

BLANKROME

1825 Eye Street NW | Washington, D.C. 20006

blankrome.com

Phone: (202) 772-5820

Fax: (202) 772-5858

Email: DHouston@BlankRome.com

August 17, 2018

Via Hand Delivery

Deborah L. Pemberton
Senior Applications Acceptance Planner
Special Projects/Applications Management Branch
Zoning Evaluation Division
Department of Planning and Zoning
12055 Government Center Parkway
Suite 801
Fairfax, VA 22035-5509

Re: ***PCA/SEA Application – Pohanka Virginia Properties, LLC***

Address: 13901, 13909, 13911 and 13915 Lee Jackson Memorial Highway

Tax Map: 34-4((1))49, 50, 50A, 51 and 53 (“Property”)

Original Zoning Case Nos.: RZ 94-Y-018 and SE 94-Y-023

Zoning District: C-8, with HC and WS Overlay Districts

Dear Debbie:

On behalf of Pohanka Virginia Properties, LLC (“Pohanka”), as the ground lessee and applicant, please accept the following application materials in regard to these proffer condition amendment (“PCA”) and special exception amendment (“SEA”) applications:

1. Submission Checklists (PCA and SEA).
2. Four (4) copies of a completed and executed application forms (PCA and SEA).
3. Four (4) copies of a dated and signed Statement of Justification.
4. Four (4) full-size copies of Generalized Development Plan – Special Exception Plat, prepared by Walter L. Phillips Incorporated (the requisite number of plats shall be submitted upon application acceptance).
5. An 8 1/2 x 11 reduction of the Generalized Development Plan – Special Exception Plat.
6. Fairfax County Zoning Section Sheet 34-4 with the Property highlighted in red.

BLANKROME

Deborah L. Pemberton

August 17, 2018

Page 2

7. Executed and Notarized Disclosure Affidavits (PCA and SEA).
8. Executed and Notarized Title Owner Endorsement and Authorization form.
9. Executed and Notarized Applicant's Authorization of Agent form.
10. Photographs of the Property with a photo location map.
11. Four (4) copies of a Certified Plat of the Property.
12. Four (4) copies of the Legal Description of the Property.
13. Traffic Impact Analysis ("TIA") Checklist.
14. Correspondence to FCDOT requesting a TIA Determination.
15. Filing fee Check, payable to County of Fairfax, in the amount of \$36,385.00.

I would be happy to meet with you or your staff about these applications and the submission requirements at a time convenient for you, and would also address the need for any additional information or clarification. My direct phone number is (202) 772-5820. Thank you for your consideration of this application package.

Sincerely,



David S. Houston

Enclosures a/s

cc: Scott A. Crabtree, Pohanka Virginia Properties
Neal S. Johnson, Pohanka Virginia Properties
Jeffrey J. Stuchel, WLP Inc.
Monica R. Westgate, WLP, Inc.
William F. Johnson, Wells + Associates
Alexander Templeton, Office of Sully District Supervisor



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
<https://www.fairfaxcounty.gov/planning-zoning/zoning/application-packages>

APPLICATION #:

(Staff will assign)

Print

ZONING APPLICATION

APPLICATION TYPE(S): RZ PCA FDP CDPA FDPA DPA CP
 CPA PRC PRCA CSP CSPA AA AF AR

TO: THE BOARD OF SUPERVISORS OF FAIRFAX COUNTY, VIRGINIA

(We), Pohanka Virginia Properties, LLC the applicant(s) petition you to adopt an ordinance amending the Zoning Map of Fairfax County, Virginia, by reclassifying the below noted property from the C-8, H-C, WS District to the C-8, H-C, WS District.

(PCA) This application proposes to amend the proffers approved pursuant to RZ 94-Y-018 (case) in order to permit additions and improvements to three existing vehicle sale, rental and ancillary service establishments.

