



# County of Fairfax, Virginia

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

October 21, 2015

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

RECEIVED  
Department of Planning & Zoning

OCT 23 2015

Zoning Evaluation Division

RE: Special Exception Amendment Application SEA 97-Y-002-02

Dear Ms. Mariska:

At a regular meeting of the Board of Supervisors on October 20, 2015, the Board approved Special Exception Amendment Application SEA 97-Y-002-02 in the name of Chantilly Associates, Inc. The subject property is located at 5000 Westone Plaza, on approximately 1.16 acres of land zoned I-5 and WS in the Sully District [Tax Map 44-3 ((6)) 21D]. The Board's action amends Special Exception Amendment Application SEA 97-Y-002 previously approved for a service station, quick service food store, and car wash to permit modification of development conditions. Previously approved conditions or those with minor modifications are marked with an asterisk (\*).

1. This Special Exception is granted for and runs with the land indicated in this application and is not transferable to other land.\*
2. This Special Exception is granted only for the purpose(s), structure(s), and/or use(s) indicated on the special exception plat approved with the application, as qualified by these development conditions. \*
3. This Special Exception is subject to the provisions of Article 17, Site Plans, as may be determined by the Director, Department of Public Works and Environmental Services (DPWES). Any plan submitted pursuant to this Special Exception Amendment shall be in substantial conformance with the approved Special Exception Amendment Plat entitled "Amended Generalized Development Plan/Proffer Condition Amendment Plat/Special Exception Amendment Plat", prepared by Burgess & Niple, dated October, 2001, revised through May 7, 2002, and these conditions. Minor modifications to the approved Special Exception Amendment may be permitted pursuant to Paragraph 4 of Section 9-004 of the Zoning Ordinance. \*

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Office of the Clerk to the Board of Supervisors

12000 Government Center Parkway, Suite 533

Fairfax, Virginia 22035

Phone: 703-324-3151 ♦ Fax: 703-324-3926 ♦ TTY: 711

Email: [clerktothebos@fairfaxcounty.gov](mailto:clerktothebos@fairfaxcounty.gov)

<http://www.fairfaxcounty.gov/bosclerk>

4. Freestanding signage on the site shall be ground-mounted, monument style and shall be in accordance with Article 12 of the Zoning Ordinance.\*
5. The quick service food store building shall not exceed 1,872 square feet in gross floor area.
6. The subject structures shall be architecturally compatible with the adjacent Sully Station Shopping Center and the overall Westfields Corporate Center; photographs shall be submitted to DPWES at the time of building permit to demonstrate compliance with this condition. All exposed facades of the building shall be constructed of materials, which are similar in color and texture to the adjacent pad sites within the Westfields development as determined by DPWES. Specifically, building materials shall be limited to face brick or architectural concrete block, architectural metal panels, architectural pre-cast concrete, stone, exterior insulation and finish system (E.I.F.S) and reflective and non-reflective glass. All rooftop mechanical equipment shall be fully enclosed with solid screening walls to the maximum extent feasible from an engineering standpoint.\*
7. The car wash shall employ a system that recycles a minimum of 80% of the wash water used. All waste water discharged from the car wash shall be discharged into the sanitary system.\*
8. All lighting, including security, pedestrian and/or other incidental lighting, shall feature full cut-off fixtures and be directed downward to prevent off-site glare. Outdoor lighting fixtures used to illuminate the parking area shall not exceed 14 feet in height. Lights located in the service station canopy shall be recessed in design. Illumination of the area beneath the service station canopy shall not exceed an average of 30 foot candles.\*

This approval, contingent on the above noted conditions, shall 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 sign permits have been applied for and issued. The Board of Supervisors may grant additional time to establish the use or to commence construction if a written request for additional time is filed with the Zoning Administrator prior to the date of expiration of the special exception.

The request must specify the amount of additional time requested, the basis for the amount of time requested and an explanation of why additional time is required.

