

SULLY SQUARE SHOPPING CENTER

Special Permit 2021-SU-034
Request for Additional Sign Area



Fairfax County Tax Map Parcel 34-4 ((1)) 16B
Sully Magisterial District

Presentation to Sully District County Land Use and Transportation Committee – July 26, 2021

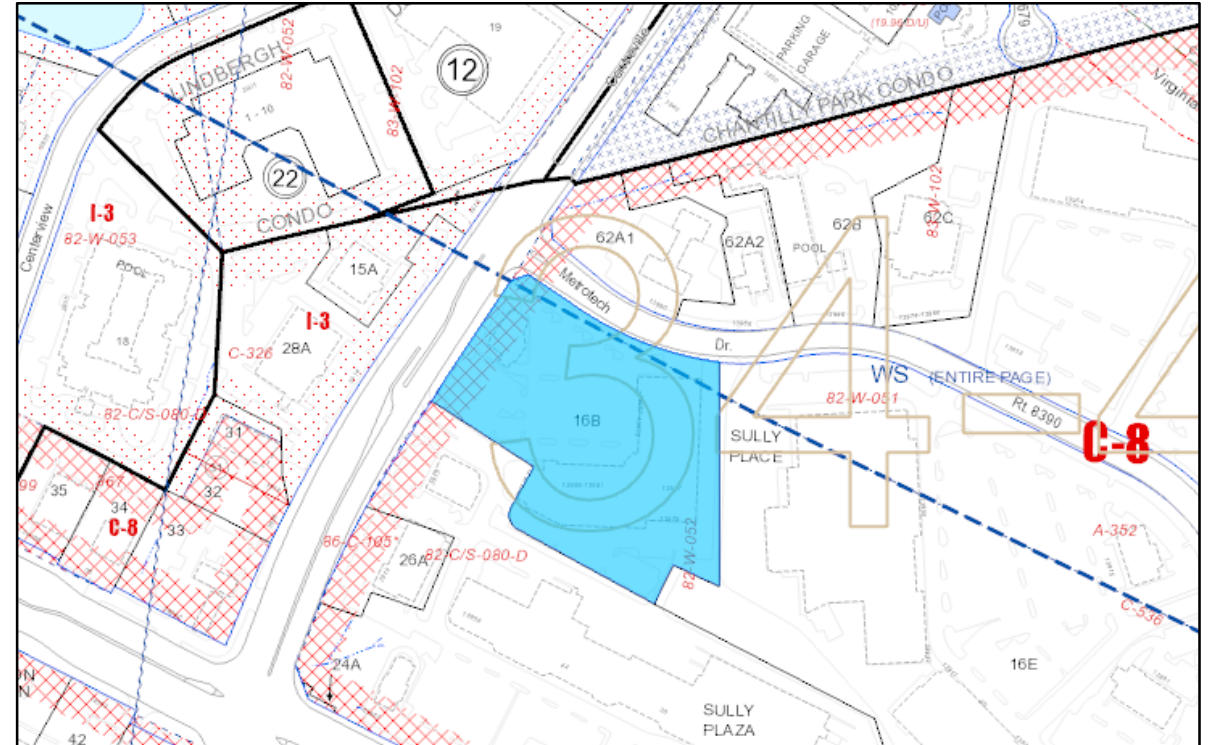
*Bernard S. Suchicital – Land Use Planner
Walsh, Colucci, Lubeley & Walsh, P.C.*

Sully Square Shopping Center



Site Information:

- 4.87 acres
- Zoned C-8, HC, and WS
- 46,724 sq. ft. retail building (1989)
- 4,000 sq. ft. bank building (1990)
- Part of larger Sully Plaza Shopping Center
- Zoned in 1962





Sully Square Shopping Center



METROTECH DRIVE ROUTE #8390

(DB 6067 PG 1574), (DB 7238 PG 455), (DB 8750 PG 753)
(VARIABLE WIDTH PUBLIC STREET)

-  = Building face
-  = Canopy face

CENTREVILLE ROAD—ROUTE #657
(VARIABLE WIDTH PUBLIC STREET)

