



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: _____
 (Assigned by staff)

APPLICATION FOR A REZONING
 (PLEASE TYPE or PRINT IN BLACK INK)

PETITION

TO: THE BOARD OF SUPERVISORS OF FAIRFAX COUNTY, VIRGINIA

I (We), Steven C. Bryant, the applicant (s) petition you to adopt an ordinance amending the Zoning Map of Fairfax County, Virginia, by reclassifying from the I-3 District to the I-5 District the property described below and outlined in red on the Zoning Section Sheet(s) accompanying and made part of this application.

LEGAL DESCRIPTION:

Part of Tract 13/Parcel 13A	Fairwood Estates	15787	0084
Part of Tract 13/Parcel 13B	Fairwood Estates	15787	0084
Lot(s)	Block(s)	Subdivision	Deed Book Page No.

TAX MAP DESCRIPTION:

033	2	02	0013A	1.4300
034	1	02	0013B	0.7170
Map No.	Double Circle No.	Single Circle No.	Parcel(s)/Lot(s) No.	Total Acreage

POSTAL ADDRESS OF PROPERTY:

3724 Stonecroft Blvb, Chantilly, VA 20151
3727 Glorus Rd, Chantilly, VA 20151

ADVERTISING DISCRIPTION: (Example - North side of Lee Highway approx. 1000 feet west of its intersection with Newgate Blvd.)

West side of Stonecroft Blvd approx. 400 feet north of Murdock St.

PRESENT USE: Construction/ Recycle Center/ Motor Vehicle Impound **PROPOSED USE:** Lot Same

MAGISTERIAL DISTRICT: Sully District **OVERLAY DISTRICT (S):** (See Attached EX.)

The name(s) and address(s) of owner(s) of record shall 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.

Steven C. Bryant
 Type or Print Name

Signature of Applicant or Agent

3724 Stonecroft Blvd, Chantilly, VA 20151
 Address

(Work) 703-631-8239 (Mobile) 703-932-2017
 Telephone Number

Please provide name and telephone number of contact if different from above:

DO NOT WRITE BELOW THIS SPACE

Date application accepted: _____

Fee Paid \$ _____

EXHIBIT TO REZONING APPLICATION

Steven C. Bryant – Properties located at 3724 Stonecroft Blvd, and 3727 Glorus Rd
Tax Map Nos. 033-2-02-0013A and 034-1-02-0013B

October 15, 2009

OVERLAY DISTRICTS:

1. WATER SUPPLY PROTECTION OVERLAY DISTRICT
2. AIRPORT NOISE IMPACT OVERLAY DISTRICT
3. RT 28 TRANSPORTATION OVERLAY DISTRICT

13462

BRYANT'S CONTAINER SERVICE, INC.

3724 STONECROFT BLVD. 703-631-8239
CHANTILLY, VA 20151-1006

WACHOVIA BANK, N.A.
68-54-514

10/15/2009

PAY TO THE
ORDER OF County of Fairfax

\$**28,360.10

Twenty-Eight Thousand Three Hundred Sixty and 10/100*****

DOLLARS

County of Fairfax
Department of Zoning

MEMO



⑈00013462⑈ ⑈051400549⑈ 2000310046370⑈

MP

BRYANT'S CONTAINER SERVICE, INC.

13462

County of Fairfax

Date Type Reference
10/15/2009 Bill

Original Amt.
28,360.10

Balance Due
28,360.10

10/15/2009
Discount
Check Amount

Payment
28,360.10
28,360.10

Wachovia Checking

28,360.10

RINKER DESIGN ASSOCIATES, P.C.

