



County of Fairfax, Virginia

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

February 3, 2016

Joun Roland
Wilkerson and Associates, Inc.
7650 Binnacle Lane
Owings, MD 20736

RECEIVED
Department of Planning & Zoning

MAR 29 2016

Zoning Evaluation Division

RE: Special Exception Amendment Application SEA 87-L-012-02

Dear Mr. Roland:

At a regular meeting of the Board of Supervisors on February 2, 2016, the Board approved Special Exception Amendment Application SEA 87-L-012-02 in the name of R. Joun Enterprise LLC, Roland Joun, Trustee and Maria Joun, Trustee. The subject property is located at 6703 Backlick Road, on approximately 30,476 square feet of land zoned C-6, HC, SC, and CRD in the Lee District [Tax Map 90-2 ((1)) 25A and 25B]. The Board's action amends Special Exception Application SE 87-L-012 previously approved for a service station and quick service food store to permit modifications and modification to the development conditions. Previously approved conditions or those with minor modifications are marked with an asterisk (*).

1. This Special Exception Amendment is granted for and runs with the land indicated in this application and is not transferable to other land.*
2. This Special Exception Amendment is granted only for the purpose(s), structure(s), and/or use(s) indicated on the Special Exception Amendment Plat approved with this application, as qualified by these development conditions.*
3. A copy of this Special Exception Amendment and Non-Residential Use Permit (Non-RUP) shall be posted in a conspicuous place on the property of the use and be made available to all Departments of the County of Fairfax during the hours of operation of the permitted use.
4. This Special Exception Amendment is subject to the provisions of Article 17 of the Zoning Ordinance, Site Plans, as may be determined by the Director, Department of Public Works and Environmental Services (DPWES). Any site plan submitted pursuant to this Special Exception Amendment shall be in substantial conformance with the approved Special Exception Amendment Plat entitled Springfield BP and prepared by Wilkerson & Associates, Inc., containing seven sheets dated September 23, 2014 and revised through November 3, 2015 and these conditions. Minor modifications to the approved Special Exception Amendment may be permitted pursuant to Par. 4 of Sect. 9-004 of the Zoning Ordinance.

Office of the Clerk to the Board of Supervisors
12000 Government Center Parkway, Suite 533
Fairfax, Virginia 22035

Phone: 703-324-3151 ♦ Fax: 703-324-3926 ♦ TTY: 711
Email: clerktothebos@fairfaxcounty.gov
<http://www.fairfaxcounty.gov/bosclerk>

5. There shall be no more than six (6) employees on site at any one time.
6. No signs shall be placed on the canopy.*
7. There shall be no display, selling, rental, or leasing of vehicles, tools or equipment on this site.*
8. Prior to the issuance of the Non-RUP, the dumpster shall be screened from view by a brick or masonry enclosure on three sides and a gate, all a minimum of six (6) feet in height.
9. The size of the quick-service food store, including the cashier's area and storage of the items sold at the quick service food store shall be limited to 231 square feet. There shall be no outside storage or display associated with the quick-service food store.*
10. The types of items which may be sold in the quick service food store shall be limited to prepackaged items which are normally sold from vending machines, including coffee and similar hot beverages, cakes, pies, soft drinks, juices, dairy products, prepackaged sandwiches, snack food items, e.g., pretzels, potato chips, etc. cookies assorted gum, cigarettes and tobacco products and similar items. No groceries, other than as above, shall be permitted. Food preparation and the use of microwave ovens shall not be allowed. No alcoholic beverages shall be allowed to be sold. The marketing of video tapes or video machines shall not be allowed on the premises. These restrictions, however, shall not limit the sale of automobile-related products under the definition of service station.*
11. The existing sign may remain.*
12. The maximum number of service bays on site shall be limited to three as depicted on the Special Exception Amendment Plat.
13. The development shall consist of two phases. Phase I improvements shall consist of those improvements listed in development conditions 18, 19, 20, 21, 23 and 28 below. Phase II shall consist of the installation of two exterior auto lifts, as shown on the SEA Plat. Phase II shall not be constructed until all improvements listed in Phase I have been completed and the Non-RUP has been issued. The exterior auto lifts shall require any applicable site plan and permit approvals prior to their installation.
14. To reduce noise levels associated with any impact guns used for outdoor vehicle service, the employees of the service station shall use quiet gun impact guns during outdoor vehicle service.
15. No major vehicle repairs are permitted and outside storage of more than two abandoned, wrecked or inoperable vehicles on the site for more than 72 hours is

- strictly prohibited.
16. An automotive fluid separator and/or underground fluid container shall be installed within 60 days of this Special Exception Amendment approval and designed such that any areas that could have oil or other vehicular fluid spills shall be contained. Such facility shall be properly maintained and properly drained and any liquids contained within shall be properly disposed of on a routine basis.
 17. A separate container or enclosed area within the two storage trailers shall be provided where automotive fluid or liquids are stored in order to capture spillage that may leak onto the floor of the storage trailer or onto the ground. Such container or enclosed area shall be provided within 60 days of this Special Exception Amendment approval.
 18. Prior to the issuance of the Non-RUP, all parking spaces shall be striped as delineated on the Special Exception Amendment Plat and in accordance with 7-0800 of the Public Facilities Manual. Prior to the issuance of the Non-RUP, signage shall be installed on the property requiring that vehicles parked on-site shall be parked only in designated, striped parking spaces at all times, with the exception of vehicles fueling at fuel pumps. Prior to the issuance of the Non-Rup, signage shall be installed prohibiting vehicles from parking on adjacent properties.
 19. Prior to the issuance of the Non-RUP, the site shall meet all ADA requirements for the site.
 20. Prior to the issuance of the Non-RUP, the car vacuum station shall be removed.
 21. All landscaping shown on the Special Exception Amendment Plat shall be in place prior to the issuance of the Non-RUP. All plant material provided on site shall conform with the size requirements of the Public Facilities Manual. Substitutions of similar types of plants are permitted subject to the approval of the Urban Forest Management Division (UFM).
 22. The vegetation in the area between the newly paved area of approximately 1,653 square feet and the right-of-way for I-95 shall be preserved, as shown on the Special Exception Amendment Plat.
 23. Prior to the issuance of the Non-Rup, all equipment and other refuse shall be permanently removed from the conservation easement area. A four-foot high split rail fence shall be installed at the edge of the pavement adjacent to the tree preservation area in order to protect the tree preservation area and conservation easement from further land disturbances.

