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**WALSH COLUCCI
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Revised
May 12, 2016

Via E-mail and Hand Delivery

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

Re: Proposed Special Exception Amendment
Applicant: Dogwood Petroleum Realty, LLC
Subject Property: Fairfax County Tax Map Reference 91-1 ((17)) 3

Dear Ms. Berlin:

Please accept this letter as a statement of justification for a special exception amendment application on property identified among the Fairfax County tax map records as 91-1 ((17)) 3 (the "Subject Property").

The Subject Property, located at 8071 Alban Road in Springfield, Virginia, is located on the east side of Alban Road just south of the intersection of Alban Road and Boudinot Drive in the Mount Vernon Magisterial District. The Subject Property consists of approximately 54,106 square feet, is zoned to the C-6 zoning district, and is developed with a service station and mini-mart. The Subject Property has been the subject of prior land use approvals granted by the Fairfax County Board of Supervisors (the "Board"). On May 11, 1998, the Board approved SE 97-L-065 to establish the current uses on the Subject Property. The Applicant now proposes a special exception amendment to convert the existing mini-mart use to a quick service food store use.

The Applicant proposes to convert the existing mini-mart to a quick service food store to provide its customers with a wider variety of product offerings and services. The Applicant seeks to diversify its offerings, remain economically viable and competitive, and better meet customer demand. The Applicant's proposal will not require additional gross square footage, building construction, or additional land disturbance. The proposal does not modify the location of the service station canopy or modify the five (5) pump islands or seven (7) previously approved fuel dispensers. Approximately 30% of the site is provided as open space, well in excess of the requirement to provide 15% of the site as open space.

The existing access point on Alban Road will not be altered. A quick service food store comprised of 2,500 square feet requires a total of seventeen (17) parking spaces under Section

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11-104(17) of the Zoning Ordinance. Twenty (20) parking spaces are provided on the Subject Property, in excess of the Zoning Ordinance requirements.

The Subject Property is located within Area IV of the Fairfax County Comprehensive Plan (the "Plan"). More specifically, the Subject Property is located within the Springfield Planning District, within the I-95 Industrial Area, within Land Unit D. The Plan indicates that retail development in Land Unit D is appropriate on parcels where the Subject Property is located between Alban Road and Shirley Highway (I-95), provided that such development meets the conditions set forth in the Plan. Given that the existing use and the Applicant's proposed use is a neighborhood-serving retail use at less than .20 FAR that includes landscaping along Alban Road, the Applicant's proposal is in conformance with the Plan language.

In accordance with Section 9-011 of the Ordinance, please accept the following information:

- The type of operation proposed is a service station with a quick service food store.
- Hours of operation:

The service station and food store will continue to be open twenty-four hours a day, seven days a week, in accordance with the existing approvals.

- The estimated number of patrons is approximately 1,250 persons per day.
- The estimated number of employees is a maximum of three (3) on site at any one time.
- The proposed use will generate approximately 2,500 trips per day.
- The general area to be served by the use is the I-95 Corridor Industrial Area between Springfield and Lorton.
- The proposed use proposes no changes to existing conditions. The Subject Property is currently developed with approximately 2,500 of gross floor area contained in a single, one-story building.
- Petroleum products, as defined in Title 40, Code of Federal Regulations, are the only known hazardous or toxic substances to be utilized and stored on the Subject Property.
- The proposed use conforms to the provisions of all applicable ordinances, regulations, adopted standards and conditions except as follows:
 - Pursuant to Section 2-414 of the Zoning Ordinance, the Applicant hereby requests a modification of the required 75 foot setback for commercial buildings from an interstate highway in favor of a 30 foot setback. The Applicant requests no additional square footage or building modifications and seeks to reaffirm the setback modification that was approved in conjunction with RZ 86-L-078.

In conclusion, the Applicant simply proposes a change in use to ensure the continued success and economic viability of the existing operation on the Subject Property. The proposed change in use from a mini-mart to a quick service food station will require no physical site modifications of the Subject Property, and will allow the Applicant the ability to prepare food and diversify its product offerings to satisfy customer demand and remain competitive.

Should you have any questions regarding this proposal or require additional information, please do not hesitate to contact me. I would appreciate the acceptance of this application and the scheduling of a public hearing before the Fairfax County Planning Commission at your earliest convenience.

Very truly yours,

WALSH, COLUCCI, LUBELEY & WALSH, P.C.


Sara V. Mariska

cc: Christopher Decre