Engineering · Surveying · Land Planning
Transportation · Environmental

**METES AND BOUNDS DESCRIPTION
ON THE LANDS OF
STEVEN C. BRYANT
BEING PORTIONS OF TRACT 13
FAIRWOOD ESTATES
BEING
TAX MAP NO. 33-2-((2)), PARCELS 13A AND 13B
TO BE REZONED FROM I-3 TO I-5
SULLY DISTRICT
FAIRFAX COUNTY, VIRGINIA**

Beginning at a point lying in the easterly right-of-way line of Glorus Road as dedicated for public street purposes in deed book 1099 at page 404 (fifty feet wide), said point being a common corner with the land of James G. Miller, Trustee of the James G. Miller Living Trust;

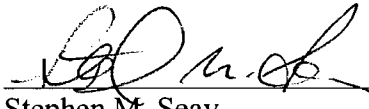
Thence running with the line of the land of James G. Miller, Trustee of the James G. Miller Living Trust S76°01'59"E 599.85 feet to a point;

Thence running with the westerly right-of-way line of Stonecroft Boulevard, no route number posted (width varies) the following two courses and distances:

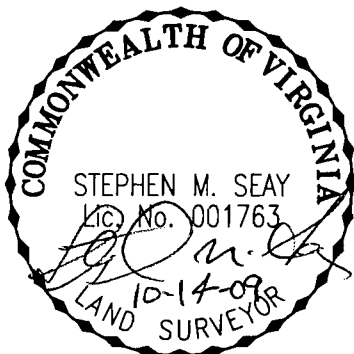
1. S06°21'45"W 11.99 feet to a point;
2. Thence S08°30'05"W 144.00 feet to a point;

Thence continuing with the westerly right-of-way line of Stonecroft Boulevard and then with the line of the lands of Patricia, LLC N75°58'15"W 598.37 feet to a point;

Thence running with the aforementioned easterly right-of-way line of Glorus Road N07°46'15"E 155.49 feet to the point and place of beginning and containing 2.1311 acres or 92,832 square feet of land more or less.



Stephen M. Seay
Land Surveyor



RINKER DESIGN ASSOCIATES, P.C.

Engineering · Surveying · Land Planning
Transportation · Environmental

**METES AND BOUNDS DESCRIPTION
ON THE LANDS OF
STEVEN C. BRYANT
BEING PORTIONS OF TRACT 13
FAIRWOOD ESTATES
BEING
TAX MAP NO. 33-2-((2)), PARCELS 13A AND 13B
TO BE REZONED FROM I-3 TO I-5
SULLY DISTRICT
FAIRFAX COUNTY, VIRGINIA**

Beginning at a point lying in the easterly right-of-way line of Glorus Road as dedicated for public street purposes in deed book 1099 at page 404 (fifty feet wide), said point being a common corner with the land of James G. Miller, Trustee of the James G. Miller Living Trust;

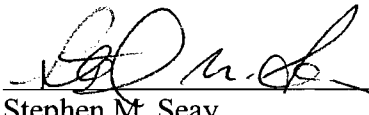
Thence running with the line of the land of James G. Miller, Trustee of the James G. Miller Living Trust S76°01'59"E 599.85 feet to a point;

Thence running with the westerly right-of-way line of Stonecroft Boulevard, no route number posted (width varies) the following two courses and distances:

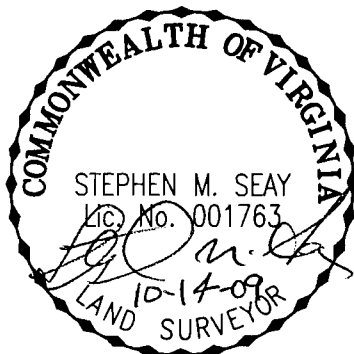
1. S06°21'45"W 11.99 feet to a point;
2. Thence S08°30'05"W 144.00 feet to a point;