Is this a partial PCA? N (Y/N) If Yes, please identify affected acreage: _____

TAX MAP PARCEL(S):

34-4((1))53

TOTAL ACREAGE: 6.57 acres (286,279 SF per certified boundary survey) CURRENT ZONING DISTRICT: C-8

LEGAL DESCRIPTION: Deed Book: 10699 Page No.: 0752

POSTAL ADDRESS OF PROPERTY (INCLUDING ZIP CODE):

13901 Lee Jackson Memorial Highway, Chantilly, VA 20151

ADVERTISING DESCRIPTION: (Ex.: North side of Lee Highway approx. 1000 feet west of its intersection with Newgate Blvd.)

South side of Lee Jackson Memorial Highway fronting on Vernon Street between Elmwood Street and Walney Road

EXISTING USE:	Vehicle sale, rental and ancillary service	PROPOSED USE:	Vehicle sale, rental and ancillary service
---------------	--	---------------	--

MAGISTERIAL DISTRICT:	<u>Sully</u>	OVERLAY DISTRICT(S):	<u>H-C, WS</u>
-----------------------	--------------	----------------------	----------------

Waiver/Modification of Submission Requirements Requested:

The name(s) and address(es) 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 representative on official business to enter on the subject property as necessary to process the application.

Applicant Contact Name:			Agent Name:		
Scott A. Crabtree			David S. Houston		
Address:			Address:		
Street: 13909 Lee Jackson Highway			Street: Blank Rome LLP, 1825 Eye Street, N.W.		
City: Chantilly	State: VA	Zip: 20151	City: Washington	State: DC	Zip: 20006
Phone Number:			Phone Number:		
(W): 703-502-3708		(C):	(W): 202-772-5820		(C): 703-915-7300
E-mail:			E-mail:		
SCrabtree@pohanka.com			DHouston@blankrome.com		

Signature:

Date: AUGUST 17, 2018

DO NOT WRITE IN THIS SPACE

Date Application Accepted: _____

Application Fee Paid: \$ _____



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: _____
 (Staff will assign)

APPLICATION FOR A SPECIAL EXCEPTION

(PLEASE TYPE or PRINT IN BLACK INK)

APPLICANT	NAME Pohanka Virginia Properties, LLC
	MAILING ADDRESS c/o Scott A. Crabtree 13909 Lee Jackson Memorial Highway Chantilly, VA 20151
	PHONE HOME () WORK (703) 502-3708
	PHONE MOBILE ()
PROPERTY INFORMATION	PROPERTY ADDRESS 13901, 13909, 13911 and 13915 Lee Jackson Memorial Highway, Chantilly, Virginia 20151
	TAX MAP NO. 34-4((1))49, 50, 50A, 51 and 53
	SIZE (ACRES/SQ FT) 13.968 Acres/608,454 SF
	ZONING DISTRICT C-8 MAGISTERIAL DISTRICT Sully
SPECIAL EXCEPTION REQUEST INFORMATION	PROPOSED ZONING IF CONCURRENT WITH REZONING APPLICATION: C-8, H-C, WS (concurrent PCA Application, but no change in zoning district)
	ZONING ORDINANCE SECTION Zoning Ordinance Section 4-804(4)(W), Section 9-501(25) and Section 9-518
AGENT/CONTACT INFORMATION	PROPOSED USE Amend SE 94-Y-023 (vehicle sale, rental and ancillary service) in order to permit certain additions and improvements, and modify or delete certain development conditions.
	NAME David S. Houston
	MAILING ADDRESS Blank Rome LLP 1825 Eye Street, N.W. Washington, D.C. 20006
	PHONE HOME () WORK (202) 772-5820
MAILING	PHONE MOBILE (703) 915-7300
	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.

David S. Houston, Agent for Applicant

TYPE/PRINT NAME OF APPLICANT/AGENT



SIGNATURE OF APPLICANT/AGENT

DO NOT WRITE IN THIS SPACE

Date Application accepted: _____ Application Fee Paid: \$ _____