been reduced in width or area since the effective date of this Ordinance;

- 2) the waiver request results in a development that preserves existing vegetation, topography, historic resources and/or other environmental features; provides for reduced impervious surface; maintains or improves stormwater management systems; and/or similar demonstrable impact;
- 3) the proposal will not have any deleterious effect on the existing or planned development of adjacent properties or on area roadways; and
- 4) all remaining provisions of this Ordinance can be satisfied.

As previously discussed, the subject property was previously approved for a service station in 1971 and constructed in 1973 under the CG District (General Commercial) and there was no lot width requirement for this district.

On October 6, 1997, the Board of Supervisors approved SE 97-Y-026 to permit the enlargement of the service station/mini-mart, but this special exception expired in 2004. Therefore, the lot has not been reduced in size since the effective date of this Ordinance. The applicant has filed an SE application to continue the existing use and make site layout improvements that include several vehicular circulation and streetscape improvements while dedicating the existing service drive as public right of way. With these proposed layout improvements, staff supports the reduction and feels that the proposal would improve the existing conditions of the site and the public right of way without detracting from the existing and planned development of the adjacent properties.

<b>Transitional Screening (C-8 Zoning)</b>		
<b>Standard</b>	<b>Required</b>	<b>Proposed*</b>
North (R-3)	TS 3 – 50 feet	TS 3 modification in favor of the existing approximately 25 foot wide landscaping strip shown on SE Plat. A modification was previously approved in 1997.
East (R-1) Medical Care Facility Recently Approved and in Site Plan Review	TS 3 – 50 feet	TS 3 modification in favor of the proposed streetscape improvements. A modification was approved in 1997.
West (R-3)	TS 3 – 50 feet	TS 3 modification in favor of the existing 48 foot wide landscaping strip and additional supplemental plantings shown on the SE Plat.
<b>Barrier</b>		
North (R-3)	D, E or F	Modification in favor of the existing 6 ft. high wood fence.
East (R-1) Medical Care Facility Recently Approved and in Site Plan Review	D, E or F	Waiver in favor of the proposed streetscape improvements
West (R-3)	D, E or F	Modification in favor of the existing 6 ft. high wood fence.

*\*Further discussion regarding the proposed modifications is provided below in the waivers and modifications section below.*

**Waivers and Modifications:**Modification of transitional screening and a waiver of the barrier requirements

Par. 3, Sect. 13-304 of the Zoning Ordinance requires a 50-foot wide transitional screening area and a barrier wall or fence adjacent to the property lines bordering the residential properties to the north, west and east. Modifications of these requirements were granted in the previously approved special exception application and the applicant is again requesting these modifications to retain the existing vegetation and barriers on the site. As mentioned in the transitional screening chart, the SE plat depicts an existing 15 to 25-foot wide vegetative buffer area with a 6 foot tall board on board fence on the northern property line. Along the western property line, the SE Plat depicts an existing 48 foot wide vegetative buffer with a 6 foot tall board on board fence and additional supplemental plantings. To the east and along the Downs Drive frontage, the applicant proposes a new streetscape with a 12 foot wide landscaping area and a new 5 foot wide sidewalk. Urban Forest Management has reviewed these areas and indicated that the existing vegetation is in good condition. In addition, Par. 2; Sect. 13-304 of the Zoning Ordinance indicates that where strict provisions of this requirement would reduce the useable area of a lot, a modification may be granted. The existing service drive and proposed right of way dedication along Route 50 would reduce the size of the lot. Staff finds that the existing service station continues to be adequately screened from the residential properties to the north, west and east with good quality vegetation and barriers in good condition, and supports the requested modifications in favor of the proposed landscaping plan and development conditions.

Modification of the peripheral parking lot landscaping along Route 50 and Downs Drive.

The Zoning Ordinance requires a landscaping strip of 10 feet in width where a property line abuts a public street. The subject property abuts two public streets and the applicant requests a modification of this requirement pursuant to Par 3, Sect. 13-203 of the Zoning Ordinance, which indicates that a modification of this requirement may be granted when the request would not have any deleterious effects on the existing and planned development of adjacent properties. As previously discussed, the applicant proposes to dedicate the existing service drive located along Route 50; provide a separate queue lane for state inspections; retain two existing good quality trees along Route 50; and provide a new streetscape along Downs Drive, which includes a 12 foot wide landscaping area and a 5 foot sidewalk. Staff supports the modification request in favor of these proposed improvements.

### Modification of the trail requirements on Route 50 (Lee Jackson Memorial Highway)

The County Trails Plan delineates a major paved trail 8 feet in width along Route 50. Field review indicates that there are segments of an existing 8 foot wide trail along Route 50. VDOT also currently requires multi-purpose trails to be 10 feet wide for state maintenance. The applicant proposes to reconstruct/expand the majority of the existing trail to be 10 feet wide except for an 8 foot wide portion located in the median between the two existing service drive entrance points, because this median contains two existing large deciduous trees in excellent condition. Staff supports a modification of the trail requirements in favor of the proposed trail design shown on the SE Plat to preserve these trees.

### **Other Zoning Ordinance Requirements**

The proposal is subject to a number of Zoning Ordinance provisions, which include: Sect. 9-006 (General Special Exception Standards), Sect. 9-611 (Provisions for Approving Service Stations in a Highway Corridor Overlay District), Sect 9-505 (Additional Standards for Service Stations), Sect 9-601 (Driveways for uses in a C or I district), and Sect 9-601 (Modification of minimum yard requirements for certain existing structures and uses)

#### Sect. 9-006 (General Special Exception Standards)

Par. 1 requires that the proposed use be in harmony with the Comprehensive Plan. The Comprehensive Plan map indicates that the subject property is planned for retail and other uses with no site specific recommendations. The applicant proposes site circulation modifications to update an existing service station site. Staff finds that this standard is satisfied.

Par. 2 requires that the proposed use be in harmony with the purpose and intent of the zoning district. As shown in the Bulk Standards for C-8 District Chart and with the imposition of the proposed development conditions, the application satisfies all applicable Zoning Ordinance provisions; therefore, this standard has been met.

Par. 3 requires that the proposed use be harmonious with and not adversely affect the use or development of neighboring properties in accordance with applicable zoning district regulations and the adopted Comprehensive Plan. It further states that 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 applicant proposes to 1:) retain the existing five service bays, five fuel pump islands and the 700 square foot mini-mart; 2) create a new formal state inspection queue lane on the site; 3) dedicate the existing service drive as public

right of way; 4) close one access point from the existing service drive along Route 50 and one access point from Downs Drive; 5) provide sidewalk and trail improvements; and 6) provide other surface parking and landscaping improvements. The overall FAR is proposed to be 0.07. The abutting properties to the north, west and east are residentially zoned and the property to the south is commercial. Given the existence of existing good quality vegetative buffers, staff believes the proposed application will not hinder or discourage the appropriate development and use of adjacent or nearby land and/or buildings or impair the value thereof. The proposed development conditions would require that the proposal obtains site plan approval and building permit approval for the service station building expansion previously constructed. Therefore, this standard has been met.

Par. 4 states that the proposed use shall be such that pedestrian and vehicular traffic associated with the use will not be hazardous or conflict with the existing and anticipated traffic in the neighborhood. Proposed improvements include the closure of two redundant access points, right of way dedication, creation of a new state inspection queue lane on site, new sidewalks and trails along Downs Drive and Route 50, and several internal parking lot and landscaping improvements. Staff finds that this standard has been satisfied with the imposition of the proposed development conditions.

Par. 5 states that in addition to the standards which may be set forth in this Article for a particular category or use, the Board may require landscaping and screening in accordance with the provisions of Article 13. As previously mentioned, an existing 15 to 25-foot wide vegetative buffer area with a 6 foot tall board on board fence is provided on the northern property line. Along the western property line, the SE Plat depicts an existing 48 foot wide vegetative buffer with a 6 foot tall board on board fence and additional supplemental plantings. To the east and along the Downs Drive frontage, the applicant proposes a new streetscape with a 12 foot wide landscaping area and a new 5 foot wide sidewalk. Development conditions have been written to ensure the existing vegetation is preserved and a tree preservation plan is prepared during site plan review. With imposition of the development conditions, staff finds this standard has been met.