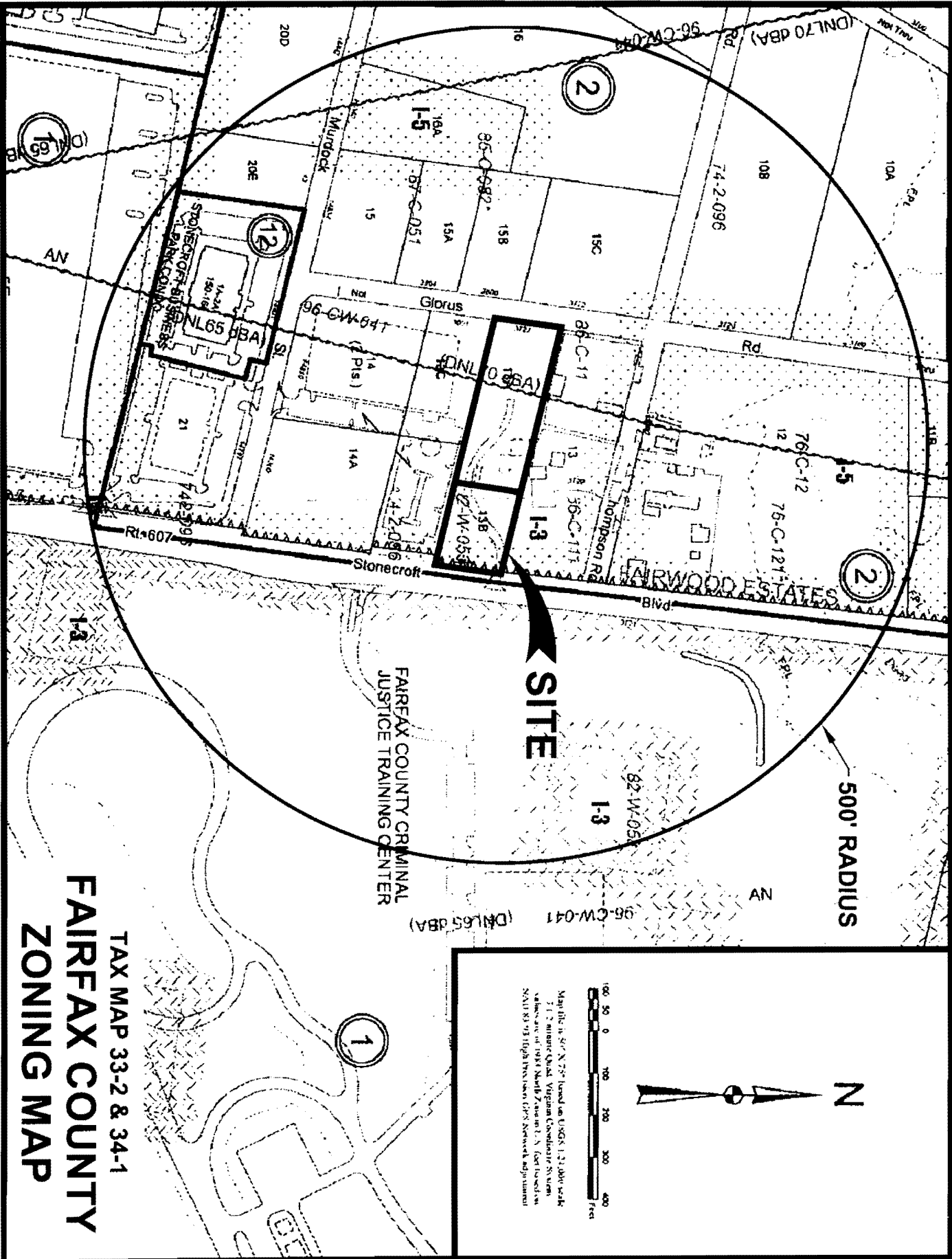
Thence continuing with the westerly right-of-way line of Stonecroft Boulevard and then with the line of the lands of Patricia, LLC N75°58'15"W 598.37 feet to a point;

Thence running with the aforementioned easterly right-of-way line of Glorus Road N07°46'15"E 155.49 feet to the point and place of beginning and containing 2.1311 acres or 92,832 square feet of land more or less.



