

February 11, 2019

Tracy Strunk, Director
Zoning Evaluation Division
Fairfax County Department of Planning & Zoning
12055 Government Center Parkway, Suite 801
Fairfax, Virginia 22035

Womble Bond Dickinson (US) LLP

8065 Leesburg Pike, Fourth Floor
Tysons Corner, VA 22182-2738

t: 703.790.3310
f: 703.790.2623

Via Hand Delivery

Re: Proposed Special Permit Amendment
Applicant: A&E Entertainment LLC

Sara V. Mariska
Direct Dial: 703-394-2261
Direct Fax: 703-918-2281
E-mail: Sara.Mariska@wbd-us.com

Dear Ms. Strunk:

Please accept this letter as a statement of justification for a special permit amendment for property identified among the Fairfax County tax map records as 34-3 ((5)) E4 (the "Subject Property").

The Subject Property is comprised of approximately 5.1 acres and developed within an industrial warehouse/flex building located on the west side of Sullyfield Circle (Route 7680) directly south of the Sully Road (Route 28) and Lee Jackson Memorial Highway (Route 50) interchange. Zoned to the I-5 District, the Subject Property is located in the Sully Magisterial District and is part of the Sullyfield Business Park. On September 28, 2016, the Board of Zoning Appeals approved SP 2016-SU-058 to allow an indoor commercial recreation use within approximately 12,291 square feet of gross floor area on the Subject Property.

The Applicant now proposes to expand its currently operating indoor miniature golf establishment, classified as an indoor commercial recreation use, into a neighboring tenant space on the Subject Property. The additional gross floor area is comprised of approximately 9,000 square feet of the existing industrial building (the "Expansion Space"). The Expansion Space will include amusement activities such as a laser tag area, escape rooms, and arcades. Small accessory uses, including a dining area, kitchen, and lounge will support the entire indoor miniature golf establishment. I have enclosed a floorplan that illustrates the proposed expansion within the existing building.

The Applicant's existing establishment has thrived and it now seeks to build upon such success through this proposed expansion. The expansion will allow the Applicant to broaden and enhance its amusement offerings. The Applicant will continue hosting birthday parties, corporate outings, and family groups from the current space, as well as the Expansion Space. The expansion will allow the Applicant to serve food and beverages to patrons and accommodate a eating area. The Applicant will comply with all Fairfax County Health Department as well as state regulations as may be applicable to food and beverage service.

The Subject Property was recently the subject of a parking tabulation identified as 4948-PKS-053-1 that was approved on September 12, 2016. The approved parking tabulation notes that the Subject Property is required to have 197 parking spaces based upon the existing



mix of uses; however, there are 201 parking spaces provided on the Subject Property. The Zoning Ordinance requires commercial recreation uses to have 1 space per 3 persons based upon occupancy load, plus 1 space per employee. The Applicant proposes a maximum occupancy load of 130 (an increase of 60) and a total of twelve (12) employees (an increase of two) on-site at any one time for the commercial recreation use. Based on the anticipated number of employees and patrons, the use will require 55 parking spaces which can be accommodated within the 201 parking spaces on the Subject Property. Additionally, given that the proposed use will operate on nights and weekends when other uses in the industrial building are closed, parking will be sufficient for the proposed use.

The Subject Property is located in Area III of the Fairfax County Comprehensive Plan (the "Plan") in the Dulles Suburban Center, within Land Unit E-3. The Plan states that the Subject Property is developed as the Sullyfield Business Park which is planned and developed as a mix of office, retail, and industrial uses at a 0.35 FAR. The Applicant's proposal allows for expansion of a community-serving commercial recreation use in an existing industrial/flex building. The proposed application will maintain the character of the area as envisioned in the Plan. As such, the Applicant's proposal is in harmony with the Plan's recommendations.

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

- The type of operation proposed in the Expansion Space is a commercial recreation use. The Applicant proposes to allow the expansion of an already existing indoor miniature golf course with associated indoor amusement activities.
- The commercial recreation use will operate Monday through Thursday, 2:00 p.m. to 9:00 p.m., Fridays from 2:00 p.m. to 10:00 p.m., Saturdays from 12:00 p.m. to 10:00 p.m., and Sundays from 12:00 p.m. to 8:00 p.m.
- The Applicant proposes to have approximately 130 patrons on-site at any one time.
- There will be approximately twelve (12) staff members on-site at any one time.
- The peak traffic impacts associated with the use are at nights and on weekends when the majority of other businesses in the immediate vicinity are closed. During the peak hour of use on Saturday afternoons, approximately 130 vehicles enter the Subject Property and use the facility. During the weekday evenings and Sunday afternoons, approximately 65 vehicles will enter the Subject Property and use the facility. The general area that is served is the Centreville area.
- There is no exterior construction proposed with this application. The use will occupy space within an existing industrial building.
- To the best of the Applicant's knowledge, there are no hazardous or toxic substances located on the Subject Property.



- The proposed use conforms to the provisions of all applicable ordinances, regulations, adopted standards, and applicable conditions except as may be modified by this application.

In order to accommodate community demand, the Applicant seeks to provide an addition to an already popular, family-friendly gathering place in Northern Virginia. Additionally, the Subject Property provides a location that is not occupied by other uses at the same time that peak use of the indoor miniature golf facility will occur. As such, the proposed use takes advantage of an existing building to provide a quality entertainment and recreation experience to area residents. The Applicant looks forward to expanding and continuing this use in the Centreville area.

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

Very truly yours,

Womble Bond Dickinson (US) LLP

Sara V. Mariska

SVM:cwp

cc: Tony Claridge
Beth Spratt
Whitney Smith