Par. 6 states that open space should be provided in an amount equivalent to that specified for the zoning district in which the proposed use is located. The open space requirement for the C-8 district is 15 percent; approximately 30 percent of the site will be open space after right of way dedication. This standard will be satisfied with the imposition of the development conditions.

Par. 7 states that adequate utility, drainage, parking, loading and other necessary facilities to serve the proposed use shall be provided. As discussed previously, the applicant is proposing a stormfilter to meet the stormwater and BMP requirements on the site and is proposing to exceed the minimum parking requirements on the site. Staff feels that with the imposition of the proposed

development conditions, this standard will be met.

Par. 8 states that signs shall be regulated by the provisions of Article 12; however, the Board may impose more strict requirements for a given use than those set forth in this Ordinance. A development condition has been written to ensure that the applicant will comply with Article 12 of the Zoning Ordinance. Through the imposition of the development conditions, this standard would be met.

#### Sect 9-505: Additional Standards for Service Stations

Par. A requires that all sides of the proposed building include the same architectural features or shall be architecturally compatible with the building group or neighborhood with which it is associated. The applicant proposes to retain an existing service station with 5 service bays and a 700 square foot mini-mart. A development condition has been written to ensure that a site plan is filed for the expansion area and building permits are obtained. With imposition of the proposed development conditions, this standard has been satisfied.

Par. B requires the service station to be designed so that pedestrian and vehicular circulation is coordinated with that on adjacent properties. Existing and proposed sidewalks are located along Route 50 and Downs Drive. The applicant has also agreed to dedicate the existing service drive along Route 50 as right-of-way for public use. As conditioned, this standard has been satisfied.

Par. C requires the use to be designed to minimize the potential for turning movement conflicts and to facilitate safe and efficient on-site circulation. Parking and stacking spaces shall be provided and located in such a manner as to facilitate safe and convenient vehicle and pedestrian access to all uses on the site. The applicant proposes to provide a state inspection queue lane on the site and expand the parking area to ensure that a formal circulation pattern is created on the site and is not obstructed. The number of parking spaces on the site is proposed to exceed the minimum required by the Zoning Ordinance. Staff feels that this standard has been met.

Par. D requires sufficient area and width to accommodate the use and that any such use will not adversely affect any nearby existing or planned residential areas as a result of the hours of operation, noise generation, parking, glare or other operational factors. Development conditions have been written to ensure that there are appropriate limitations for hours of operation and that lighting is in conformance with Part 9 of Article 14 of the Zoning Ordinance to prevent glare.

### **Overlay Districts**

#### Sect. 9-611: Provisions for Approving Service Stations in a Highway Corridor

### Overlay District

Section 9-611 states that “the Board may approve a special exception for the establishment or for the enlargement, extension, relocation or increase in intensity of a drive-in bank, fast food restaurant, quick-service food store, service station or service station/mini-mart in a Highway Corridor Overlay District, but only in accordance with the provisions of Part 6 of Article 7.”

Section 7-608 imposes additional use limitations on uses, including service stations, in the Highway Corridor Overlay District. Such uses should be designed so that pedestrian and vehicular circulation is coordinated with that on adjacent properties and so as to not impede traffic on a public street intended to carry through traffic. The SE Plat shows a combination of existing and proposed sidewalks trail along the frontages of Route 50 and Downs Drive. The applicant is also proposing to remove an existing access point from both the service drive and Downs Drive.

In addition, Section 7-608 indicates that service stations and service station/mini-marts shall not be used for the performance of major repairs, and no wrecked, inoperative or abandoned vehicles may be temporarily stored outdoors for a period in excess of seventy-two (72) hours, subject to the limitation that there shall be no dismantling, wrecking or sale of said vehicles or parts thereof. In addition, there shall be no more than two (2) such vehicles on site at any one time. Development Conditions have been written to articulate these standards. With imposition of the proposed development conditions, staff believes that the use limitations have been met.

### Sect. 7-800: Water Supply Protection Overlay District (WSPOD)

The provisions of the Water Supply Protection Overlay District are designed to provide a means for specific review of development proposals that may have adverse water quality impacts within the Occoquan Watershed. This district is also designed to encourage land uses and activities that will be compatible with water quality protection, as well as ensure that structures and uses within the district will be developed in a manner that will serve the health, safety, and welfare objectives of preserving the environmental integrity of public water supply reservoirs.

The application, as presented, has demonstrated that the site meets the 50% phosphorus removal requirement for developments located in the WSPOD. Therefore, this standard has been met.

### **Summary of Zoning Ordinance Provisions**

All applicable standards have been satisfied with the proposed development

conditions.

## **CONCLUSIONS AND RECOMMENDATIONS**

### **Conclusions**

Staff concludes that the proposed modifications to the existing service station use and a modification of the minimum yard requirements are in harmony with the Comprehensive Plan and in conformance with the applicable Zoning Ordinance provisions, subject to the imposition of the proposed development conditions.

### **Recommendations**

Staff recommends approval of SE 2015-SU-018, subject to the development conditions consistent with those found in Appendix 1 of this report.

Staff recommends approval of a modification of the transitional screening and barrier requirements to the north, west and east, in favor of the landscape treatments depicted on the SE plat and as conditioned.

Staff recommends approval of a modification of the peripheral parking lot landscaping in favor of the landscape treatments depicted on the SE plat and as conditioned.

Staff recommends approval of a modification of the trail requirements on Route 50 (Lee Jackson Memorial Highway) in favor of the existing 8 foot wide trail and the proposed 10 foot wide trail shown on the SE Plat.

It should be noted that it is not the intent of Staff to recommend that the Board of Supervisors, in adopting any conditions proffered by the owner, relieve the applicant/owner from compliance with the provisions of any applicable ordinances, regulations, or adopted standards.

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

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 Supervisors.

**APPENDICES**

1. Proposed Development Conditions
2. Affidavit
3. Statement of Justification
4. Previously Approved SE 97-Y-026 Development Conditions and SE Plat
5. Transportation Analysis
6. Stormwater Management Analysis
7. Applicable Zoning Ordinance Provisions
8. Glossary of Terms

## **PROPOSED DEVELOPMENT CONDITIONS**

**SE 2015-SU-018**

**September 30, 2015**

If it is the intent of the Board of Supervisors to approve SE 2015-SU-018 to permit site layout improvements to an existing service station with a mini-mart in a Highway Corridor Overlay District and a modification of the minimum lot width requirement located at Tax Map 34-4 ((5)) A, pursuant to Sects. 4-804 and 7-607 of the Fairfax County Zoning Ordinance, staff recommends that the Board condition the approval by requiring conformance with the following development conditions, which supersede any previous conditions on the property:

1. These Special Exceptions are granted for and run with the land indicated in this application and are not transferable to other land.
2. These Special Exceptions are granted only for the purpose(s), structure(s) and/or use(s) indicated on the special exception plat approved with these applications, as qualified by these development conditions.
3. These Special Exceptions are subject to the provisions of Article 17, Site Plans, as may be determined by the Director, Department of Public Works and Environmental Services (DPWES). Any plan (which may include a minor site plan) submitted pursuant to these special exceptions shall be in substantial conformance with the approved Special Exception Plat entitled "Chantilly Service Station," prepared by Walter Philips Inc. consisting of eight sheets and dated September 9, 2015 and these conditions. Minor modifications to the approved special exceptions may be permitted pursuant to Par. 4 of Sect. 9-004 of the Zoning Ordinance.
4. The stormwater management facilities shown on the SE Plat shall be in conformance with the County Stormwater Management Ordinance and shall be reviewed for adequacy by DPWES at the time of site plan review; if any inadequacies are identified, appropriate corrective measures shall be employed to the satisfaction of DPWES, prior to final site plan approval; provided those measures are in substantial conformance with the SE Plat, no SEA shall be required.
5. Parking spaces shall meet the provisions of Article 11 of the Zoning Ordinance and the geometric design standards in the Public Facilities Manual, as determined by DPWES; a parking tabulation which demonstrates that parking requirements are met shall be submitted to DPWES prior to issuance of a Non-Residential Use Permit (Non-RUP). Vehicle storage spaces shall not be subject to these standards.