Stephen M. Seay
Land Surveyor





**TAX MAP 33-2 & 34-1
FAIRFAX COUNTY
ZONING MAP**

FAIRFAX COUNTY CRIMINAL
JUSTICE TRAINING CENTER

SITE

500' RADIUS

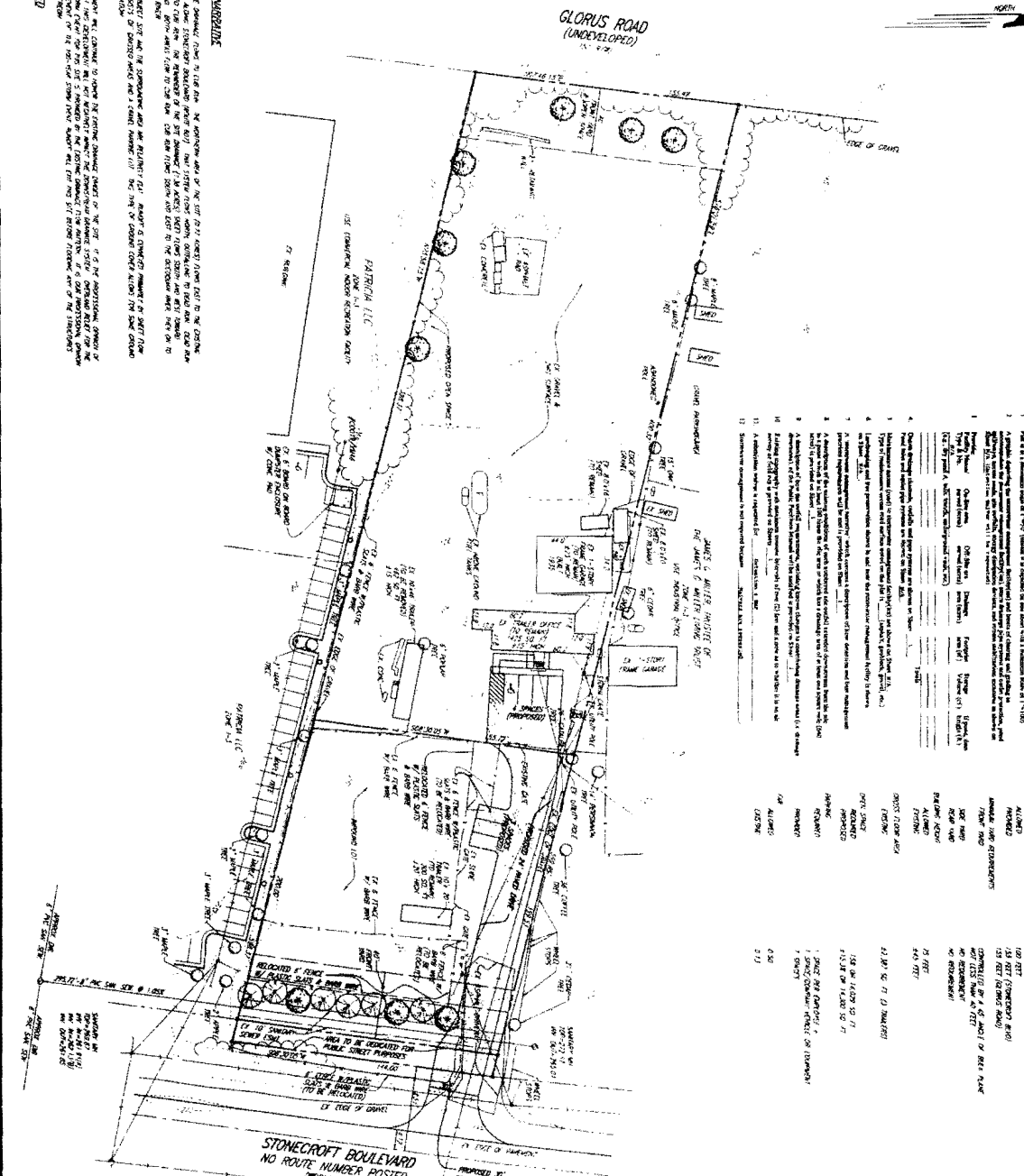


Map file is 87' N 75° based on USGS 1:25,000 scale
1:2 mile Quad Virginia Coordinate System
values are of 1983 Merit 7 zone in U.S. Geol. Survey
NAD 83 93 High Precision GPS Network edge datum

ZONING REVISION AND
AS REFLECTED ON THIS PLAN THIS SITE IS CLASSIFIED
RESIDENTIAL MEDIUM DENSITY ZONING DISTRICT
RESIDENTIAL MEDIUM DENSITY ZONING DISTRICT
RESIDENTIAL MEDIUM DENSITY ZONING DISTRICT
RESIDENTIAL MEDIUM DENSITY ZONING DISTRICT
RESIDENTIAL MEDIUM DENSITY ZONING DISTRICT