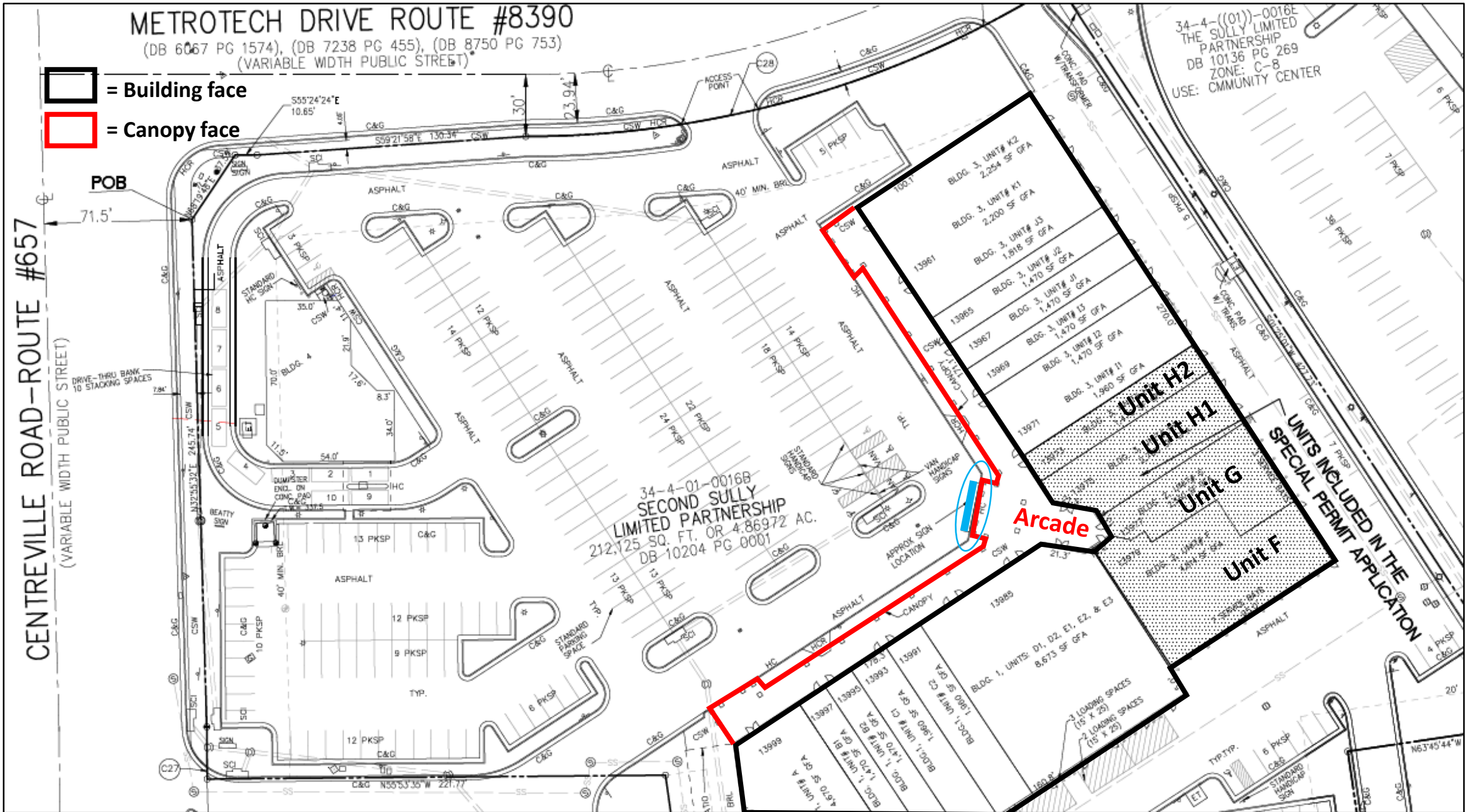
34-4-((01))-0016E
THE SULLY LIMITED
PARTNERSHIP
DB 10136 PG 269
ZONE: C-8
USE: COMMUNITY CENTER

34-4-01-0016B
SECOND SULLY
LIMITED PARTNERSHIP
212,125 SQ. FT. OR 4.86972 AC.
DB-10204 PG.0001

Arcade

Unit H2
Unit H1
Unit G
Unit F

UNITS INCLUDED IN THE
SPECIAL PERMIT APPLICATION



Sully Square Shopping Center

Arcade Signage



SULLY SQUARE SHOPPING CENTER

SP 2021-SU-034

Special Permit Request:

- 326.65 linear feet of building frontage for Sully Square
- **489 SF of sign area as permitted by the ZO**
 - (1.5 SF per linear frontage)
- 4 tenants located within the arcade that does not have frontage to calculate.
- BZA can approve up to 125% of what ZO allows
 - (up to 611 SF of sign area)
- **Applicant requests 516 SF of sign area**
 - An increase of 28 SF of sign area
 - 6% increase over ZO allowance