6. Right-of-way shown on the SE Plat along Route 50 (Lee Jackson Memorial Highway) shall be dedicated to the Board of Supervisors. All dedications shall be in fee simple for public street purposes, for no consideration, monetary or otherwise, and shall occur at the time of site plan approval.
7. The hours of operation for the service station fuel sales and mini-mart may be 24 hours a day; however, the service station service bays shall be limited to 7:30 A.M. to 5:00 PM Monday through Friday and 8 A.M. to 2 P.M. on Saturday.
8. No major mechanical or body work; repair of transmissions or differentials; straightening of body parts; painting, welding, or other work involving noise, glare, fumes, smoke, or other characteristics to an extent greater than normally found in service stations, or to an extent that the use would be considered a Vehicle Major Service Establishment by the County of Fairfax, shall be permitted.
9. In no event shall any one abandoned, wrecked or inoperable vehicle be stored outdoors for a period exceeding 72 hours.
10. All servicing of vehicles shall be performed within an enclosed service bay and shall not be performed elsewhere on the Property, except for limited procedures such as changing windshield wipers or filling tires with air. Doors to the service bays shall be closed when performing any service that generates excessive noise.
11. There shall be no outside storage of materials except for the outdoor storage or display of goods permitted at a service station by the Zoning Ordinance, which is a maximum of fifty (50) square feet of accessory outdoor storage and display area for goods offered for sale
12. Prior to the issuance of a Non-Rup, a building permit for the existing service station building expansion shown on the SE Plat shall be obtained.
13. Landscaping shall be provided in general as shown on the SE Plat. The exact number, size and spacing of trees and other plant materials shall be submitted at the time of final site plan review and shall be subject to the review and approval UFM.
14. The Applicant shall conform strictly to the limits of clearing and grading as shown on the SE Plat, subject to allowances specified in these conditions and for the installation of utilities and/or trails as determined necessary by the Director of DPWES, as described herein. If it is determined necessary to install utilities and trails in areas protected by the limits of clearing and grading as shown on the SE Plat, they shall be located in the least disruptive manner necessary, as determined by the UFMD, DPWES. A replanting Plan shall be developed and implemented, subject to approval by UFMD, DPWES, for any

areas protected by the limits of clearing and grading that must be disturbed for such trails or utilities.

All trees shown to be preserved on the SE plat shall be protected by tree protection fencing and shall be erected at the limits of clearing and grading as shown on the SE plat prior to any demolition or land-disturbing activity on the site. Tree protection fencing in the form of four foot high, 14 gauge welded wire attached to six foot steel posts driven 18 inches into the ground and placed no further than ten feet apart or, super silt fence to the extent that required trenching for super silt fence does not sever or wound compression roots which can lead to structural failure and/or uprooting of trees,. Three (3) days prior to the commencement of any clearing, grading or demolition activities, but subsequent to the installation of the tree protection devices, the UFM, DPWES, shall be notified and given the opportunity to inspect the site to ensure that all tree protection devices have been correctly installed. If it is determined that the fencing has not been installed correctly, no grading or construction activities shall occur until the fencing is installed correctly, as determined by the UFM, DPWES. If it is determined to be necessary by UFMD, DPWES at the time of the inspection, the Applicant shall retain the services of a certified arborist or registered consulting arborist to monitor all construction and demolition work and tree preservation efforts in order to ensure that the existing vegetation on site is adequately protected, as determined by UFMD, DPWES.

15. All signage on the subject property shall comply with Article 12 of the Zoning Ordinance.
16. All lighting on the subject property shall comply with the performance standards set forth in Article 14 of the Zoning Ordinance.

The above proposed conditions are staff recommendations and do not reflect the position of the Board of Supervisors unless and until adopted by that Board.

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

Pursuant to Section 9-015 of the Zoning Ordinance, this Special Exception shall automatically expire, without notice twenty four (24) months after the date of approval unless the use has been established or construction has commenced and been diligently prosecuted. The Board of Supervisors may grant additional time to establish the use of to commence construction if a written request for additional time is filed with the Zoning Administrator prior to the date of expiration of the special exception. The request must specify the amount of additional time requested, the basis for the amount of time requested and an explanation of why additional time is required.

**SPECIAL EXCEPTION AFFIDAVIT**

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

I, Keith C. Martin, Agent, do hereby state that I am an  
 (enter name of applicant or authorized agent)

129640

(check one)       applicant  
                           applicant's authorized agent listed in Par. 1(a) below

in Application No.(s): SE 2015-SU-018  
 (enter County-assigned application number(s), e.g. SE 88-V-001)

and that, to the best of my knowledge and belief, the following information 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 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.)

<b>NAME</b> (enter first name, middle initial, and last name)	<b>ADDRESS</b> (enter number, street, city, state, and zip code)	<b>RELATIONSHIP(S)</b> (enter applicable relationships listed in <b>BOLD</b> above)
Chantilly Auto Care Center, LLC Jeffrey Bucaro	13704 Lee Jackson Memorial Hwy Chantilly, VA 20151	Applicant/Land Lessee Agent
Howard M. Gray, Jr., Trustee,(Deceased), Mary E. Gray, Trustee and Linda A. Gray, Trustee, under the Howard M. Gray Jr., Trust dated 11/4/93. Beneficiaries: Michael L. Gray, Robert H. Gray, Bobbie J. Smith	5656 Beverlys Mill Rd Broad Run, VA 20151	Title Owners of TM 34-4((5)) A/Land Lessor
Tramonte, Yeonas, Roberts & Martin PLLC Keith C. Martin	8245 Boone Blvd #400 Vienna, VA 22182	Attorneys/Agents for Applicant/Land Lessee Attorney/Agent
Walter L. Phillips, Inc. Jeffrey J. Stuchel, Monica R. Westgate	207 Park Ave Falls Church, VA 22046	Engineers/Agents Agents

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

SPECIAL EXCEPTION AFFIDAVIT

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

129640

for Application No. (s): SE 2015-SU-018
(enter County-assigned application number(s))

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 and number, street, city, state, and zip code)
Chantilly Auto Care Center, LLC
13704 Lee Jackson Memorial Hwy
Chantilly, VA 20151

DESCRIPTION OF CORPORATION: (check one statement)

- [X] 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)

Jeffrey Bucaro- Managing Member
Abdolhossein Ejtemai-Managing Member
Mark Walker- Member
Fereshteh Ejtemai-Member
Esfandiar Golesorkhi-Member

(check if applicable) [X] There is more corporation information and Par. 1(b) is continued on a "Special Exception Affidavit 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.

**Special Exception Attachment to Par. 1(b)**

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

129640

for Application No. (s): SE 2015-SU-018  
(enter County-assigned application number (s))

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

Tramonte, Yeonas, Roberts & Martin PLLC  
8245 Boone Blvd #400  
Vienna, VA 22182

**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)

Vincent A. Tramonte II  
George P. Yeonas  
Jill J. Roberts  
Keith C. Martin

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

Walter L. Phillips, Inc.  
207 Park Ave.  
Falls Church, VA 22046

**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)

Jeffrey J. Stuchel  
Brian B. Baillargeon  
Aaron M. Vinson  
Karen L.S. White

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

SPECIAL EXCEPTION AFFIDAVIT

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

129640

for Application No. (s): SE 2015-SU-018  
(enter County-assigned application number(s))

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, and number, street, city, state, and zip code)

(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**)

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

SPECIAL EXCEPTION AFFIDAVIT

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

179640

for Application No. (s): SE 2015-SU-018  
(enter County-assigned application number(s))

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 Supervisors, 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 Exception Attachment to Par. 2" form.