MINIMUM PROPERTY SIZE REQUIREMENTS FOR DEVELOPMENT
ZONING AND REDEVELOPMENT PLAN SPECIFICATIONS

1. The following minimum requirements are specified for existing structures as a condition of any proposed change of use or structure.
2. All existing structures shall be maintained in accordance with the minimum requirements unless they are structurally deficient, unsafe, or otherwise in violation of applicable codes or ordinances.
3. The minimum lot area is 10,000 square feet.
4. The minimum lot width is 40 feet.
5. The minimum front setback is 10 feet.
6. The minimum side setback is 5 feet.
7. The minimum rear setback is 5 feet.
8. The maximum height of a structure is 35 feet.
9. The maximum area of a structure is 5,000 square feet.
10. The maximum area of a structure is 5,000 square feet.
11. A structure shall be constructed in accordance with the minimum requirements.
12. A structure shall be constructed in accordance with the minimum requirements.



ITEM	REMARKS	DATE
1	REVISION	12/10/2011
2	REVISION	12/10/2011
3	REVISION	12/10/2011
4	REVISION	12/10/2011
5	REVISION	12/10/2011
6	REVISION	12/10/2011
7	REVISION	12/10/2011
8	REVISION	12/10/2011
9	REVISION	12/10/2011
10	REVISION	12/10/2011
11	REVISION	12/10/2011
12	REVISION	12/10/2011
13	REVISION	12/10/2011
14	REVISION	12/10/2011
15	REVISION	12/10/2011

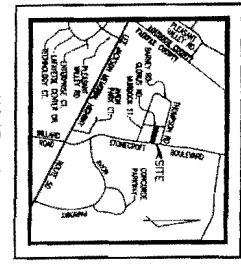
NOTES

1. ALL DIMENSIONS ARE IN FEET UNLESS OTHERWISE NOTED.
2. THE SETBACKS SHOWN ARE TO THE EXTERIOR FACE OF THE STRUCTURE.
3. THE MINIMUM FRONT SETBACK IS 10 FEET.
4. THE MINIMUM SIDE SETBACK IS 5 FEET.
5. THE MINIMUM REAR SETBACK IS 5 FEET.
6. THE MAXIMUM HEIGHT OF A STRUCTURE IS 35 FEET.
7. THE MAXIMUM AREA OF A STRUCTURE IS 5,000 SQUARE FEET.
8. THE MAXIMUM AREA OF A STRUCTURE IS 5,000 SQUARE FEET.
9. A STRUCTURE SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE MINIMUM REQUIREMENTS.
10. A STRUCTURE SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE MINIMUM REQUIREMENTS.

LEGEND

- 1. SETBACK LINE
- 2. PROPERTY LINE
- 3. BUILDING FOOTPRINT
- 4. DRIVEWAY
- 5. LANDSCAPING
- 6. UTILITY LINES
- 7. FENCE LINE
- 8. EXISTING STRUCTURE
- 9. PROPOSED STRUCTURE
- 10. EXISTING DRIVEWAY
- 11. PROPOSED DRIVEWAY
- 12. EXISTING SIDEWALK
- 13. PROPOSED SIDEWALK
- 14. EXISTING PARKING
- 15. PROPOSED PARKING

PREPARED BY
CONSULTANT
GRAPHIC SCALE



REZONING AFFIDAVIT

DATE: _____
(enter date affidavit is notarized)

I, STEVEN C. BRYANT, do hereby state that I am an
(enter name of applicant or authorized agent)

(check one) applicant
 applicant's authorized agent listed in Par. 1(a) below

in Application No.(s): _____
(enter County-assigned application number(s), e.g. RZ 88-V-001)

and that, to the best of my knowledge and belief, the following information is true:

=====

1(a). The following constitutes a listing of the names and addresses of all **APPLICANTS, TITLE OWNERS, CONTRACT PURCHASERS, and LESSEES** of the land described in the application,* and, if any of the foregoing is a **TRUSTEE,**** each **BENEFICIARY** of such trust, and all **ATTORNEYS** and **REAL ESTATE BROKERS**, and all **AGENTS** who have acted on behalf of any of the foregoing with respect to the application:

(NOTE: All relationships to the application listed above in **BOLD** print must be disclosed. Multiple relationships may be listed together, e.g., **Attorney/Agent, Contract Purchaser/Lessee, Applicant/Title Owner**, etc. For a multiparcel application, list the Tax Map Number(s) of the parcel(s) for each owner(s) in the Relationship column.)