24. The installation of landscaping and condition of existing landscaping shall be inspected by a Certified Arborist who has taken and passed the certification examination sponsored by the International Society of Arboriculture and who maintains a valid certification status, or by a Registered Consulting Arborist as designated by the American Society of Consulting Arborists. Prior to the issuance of the Non-RUP, trees that are determined to be dead or dying or that do not meet the standards of PFM 12-0400 shall be replaced.
25. All replacement trees shall be planted in accordance with the standards described in the latest edition of the "Tree and Shrub Planting Guidelines" prepared by the Virginia Cooperative Extension, Virginia Polytechnic Institute and State University.
26. Should the proposed landscaping within the landscape island along the southern property line not be approved as shown on the SEA Plat at the time of site plan review, the applicant shall coordinate with UFM to ensure that vegetated screening is provided within this area.
27. Upon completion of the landscape installation, UFM shall be notified in writing that all landscaping has been installed.
28. Prior to the issuance of the Non-RUP, UFM shall inspect the landscaping to ensure that it is in compliance with that shown on the approved Special Exception Amendment Plat.
29. The Property shall be maintained and kept free of debris, litter and illegal storage items at all times. Routine maintenance shall include, but not be limited to, landscaping upkeep.

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 Amendment shall not be valid until this has been accomplished.

Pursuant to Sect. 9-015 of the Zoning Ordinance, this Special Exception Amendment shall automatically expire, without notice, 6 months after the date of approval unless the use has been established as evidenced by the issuance of a Non-RUP. 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 John Foust, Dranesville District
Tim Shirocky, Acting Director, Real Estate Division, Dept. of Tax Administration
Barbara C. Berlin, Director, Zoning Evaluation Division, DPZ
Diane Johnson-Quinn, Deputy Zoning Administrator, Dept. of Planning and Zoning
Michael Davis, Section Chief, Transportation, Planning Division
Donald Stephens, Department of Transportation
Department of Highways-VDOT
Sandy Stallman, Park Planning Branch Manager, FCPA
Charlene Fuhrman-Schulz, Development Officer, DHCD/Design Development Division
Jill Cooper, Executive Director, Planning Commission
Karyn Moreland, Chief Capital Projects Sections, Dept. of Transportation

REVITALIZATION



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

APPLICATION No: SEA 87-L-012-02
 (Staff will assign)

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 Department of Planning & Zoning

SEP 24 2014

Zoning Evaluation Division

APPLICATION FOR A SPECIAL EXCEPTION

(PLEASE TYPE or PRINT IN BLACK INK)

APPLICANT	NAME Springfield BR <u>R Joun Enterprise LLC, Roland Joun, Trustee and</u> dlp 9/15/15	
	MAILING ADDRESS 6703 Backlick Road, Springfield, Va. 22150 Maria Joun, Trustee	
	PHONE HOME ()	WORK (703) 569-2264
	PHONE MOBILE ()	
PROPERTY INFORMATION	PROPERTY ADDRESS 6703 Baclik Road Springfield, Va. 22150	
	TAX MAP NO. 090-2-((01)) 25 A, 25 B	SIZE (ACRES/SQ FT) 0.6966 Acres (30,476 SF) C-6
	ZONING DISTRICT C-6 He, sc, cho <input checked="" type="checkbox"/>	MAGISTERIAL DISTRICT Lee <input checked="" type="checkbox"/>
	PROPOSED ZONING IF CONCURRENT WITH REZONING APPLICATION: N/A	
	PROPOSED USE Previously approved for service station and quick service food store in a highway corridor overlay district to permit site modifications and modification of development conditions	
SPECIAL EXCEPTION REQUEST INFORMATION	ZONING ORDINANCE SECTION 7-607 Service station <u>9-611 dlp 9/25/14</u>	
	PROPOSED USE Previously approved for service station and quick service food store in a highway corridor overlay district to permit site modifications and modification of development conditions	
	NAME Roland Joun, P. E., Wilkerson & Associates, Inc.	
	MAILING ADDRESS P. O. Box 17 Dunkirk, Md. 20754	
AGENT/CONTACT INFORMATION	PHONE HOME ()	WORK (301) 855-8272
	PHONE MOBILE ()	
	MAILING Send all correspondence to (check one): <input type="checkbox"/> Applicant -or- <input checked="" type="checkbox"/> Agent/Contact	

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.

Roland Joun
 TYPE/PRINT NAME OF APPLICANT/AGENT SIGNATURE OF APPLICANT/AGENT

DO NOT WRITE IN THIS SPACE Deborah Lester Suburban SEA 2013-0127 MDC 9/25/14
 Date Application accepted: September 25, 2014 Application Fee Paid: \$ 16,375.00