Application No.(s): SE 2015-SU-018  
(county-assigned application number(s), to be entered by County Staff)

**SPECIAL EXCEPTION AFFIDAVIT**

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

129640

3. That within the twelve-month period prior to the public hearing of this application, no member of the Fairfax County Board of Supervisors, 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.

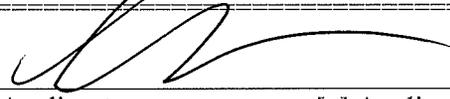
**EXCEPT AS FOLLOWS:** (**NOTE:** If answer is none, enter "NONE" on line below.)  
None.

**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 Exception 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.**

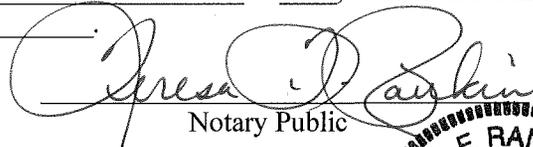
WITNESS the following signature:



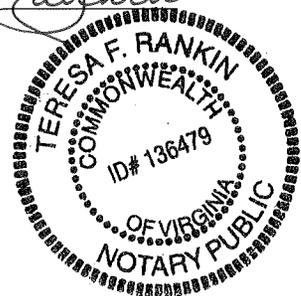
(check one)  Applicant  Applicant's Authorized Agent

Keith C. Martin, Agent  
(type or print first name, middle initial, last name, and & title of signee)

Subscribed and sworn to before me this 9th day of September 20 15, in the State/Comm. of Virginia, County/City of Fairfax

  
Notary Public

My commission expires: 1-31-17



**TRAMONTE, YEONAS, ROBERTS & MARTIN PLLC**  
**ATTORNEYS AND COUNSELLORS AT LAW**

8245 BOONE BOULEVARD, SUITE 400  
VIENNA, VIRGINIA 22182  
TELEPHONE: 703-734-4800  
FACSIMILE: 703-442-9532

RECEIVED  
Department of Planning & Zoning  
JUL 27 2015  
Zoning Evaluation Division

July 27, 2015

Ms. Barbara Berlin  
Department of Planning and Zoning  
12055 Government Cntr. Pkwy., Suite 801  
Fairfax, VA 22035

Re: Special Exception Application for a Service Station/Mini Mart on  
Tax Map 34-4((5))A

Dear Ms. Berlin:

The following is an amended statement of justification for a Special Exception for a Service Station/Mini Mart for the existing Shell Station located at 13704 Lee Jackson Memorial Highway. This existing station was the subject of SE 97-Y-026 approved by the Board on October 6, 1997. Subsequent to Board approval it appears the previous station owner erected the pump canopy and made other minor improvements without obtaining site plan approval. Without site plan approval, the improvements were not officially recognized to vest the Special Exception, therefore, SE 97-Y-026 expired. The purpose of this Special Exception is to validate the existing improvements, add a service bay and add parking spaces. A development condition calling for the dedication of right-of-way encompassing the existing Route 50 service drive will be reaffirmed. The Virginia Department of Transportation has reviewed this proposal and supports keeping the existing Route 50 curb cuts as they are currently configured.

The following is a description of the proposed use:

- A. Type of Operation: Service Station/Mini Mart.
- B. Hours of Operation: Service Station and Mini Mart 24 hours a day. Service Bays, Monday – Friday, 7:30 a.m. to 5:00 p.m., Saturday 8 a.m. to 2 p.m.
- C. Estimated Number of Patrons: Average 500 daily.
- D. Proposed Number of Employees: 6 during Service Bay Hours; 1 all other time.
- E. Estimate of Traffic Impact 100 peak hour trips during a.m. and p.m. peak hours.
- F. Vicinity or general area to be served: Chantilly and Western Fairfax County.
- G. Description of Building Façade: Store/Bay building brick.

H. A listing of all hazardous or toxic substance to be generated, utilized, stored, treated and/or disposed of on site. Gasoline dispensed/stored in EPA approved underground tanks. New and used motor oil and antifreeze.

I. The proposed use conforms to all provisions of all applicable ordinances. Waivers and modifications are requested as follows:

1. Modification of the 50 foot Transitional Screening and Barrier requirement. An identical waiver was approved by the Board on October 6, 1997 and the request is for reaffirmation. Additionally, the Applicant is providing supplemental vegetation within the 50 foot screening yard to the Western boundary to better screen from adjacent properties.

2. Waiver of Peripheral Parking Lot Landscaping.

3. Waiver of the minimum lot width.

4. Waiver of Width of Shaded Use Path to 8 feet.

A. Bicycle traffic is expected to be low, even on peak days or during peak hours. Path is contiguous to Route 50. The path connects to the future Alzheimers Assisted Living Facility.

B. Pedestrian use of the facility is not expected to be more than occasional.

C. There will be good horizontal and vertical alignment providing safe and frequent passing opportunities, and

D. During normal maintenance activities the path will not be subjected to maintenance vehicle loading conditions that would cause pavement edge damage. Maintenance vehicles may park within the Route 50 service drive.

It is further submitted that the proposed use meets the use limitations of Article 7-608, paragraphs 1 and 4 of the Zoning Ordinance.

1. In any Highway Corridor Overlay District:

A. Such a use shall be designed so that pedestrian and vehicular circulation is coordinated with that on adjacent properties.

B. Such a use shall have access designed so as not to impede traffic on a public street intended to carry through traffic. To such end, access via the following means may be given favorable consideration:

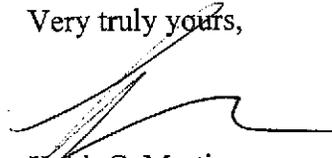
1. Access to the site is provided by a functional service drive, which provides controlled access to the site.

C. There shall be no outdoor storage or display of goods offered for sale except for the outdoor storage or display of goods permitted at a service station or service station/mini-mart.

2. Where the underlying district is C-7, C-8, C-9, I-3 or I-4, in addition to Paragraph 1 above:

A. Service stations and service station/mini-marts shall not be used for the performance of major repairs, and no wrecked, inoperative or abandoned vehicles may be temporarily stored outdoors for a period in excess of seventy-two (72) hours, subject to the limitation that there shall be no dismantling, wrecking or sale of said vehicles or parts thereof. In addition, there shall be no more than four (4) such vehicles on site at any one time.

Very truly yours,



Keith C. Martin

cc: Jeff Bucaro



# FAIRFAX COUNTY

## APPENDIX 4

OFFICE OF THE CLERK  
BOARD OF SUPERVISORS  
12000 Government Center Parkway, Suite 533  
Fairfax, Virginia 22035-0072

V I R G I N I A

Telephone: 703-324-3151

FAX: 703-324-3926

TDD: 703-324-3903

October 22, 1997

Stephen K. Fox, Esquire  
McCandlish and Lillard, PC  
11350 Random Hills Road - Suite 500  
Fairfax, Virginia 22030-7429

RE: Special Exception  
Number SE 97-Y-026

Dear Mr. Fox:

At a regular meeting of the Board of Supervisors held on October 6, 1997, the Board approved Special Exception Number SE 97-Y-026 in the name of RWW and Associates, Incorporated, located at Tax Map 34-4 ((5)) A, for a service station/mini-mart pursuant to Section 7-607 of the Fairfax County Zoning Ordinance, by requiring conformance with the following development conditions:

1. This Special Exception is granted for and runs with the land indicated in this application and is not transferable to other land.
2. This Special Exception is granted only for the purpose(s), structure(s) and/or use(s) indicated on the Special Exception Plat approved with the application, as qualified by these development conditions.
3. This Special Exception is subject to the provisions of Article 17, Site Plans, as may be determined by the Department of Environmental Management (DEM). Any plan submitted pursuant to this Special Exception shall be in conformance with the approved Special Exception Plat entitled "Special Exception Plat, Chantilly Service Station" and prepared by Walter L. Phillips which is dated March 5, 1997, as revised through August 4, 1997, and these conditions.