Sincerely,



Catherine A. Chianese  
Clerk to the Board of Supervisors

cc: Chairman Sharon Bulova  
Supervisor Michael Frey, Sully District  
Tim Shirocky, Acting Director, Real Estate Division, Dept. of Tax Administration  
Barbara C. Berlin, Director, Zoning Evaluation Division, DPZ  
Diane Johnson-Quinn, Deputy Zoning Administrator, Dept. of Planning and Zoning  
Michael Davis, Section Chief, Transportation, Planning Division  
Donald Stephens, Department of Transportation  
Department of Highways-VDOT  
Sandy Stallman, Park Planning Branch Manager, FCPA  
Charlene Fuhrman-Schulz, Development Officer, DHCD/Design Development Division  
Jill Cooper, Executive Director, Planning Commission  
Karyn Moreland, Chief Capital Projects Sections, Dept. of Transportation



COUNTY OF FAIRFAX

APPLICATION No: SEA 97-Y-002-02

Department of Planning and Zoning  
 Zoning Evaluation Division  
 12055 Government Center Parkway, Suite 801  
 Fairfax, VA 22035 (703) 324-1290, TTY 711  
 www.fairfaxcounty.gov/dpz/zoning/applications

(Staff will assign)

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 Department of Planning & Zoning

MAR 09 2015

**APPLICATION FOR A SPECIAL EXCEPTION**

Zoning Evaluation Division

(PLEASE TYPE or PRINT IN BLACK INK)

<b>APPLICANT</b>	<b>NAME</b> Chantilly Associates, Inc.	
	<b>MAILING ADDRESS</b> 6428 Brentford Drive Springfield, Virginia 22150	
	<b>PHONE HOME</b> ( )	<b>WORK</b> ( )
	<b>PHONE MOBILE</b> ( )	
<b>PROPERTY INFORMATION</b>	<b>PROPERTY ADDRESS</b> 5000 Westone Plaza Chantilly, Virginia 20151	
	<b>TAX MAP NO.</b> 44-3 ((6)) 21D	<b>SIZE (ACRES/SQ FT)</b> Approx. 1.16 acres
	<b>ZONING DISTRICT</b> I-5, WSP0D	<b>MAGISTERIAL DISTRICT</b> Sully
	<b>PROPOSED ZONING IF CONCURRENT WITH REZONING APPLICATION:</b> N/A	
	<b>ZONING ORDINANCE SECTION</b> 5-504, 9-501	
<b>SPECIAL EXCEPTION REQUEST INFORMATION</b>	<b>PROPOSED USE</b> Applicant proposes to modify Condition 5 of SEA 97-Y-002 that permits a service station, quick service food store, and car wash. No physical modifications or new uses are proposed.	
	<b>NAME</b> Sara V. Mariska	
<b>AGENT/CONTACT INFORMATION</b>	<b>MAILING ADDRESS</b> Walsh, Colucci, Lubeley & Walsh, P.C. 2200 Clarendon Boulevard, Suite 1300 Arlington, Virginia 22201	
	<b>PHONE HOME</b> ( )	<b>WORK</b> (703 ) 528-4700
	<b>PHONE MOBILE</b> ( )	
	<b>MAILING</b> Send all correspondence to (check one): <input type="checkbox"/> Applicant -or- <input checked="" type="checkbox"/> Agent/Contact	
<p>The name(s) and addresses of owner(s) of record shall be provided on the affidavit form attached and made part of this application. The undersigned has the power to authorize and does hereby authorize Fairfax County staff representatives on official business to enter the subject property as necessary to process the application.</p> <p>Sara V. Mariska, Agent</p> <p><u>TYPE/PRINT NAME OF APPLICANT/AGENT</u>      <u>SIGNATURE OF APPLICANT/AGENT</u></p>		

DO NOT WRITE IN THIS SPACE

*Deborah L. ...* SEA 2015-0073

Date Application accepted: 3/25/2015 Application Fee Paid: \$ 8,187.50