4. A row of evergreen trees with a minimum height of six feet at the time of planting shall be planted along the entire length of the Downs Drive frontage of the site. Supplemental understory plantings shall be provided along the Downs Drive frontage and in conjunction with the proposed evergreen trees to further soften the visual effects of the structures on the surrounding adjacent residential properties, as determined by DEM.
5. A seven foot brick wall shall be constructed prior to bond release, located between the parking lot and the transitional screening along the north boundary. The rear facades of the building may be used as a portion of the required wall.
6. All exposed facades of the proposed additions shall be constructed of brick which is similar in color and texture to the existing building. All mechanical equipment shall be fully enclosed with solid screening walls to the maximum extent feasible from an engineering standpoint.
7. The northern, eastern and western face of the canopy shall be painted with a non-reflective paint in a muted color with a matte finish to minimize the visual impact of the canopy from the residentially zoned property to the north, east and west. Further, there shall be no lighted panels along the northern, eastern and western faces of the canopy.
8. Prior to site plan approval, documentation that the underground tanks were replaced in accordance with current regulations shall be provided for the review and approval of DEM. If determined necessary by DEM, soil and groundwater testing results determining the extent of any contamination resulting from the removal of the old fuel tanks shall be provided to the Hazardous Materials Branch within the Fire and Rescue Department.
9. Pole-mounted lighting shall not exceed 16 feet in height, shall be focused downward and shielded to minimize glare, and shall meet the Performance Standards set forth in Article 14 of the Zoning Ordinance.
10. The service station/mini-mart building shall not exceed 4,060 square feet in gross floor area and the mini-mart portion of the building shall not exceed 1,500 square feet in gross floor area.
11. Hours of operation of the automotive repair facility shall be limited to 7:00 a.m. to 8:00 p.m., Monday through Saturday.

12. A listing of any hazardous materials on-site shall be provided to DEM. Such products shall be properly disposed of or registered with the Hazardous Materials Branch within the Fire and Rescue Department.
13. Prior to site plan approval, a landscaping plan incorporating the proposed plantings shown on the Special Exception Plat shall be submitted to the Urban Forestry Branch of DEM for review and approval. Any trees removed or damaged during construction shall be replaced, subject to the approval of DEM.
14. As shown on the Special Exception Plat, right-of-way of variable width along Lee Jackson Memorial Highway (Route 50) shall be dedicated to the Board of Supervisors in fee simple at the time of site plan approval or upon demand, whichever first occurs.

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

Pursuant to Section 9-015 of the Zoning Ordinance, this Special Exception shall automatically expire, without notice, thirty (30) months after the date of approval unless the use has been established or construction has commenced and been diligently prosecuted. The Board of Supervisors may grant additional time to establish the use or to commence construction if a written request for additional time is filed with the Zoning Administrator prior to the date of expiration of the Special Exception. The request must specify the amount of additional time requested, the basis for the amount of time requested and an explanation of why additional time is required.

**The Board also:**

- **Modified the transitional screening requirement along the north, east, and west boundaries to that indicated on the Special Exception Plat and subject to the development conditions; and**
- **Waived the barrier requirement along the eastern boundary of the site.**

SE 97-Y-026  
October 22, 1997

4.

If you have questions regarding the expiration of this Special Exception or filing a request for additional time they should be directed to the Zoning Evaluation Division of the Office of Comprehensive Planning at 703-324-1290. The mailing address for the Zoning Evaluation Division is Suite 801, 12055 Government Center Parkway, Fairfax, Virginia 22035.

Sincerely,



Nancy Vehrs  
Clerk to the Board of Supervisors

NV/ns

cc: John M. Yeatman, Director, Real Estate Div., Dept. of Tax Administration  
Melinda M. Artman, Deputy Zoning Administrator  
Frank Jones, Assistant Chief, PPRB, OCP  
Audrey Clark, Chief, Inspection Svcs., BPRB, DEM  
Barbara A. Byron, Director, Zoning Evaluation Div., OCP  
Robert Moore, Trnsprt'n. Planning Div., Office of Transportation  
Paul Eno, Project Planning Section, Office of Transportation  
Department of Environmental Management  
Dorothy Purvis, Permits Department, VDOT  
Land Acq. & Planning Div., Park Authority

**RECEIVED**  
OFFICE OF COMPREHENSIVE PLANNING

**OCT 22 1997**

ZONING EVALUATION DIVISION

THIS PLAN IS SUBJECT TO THE ZONING ORDINANCES OF THE CITY OF FALLS CHURCH, VIRGINIA, AND THE ZONING ORDINANCES OF THE COUNTY OF FAIRFAX, VIRGINIA.

LOT 1: 34-4-00-12  
OWNER: SU PARTNERSHIP  
ZONING: C-3  
USE: RESTAURANT

LEE-JACKSON MEMORIAL HWY - ROUTE 50

DOWN'S DRIVE - ROUTE 205

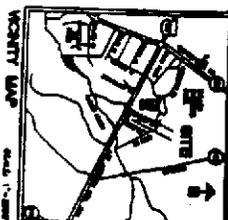
LOT 2: 34-4-00-13  
OWNER: SU PARTNERSHIP  
ZONING: C-3  
USE: RESTAURANT

LOT 3: 34-4-00-14  
OWNER: PARTNERSHIP  
ZONING: C-3  
USE: RESTAURANT

1. THE ZONING DISTRICT IS C-3.
2. THE ZONING DISTRICT IS C-3.
3. THE ZONING DISTRICT IS C-3.
4. THE ZONING DISTRICT IS C-3.
5. THE ZONING DISTRICT IS C-3.
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16. THE ZONING DISTRICT IS C-3.
17. THE ZONING DISTRICT IS C-3.
18. THE ZONING DISTRICT IS C-3.
19. THE ZONING DISTRICT IS C-3.
20. THE ZONING DISTRICT IS C-3.

RESULTS SHEET

NO.	DESCRIPTION	DATE	BY	STATUS
1	APPROVED	10/15/88	W.L.P.	APPROVED
2	APPROVED	10/15/88	W.L.P.	APPROVED
3	APPROVED	10/15/88	W.L.P.	APPROVED
4	APPROVED	10/15/88	W.L.P.	APPROVED
5	APPROVED	10/15/88	W.L.P.	APPROVED
6	APPROVED	10/15/88	W.L.P.	APPROVED
7	APPROVED	10/15/88	W.L.P.	APPROVED
8	APPROVED	10/15/88	W.L.P.	APPROVED
9	APPROVED	10/15/88	W.L.P.	APPROVED
10	APPROVED	10/15/88	W.L.P.	APPROVED
11	APPROVED	10/15/88	W.L.P.	APPROVED
12	APPROVED	10/15/88	W.L.P.	APPROVED
13	APPROVED	10/15/88	W.L.P.	APPROVED
14	APPROVED	10/15/88	W.L.P.	APPROVED
15	APPROVED	10/15/88	W.L.P.	APPROVED
16	APPROVED	10/15/88	W.L.P.	APPROVED
17	APPROVED	10/15/88	W.L.P.	APPROVED
18	APPROVED	10/15/88	W.L.P.	APPROVED
19	APPROVED	10/15/88	W.L.P.	APPROVED
20	APPROVED	10/15/88	W.L.P.	APPROVED



**SPECIAL EXCEPTION PLAT**

**CHANTILLY SERVICE STATION**  
ONLY DISTRICT  
FAIRFAX COUNTY, VIRGINIA

APPROVED BY

NO.	DATE	BY	STATUS
1	10/15/88	W.L.P.	APPROVED
2	10/15/88	W.L.P.	APPROVED
3	10/15/88	W.L.P.	APPROVED
4	10/15/88	W.L.P.	APPROVED
5	10/15/88	W.L.P.	APPROVED
6	10/15/88	W.L.P.	APPROVED
7	10/15/88	W.L.P.	APPROVED
8	10/15/88	W.L.P.	APPROVED
9	10/15/88	W.L.P.	APPROVED
10	10/15/88	W.L.P.	APPROVED
11	10/15/88	W.L.P.	APPROVED
12	10/15/88	W.L.P.	APPROVED
13	10/15/88	W.L.P.	APPROVED
14	10/15/88	W.L.P.	APPROVED
15	10/15/88	W.L.P.	APPROVED
16	10/15/88	W.L.P.	APPROVED
17	10/15/88	W.L.P.	APPROVED
18	10/15/88	W.L.P.	APPROVED
19	10/15/88	W.L.P.	APPROVED
20	10/15/88	W.L.P.	APPROVED



**WALTER L. PHILLIPS**  
LICENSED PROFESSIONAL ENGINEER  
STATE OF VIRGINIA  
NO. 12345  
EXPIRES 12/31/90



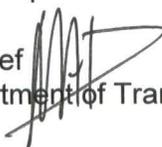
# County of Fairfax, Virginia

## MEMORANDUM

**DATE:** August 25, 2015

**TO:** Barbara Berlin, Director  
Zoning Evaluation Division, Department of Planning & Zoning

**CC:** William O'Donnell, Staff Coordinator  
Zoning Evaluation Division, Department of Planning & Zoning

**FROM:** Michael A. Davis, Acting Chief   
Site Analysis Section, Department of Transportation

**FILE:** SE 2015-SU-018

**SUBJECT:** SE 2015-SU-018 Chantilly Auto Care Center, LLC (Chantilly Service Station)  
13704 Lee Jackson Memorial Highway, Chantilly, VA 20151  
Tax Map: 34-4 ((5)) A

Transmitted herewith are the comments from the Department of Transportation with respect to the referenced application. These comments are based on the application material, dated April 8, 2015, and revised through July 27, 2015, and made available to this office. The comments are:

- The applicant requests a VDOT design waiver to decrease the Lee Jackson Memorial Highway (Route 50) shared used path from 10 feet to 8 feet, only at the median island between the two Route 50 service drive access points. FCDOT supports this width reduction waiver for only this portion. If the waiver is not approved, then the applicant should provide a 10-foot wide trail at this location.
- FCDOT recommends that the applicant secure temporary offsite construction and access easements to permit the proposed Downs Drive 5-foot wide sidewalk to be extended from the applicant's site to the existing sidewalk to the north located at 34-4 ((2)) B. This walkway should be constructed to meet VDOT and ADA standards.

The applicant has addressed other, previous comments from FCDOT.

MAD/RP



**DEPARTMENT OF TRANSPORTATION**

4975 Alliance Drive  
Fairfax, VA 22030

**Charlie Kilpatrick**  
COMMISSIONER

August 5, 2015

**To:** Ms. Barbara Berlin  
Director, Zoning Evaluation Division

**From:** Alex Faghri  
Virginia Department of Transportation – Land Development Section

**Subject:** **SE 2015-SU-018 – Chantilly Auto Care Center, LLC**

All submittals subsequent to the first submittal shall provide a response letter to the previous VDOT comments. Submittals without comment response letters are considered incomplete and will be returned without review.

This office has reviewed second submission plans associated with the subject SE application. All our previous comments have been addressed and we have no further comment. VDOT does not have any objection to approval.

If you have any questions, please contact me at (703) 259-2414.

Sincerely,

Alex Faghri

cc: Ms. Angela Rodeheaver



# County of Fairfax, Virginia

## MEMORANDUM

**DATE:** June 30, 2015

**TO:** William O'Donnell, Staff Coordinator  
Zoning Evaluation Division  
Department of Planning and Zoning

**FROM:** Camylyn Lewis, Senior Engineer III (Stormwater)  
Site Development and Inspections Division  
Department of Public Works and Environmental Services

**SUBJECT:** Special Exception Application # SE 2015-SU-018, Chantilly Auto Care Center, LLC, Special Exception Plat Dated May 06, 2015, LDS Project #9771-ZONA-001-1, Tax Map #034-4-05-A, Sully District

We have reviewed the subject application and offer the following stormwater management comments.

Chesapeake Bay Preservation Ordinance (CBPO)

There is no Resource Protection Area (RPA) on this site.

Floodplain

There are no regulated floodplains on the property.

Water Quality Control Requirements (124-4-2)

- Since there is an overall net increase in impervious area (See narrative on Sheet P-051), the design criteria for new development shall be applied to the increased impervious area per Paragraph c. of Section 124-4-2 of the Stormwater Management Ordinance. The applicant should provide approximate computation to show that this requirement could be met.

Water Quantity and Adequacy of Outfall Requirements 124-4-4.

- Provide storm-sewer computations to demonstrate that the existing storm-sewer system is adequately conveying the 10-yr, 24-hrs peak discharge.
- Revise extent of the analysis to a point that is 100 times the drainage area of the site contributing to that particular outfall and not only the disturbed areas.
- Provide detention for the 2-yr, 24-hour and 10-yr, 24-hr post development peak to below pre-violation conditions (Section 124-4-4(d))

Department of Public Works and Environmental Services  
Land Development Services, Site Development and Inspections Division  
12055 Government Center Parkway, Suite 535  
Fairfax, Virginia 22035-5503  
Phone 703-324-1720 • TTY 711 • FAX 703-324-8359



Downstream Drainage Complaints

There are no downstream drainage complaints on file.

Stormwater Planning Comments

There are not comments from stormwater planning at this time.

Please contact Yosif Ibrahim or at 703-324-1720 if you require additional information.

SR/

cc: Fred Rose, Chief, Watershed Planning & Assessment Branch, Storm water Planning  
Division, DPWES  
Shahab Baig, Chief, North Branch, SDID, DPWES  
Zoning Application File

**9-006 General Standards**

In addition to the specific standards set forth hereinafter with regard to particular special exception uses, all such 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 category or use, the Board 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 Board may impose more strict requirements for a given use than those set forth in this Ordinance.

**GLOSSARY**

This Glossary is provided to assist the public in understanding the staff evaluation and analysis of development proposals. It should not be construed as representing legal definitions. Refer to the Fairfax County Zoning Ordinance, Comprehensive Plan or Public Facilities Manual for additional information.

**ABANDONMENT:** Refers to road or street abandonment, an action taken by the Board of Supervisors, usually through the public hearing process, to abolish the public's right-of-passage over a road or road right-of way. Upon abandonment, the right-of-way automatically reverts to the underlying fee owners. If the fee to the owner is unknown, Virginia law presumes that fee to the roadbed rests with the adjacent property owners if there is no evidence to the contrary.

**ACCESSORY DWELLING UNIT (OR APARTMENT):** A secondary dwelling unit established in conjunction with and clearly subordinate to a single family detached dwelling unit. An accessory dwelling unit may be allowed if a special permit is granted by the Board of Zoning Appeals (BZA). Refer to Sect. 8-918 of the Zoning Ordinance.

**AFFORDABLE DWELLING UNIT (ADU) DEVELOPMENT:** Residential development to assist in the provision of affordable housing for persons of low and moderate income in accordance with the affordable dwelling unit program and in accordance with Zoning Ordinance regulations. Residential development which provides affordable dwelling units may result in a density bonus (see below) permitting the construction of additional housing units. See Part 8 of Article 2 of the Zoning Ordinance.

**AGRICULTURAL AND FORESTAL DISTRICTS:** A land use classification created under Chapter 114 or 115 of the Fairfax County Code for the purpose of qualifying landowners who wish to retain their property for agricultural or forestal use for use/value taxation pursuant to Chapter 58 of the Fairfax County Code.

**BARRIER:** A wall, fence, earthen berm, or plant materials which may be used to provide a physical separation between land uses. Refer to Article 13 of the Zoning Ordinance for specific barrier requirements.

**BEST MANAGEMENT PRACTICES (BMPs):** Stormwater management techniques or land use practices that are determined to be the most effective, practicable means of preventing and/or reducing the amount of pollution generated by nonpoint sources in order to improve water quality.

**BUFFER:** Graduated mix of land uses, building heights or intensities designed to mitigate potential conflicts between different types or intensities of land uses; may also provide for a transition between uses. A landscaped buffer may be an area of open, undeveloped land and may include a combination of fences, walls, berms, open space and/or landscape plantings. A buffer is not necessarily coincident with transitional screening.

**CHESAPEAKE BAY PRESERVATION ORDINANCE:** Regulations which the State has mandated must be adopted to protect the Chesapeake Bay and its tributaries. These regulations must be incorporated into the comprehensive plans, zoning ordinances and subdivision ordinances of the affected localities. Refer to Chesapeake Bay Preservation Act, Va. Code Section 10.1-2100 et seq and VR 173-02-01, Chesapeake Bay Preservation Area Designation and Management Regulations.

**CLUSTER DEVELOPMENT:** Residential development in which the lots are clustered on a portion of a site so that significant environmental/historical/cultural resources may be preserved or recreational amenities provided. While smaller lot sizes are permitted in a cluster subdivision to preserve open space, the overall density cannot exceed that permitted by the applicable zoning district. See Sect. 2-421 and Sect. 9-615 of the Zoning Ordinance.

**COUNTY 2232 REVIEW PROCESS:** A public hearing process pursuant to Sect. 15.2-2232 (Formerly Sect. 15.1-456) of the Virginia Code which is used to determine if a proposed public facility not shown on the adopted Comprehensive Plan is in substantial accord with the plan. Specifically, this process is used to determine if the general or approximate location, character and extent of a proposed facility is in substantial accord with the Plan.

**dBA:** The momentary magnitude of sound weighted to approximate the sensitivity of the human ear to certain frequencies; the dBA value describes a sound at a given instant, a maximum sound level or a steady state value. See also Ldn.

**DENSITY:** Number of dwelling units (du) divided by the gross acreage (ac) of a site being developed in residential use; or, the number of dwelling units per acre (du/ac) except in the PRC District when density refers to the number of persons per acre.

**DENSITY BONUS:** An increase in the density otherwise allowed in a given zoning district which may be granted under specific provisions of the Zoning Ordinance when a developer provides excess open space, recreation facilities, or affordable dwelling units (ADUs), etc.

**DEVELOPMENT CONDITIONS:** Terms or conditions imposed on a development by the Board of Supervisors (BOS) or the Board of Zoning Appeals (BZA) in connection with approval of a special exception, special permit or variance application or rezoning application in a "P" district. Conditions may be imposed to mitigate adverse impacts associated with a development as well as secure compliance with the Zoning Ordinance and/or conformance with the Comprehensive Plan. For example, development conditions may regulate hours of operation, number of employees, height of buildings, and intensity of development.

**DEVELOPMENT PLAN:** A graphic representation which depicts the nature and character of the development proposed for a specific land area: information such as topography, location and size of proposed structures, location of streets trails, utilities, and storm drainage are generally included on a development plan. A development plan is a submission requirement for rezoning to the PRC District. A **GENERALIZED DEVELOPMENT PLAN (GDP)** is a submission requirement for a rezoning application for all conventional zoning districts other than a P District. A development plan submitted in connection with a special exception (SE) or special permit (SP) is generally referred to as an SE or SP plat. A **CONCEPTUAL DEVELOPMENT PLAN (CDP)** is a submission requirement when filing a rezoning application for a P District other than the PRC District; a CDP characterizes in a general way the planned development of the site. A **FINAL DEVELOPMENT PLAN (FDP)** is a submission requirement following the approval of a conceptual development plan and rezoning application for a P District other than the PRC District; an FDP further details the planned development of the site. See Article 16 of the Zoning Ordinance.

**EASEMENT:** A right to or interest in property owned by another for a specific and limited purpose. Examples: access easement, utility easement, construction easement, etc. Easements may be for public or private purposes.

**ENVIRONMENTAL QUALITY CORRIDORS (EQCs):** An open space system designed to link and preserve natural resource areas, provide passive recreation and protect wildlife habitat. The system includes stream valleys, steep slopes and wetlands. For a complete definition of EQCs, refer to the Environmental section of the Policy Plan for Fairfax County contained in Vol. 1 of the Comprehensive Plan.

**ERODIBLE SOILS:** Soils that wash away easily, especially under conditions where stormwater runoff is inadequately controlled. Silt and sediment are washed into nearby streams, thereby degrading water quality.

**FLOODPLAIN:** Those land areas in and adjacent to streams and watercourses subject to periodic flooding; usually associated with environmental quality corridors. The 100 year floodplain drains 70 acres or more of land and has a one percent chance of flood occurrence in any given year.

**FLOOR AREA RATIO (FAR):** An expression of the amount of development intensity (typically, non-residential uses) on a specific parcel of land. FAR is determined by dividing the total square footage of gross floor area of buildings on a site by the total square footage of the site itself.

**FUNCTIONAL CLASSIFICATION:** A system for classifying roads in terms of the character of service that individual facilities are providing or are intended to provide, ranging from travel mobility to land access. Roadway system functional classification elements include Freeways or Expressways which are limited access highways, Other Principal (or Major) Arterials, Minor Arterials, Collector Streets, and Local Streets. Principal arterials are designed to accommodate travel; access to adjacent properties is discouraged. Minor arterials are designed to serve both through traffic and local trips. Collector roads and streets link local streets and properties with the arterial network. Local streets provide access to adjacent properties.

**GEOTECHNICAL REVIEW:** An engineering study of the geology and soils of a site which is submitted to determine the suitability of a site for development and recommends construction techniques designed to overcome development on problem soils, e.g., marine clay soils.

**HYDROCARBON RUNOFF:** Petroleum products, such as motor oil, gasoline or transmission fluid deposited by motor vehicles which are carried into the local storm sewer system with the stormwater runoff, and ultimately, into receiving streams; a major source of non-point source pollution. An oil-grit separator is a common hydrocarbon runoff reduction method.

**IMPERVIOUS SURFACE:** Any land area covered by buildings or paved with a hard surface such that water cannot seep through the surface into the ground.

**INFILL:** Development on vacant or underutilized sites within an area which is already mostly developed in an established development pattern or neighborhood.

**INTENSITY:** The magnitude of development usually measured in such terms as density, floor area ratio, building height, percentage of impervious surface, traffic generation, etc. Intensity is also based on a comparison of the development proposal against environmental constraints or other conditions which determine the carrying capacity of a specific land area to accommodate development without adverse impacts.

**Ldn:** Day night average sound level. It is the twenty-four hour average sound level expressed in A-weighted decibels; the measurement assigns a "penalty" to night time noise to account for night time sensitivity. Ldn represents the total noise environment which varies over time and correlates with the effects of noise on the public health, safety and welfare.

**LEVEL OF SERVICE (LOS):** An estimate of the effectiveness of a roadway to carry traffic, usually under anticipated peak traffic conditions. Level of Service efficiency is generally characterized by the letters A through F, with LOS-A describing free flow traffic conditions and LOS-F describing jammed or grid-lock conditions.

**MARINE CLAY SOILS:** Soils that occur in widespread areas of the County generally east of Interstate 95. Because of the abundance of shrink-swell clays in these soils, they tend to be highly unstable. Many areas of slope failure are evident on natural slopes. Construction on these soils may initiate or accelerate slope movement or slope failure. The shrink-swell soils can cause movement in structures, even in areas of flat topography, from dry to wet seasons resulting in cracked foundations, etc. Also known as slippage soils.

**OPEN SPACE:** That portion of a site which generally is not covered by buildings, streets, or parking areas. Open space is intended to provide light and air; open space may function as a buffer between land uses or for scenic, environmental, or recreational purposes.

**OPEN SPACE EASEMENT:** An easement usually granted to the Board of Supervisors which preserves a tract of land in open space for some public benefit in perpetuity or for a specified period of time. Open space easements may be accepted by the Board of Supervisors, upon request of the land owner, after evaluation under criteria established by the Board. See Open Space Land Act, Code of Virginia, Sections 10.1-1700, et seq.

**P DISTRICT:** A "P" district refers to land that is planned and/or developed as a Planned Development Housing (PDH) District, a Planned Development Commercial (PDC) District or a Planned Residential Community (PRC) District. The PDH, PDC and PRC Zoning Districts are established to encourage innovative and creative design for land development; to provide ample and efficient use of open space; to promote a balance in the mix of land uses, housing types, and intensity of development; and to allow maximum flexibility in order to achieve excellence in physical, social and economic planning and development of a site. Refer to Articles 6 and 16 of the Zoning Ordinance.

**PROFFER:** A written condition, which, when offered voluntarily by a property owner and accepted by the Board of Supervisors in a rezoning action, becomes a legally binding condition which is in addition to the zoning district regulations applicable to a specific property. Proffers are submitted and signed by an owner prior to the Board of Supervisors public hearing on a rezoning application and run with the land. Once accepted by the Board, proffers may be modified only by a proffered condition amendment (PCA) application or other zoning action of the Board and the hearing process required for a rezoning application applies. See Sect. 15.2-2303 (formerly 15.1-491) of the Code of Virginia.

**PUBLIC FACILITIES MANUAL (PFM):** A technical text approved by the Board of Supervisors containing guidelines and standards which govern the design and construction of site improvements incorporating applicable Federal, State and County Codes, specific standards of the Virginia Department of Transportation and the County's Department of Public Works and Environmental Services.

**RESOURCE MANAGEMENT AREA (RMA):** That component of the Chesapeake Bay Preservation Area comprised of lands that, if improperly used or developed, have a potential for causing significant water quality degradation or for diminishing the functional value of the Resource Protection Area. See Fairfax County Code, Ch. 118, Chesapeake Bay Preservation Ordinance.

**RESOURCE PROTECTION AREA (RPA):** That component of the Chesapeake Bay Preservation Area comprised of lands at or near the shoreline or water's edge that have an intrinsic water quality value due to the ecological and biological processes they perform or are sensitive to impacts which may result in significant degradation of the quality of state waters. In their natural condition, these lands provide for the removal, reduction or assimilation of sediments from runoff entering the Bay and its tributaries, and minimize the adverse effects of human activities on state waters and aquatic resources. New development is generally discouraged in an RPA. See Fairfax County Code, Ch. 118, Chesapeake Bay Preservation Ordinance.

**SITE PLAN:** A detailed engineering plan, to scale, depicting the development of a parcel of land and containing all information required by Article 17 of the Zoning Ordinance. Generally, submission of a site plan to DPWES for review and approval is required for all residential, commercial and industrial development except for development of single family detached dwellings. The site plan is required to assure that development complies with the Zoning Ordinance.

**SPECIAL EXCEPTION (SE) / SPECIAL PERMIT (SP):** Uses, which by their nature, can have an undue impact upon or can be incompatible with other land uses and therefore need a site specific review. After review, such uses may be allowed to locate within given designated zoning districts if appropriate and only under special controls, limitations, and regulations. A special exception is subject to public hearings by the Planning Commission and Board of Supervisors with approval by the Board of Supervisors; a special permit requires a public hearing and approval by the Board of Zoning Appeals. Unlike proffers which are voluntary, the Board of Supervisors or BZA may impose reasonable conditions to assure, for example, compatibility and safety. See Article 8, Special Permits and Article 9, Special Exceptions, of the Zoning Ordinance.

**STORMWATER MANAGEMENT:** Engineering practices that are incorporated into the design of a development in order to mitigate or abate adverse water quantity and water quality impacts resulting from development. Stormwater management systems are designed to slow down or retain runoff to re-create, as nearly as possible, the pre-development flow conditions.

**SUBDIVISION PLAT:** The engineering plan for a subdivision of land submitted to DPWES for review and approved pursuant to Chapter 101 of the County Code.

**TRANSPORTATION DEMAND MANAGEMENT (TDM):** Actions taken to reduce single occupant vehicle automobile trips or actions taken to manage or reduce overall transportation demand in a particular area.

**TRANSPORTATION SYSTEM MANAGEMENT (TSM) PROGRAMS:** This term is used to describe a full spectrum of actions that may be applied to improve the overall efficiency of the transportation network. TSM programs usually consist of low-cost alternatives to major capital expenditures, and may include parking management measures, ridesharing programs, flexible or staggered work hours, transit promotion or operational improvements to the existing roadway system. TSM includes Transportation Demand Management (TDM) measures as well as H.O.V. use and other strategies associated with the operation of the street and transit systems.

**URBAN DESIGN:** An aspect of urban or suburban planning that focuses on creating a desirable environment in which to live, work and play. A well-designed urban or suburban environment demonstrates the four generally accepted principles of design: clearly identifiable function for the area; easily understood order; distinctive identity; and visual appeal.

**VACATION:** Refers to vacation of street or road as an action taken by the Board of Supervisors in order to abolish the public's right-of-passage over a road or road right-of-way dedicated by a plat of subdivision. Upon vacation, title to the road right-of-way transfers by operation of law to the owner(s) of the adjacent properties within the subdivision from whence the road/road right-of-way originated.

**VARIANCE:** An application to the Board of Zoning Appeals which seeks relief from a specific zoning regulation such as lot width, building height, or minimum yard requirements, among others. A variance may only be granted by the Board of Zoning Appeals through the public hearing process and upon a finding by the BZA that the variance application meets the required Standards for a Variance set forth in Sect. 18-404 of the Zoning Ordinance.

**WETLANDS:** Land characterized by wetness for a portion of the growing season. Wetlands are generally delineated on the basis of physical characteristics such as soil properties indicative of wetness, the presence of vegetation with an affinity for water, and the presence or evidence of surface wetness or soil saturation. Wetland environments provide water quality improvement benefits and are ecologically valuable. Development activity in wetlands is subject to permitting processes administered by the U.S. Army Corps of Engineers

**TIDAL WETLANDS:** Vegetated and nonvegetated wetlands as defined in Chapter 116 Wetlands Ordinance of the Fairfax County Code: includes tidal shores and tidally influenced embayments, creeks, and tributaries to the Occoquan and Potomac Rivers. Development activity in tidal wetlands may require approval from the Fairfax County Wetlands Board.

#### Abbreviations Commonly Used in Staff Reports

A&F	Agricultural & Forestal District	PDH	Planned Development Housing
ADU	Affordable Dwelling Unit	PFM	Public Facilities Manual
ARB	Architectural Review Board	PRC	Planned Residential Community
BMP	Best Management Practices	RC	Residential-Conservation
BOS	Board of Supervisors	RE	Residential Estate
BZA	Board of Zoning Appeals	RMA	Resource Management Area
COG	Council of Governments	RPA	Resource Protection Area
CBC	Community Business Center	RUP	Residential Use Permit
CDP	Conceptual Development Plan	RZ	Rezoning
CRD	Commercial Revitalization District	SE	Special Exception
DOT	Department of Transportation	SEA	Special Exception Amendment
DP	Development Plan	SP	Special Permit
DPWES	Department of Public Works and Environmental Services	TDM	Transportation Demand Management
DPZ	Department of Planning and Zoning	TMA	Transportation Management Association
DU/AC	Dwelling Units Per Acre	TSA	Transit Station Area
EQC	Environmental Quality Corridor	TSM	Transportation System Management
FAR	Floor Area Ratio	UP & DD	Utilities Planning and Design Division, DPWES
FDP	Final Development Plan	VC	Variance
GDP	Generalized Development Plan	VDOT	Virginia Dept. of Transportation
GFA	Gross Floor Area	VPD	Vehicles Per Day
HC	Highway Corridor Overlay District	VPH	Vehicles per Hour
HCD	Housing and Community Development	WMATA	Washington Metropolitan Area Transit Authority
LOS	Level of Service	WS	Water Supply Protection Overlay District
Non-RUP	Non-Residential Use Permit	ZAD	Zoning Administration Division, DPZ
OSDS	Office of Site Development Services, DPWES	ZED	Zoning Evaluation Division, DPZ
PCA	Proffered Condition Amendment	ZPRB	Zoning Permit Review Branch
PD	Planning Division		
PDC	Planned Development Commercial		