NAME (enter first name, middle initial, and last name)	ADDRESS (enter number, street, city, state, and zip code)	RELATIONSHIP(S) (enter applicable relationships listed in BOLD above)
STEVEN C. BRYANT	3724 Stonecroft Blvd., Chantilly, VA 20151	Sole - Owner

(check if applicable) There are more relationships to be listed and Par. 1(a) is continued on a "Rezoning Attachment to Par. 1(a)" form.

* In the case of a condominium, the title owner, contract purchaser, or lessee of 10% or more of the units in the condominium.
** List as follows: Name of trustee, Trustee for (name of trust, if applicable), for the benefit of: (state name of each beneficiary).

REZONING AFFIDAVIT

DATE: _____
(enter date affidavit is notarized)

for Application No. (s): _____
(enter County-assigned application number(s))

1(b). The following constitutes a listing*** of the **SHAREHOLDERS** of all corporations disclosed in this affidavit who own 10% or more of any class of stock issued by said corporation, and where such corporation has 10 or less shareholders, a listing of all of the shareholders, **and if the corporation is an owner of the subject land, all of the OFFICERS and DIRECTORS of such corporation:**

(NOTE: Include SOLE PROPRIETORSHIPS, LIMITED LIABILITY COMPANIES, and REAL ESTATE INVESTMENT TRUSTS herein.)

CORPORATION INFORMATION

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)

DESCRIPTION OF CORPORATION: (check one statement)

- There are 10 or less shareholders, and all of the shareholders are listed below.
- There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF SHAREHOLDERS: (enter first name, middle initial, and last name)

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name & title, e.g. **President, Vice President, Secretary, Treasurer,** etc.)

(check if applicable) There is more corporation information and Par. 1(b) is continued on a "Rezoning Attachment 1(b)" form.

*** All listings which include partnerships, corporations, or trusts, to include the names of beneficiaries, must be broken down successively until: (a) only individual persons are listed or (b) the listing for a corporation having more than 10 shareholders has no shareholder owning 10% or more of any class of stock. ***In the case of an APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land that is a partnership, corporation, or trust, such successive breakdown must include a listing and further breakdown of all of its partners, of its shareholders as required above, and of beneficiaries of any trusts. Such successive breakdown must also include breakdowns of any partnership, corporation, or trust owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land. Limited liability companies and real estate investment trusts and their equivalents are treated as corporations, with members being deemed the equivalent of shareholders; managing members shall also be listed.*** Use footnote numbers to designate partnerships or corporations, which have further listings on an attachment page, and reference the same footnote numbers on the attachment page.

REZONING AFFIDAVIT

DATE: _____
(enter date affidavit is notarized)

for Application No. (s): _____
(enter County-assigned application number(s))

1(c). The following constitutes a listing*** of all of the **PARTNERS**, both **GENERAL** and **LIMITED**, in any partnership disclosed in this affidavit:

PARTNERSHIP INFORMATION

PARTNERSHIP NAME & ADDRESS: (enter complete name, number, street, city, state and zip code)

(check if applicable) [] The above-listed partnership has no limited partners.

NAMES AND TITLE OF THE PARTNERS (enter first name, middle initial, last name, and title, e.g. **General Partner, Limited Partner, or General and Limited Partner**)

(check if applicable) [] There is more partnership information and Par. 1(c) is continued on a "Rezoning Attachment to Par. 1(c)" form.

*** All listings which include partnerships, corporations, or trusts, to include the names of beneficiaries, must be broken down successively until: (a) only individual persons are listed or (b) the listing for a corporation having more than 10 shareholders has no shareholder owning 10% or more of any class of stock. *In the case of an APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land that is a partnership, corporation, or trust, such successive breakdown must include a listing and further breakdown of all of its partners, of its shareholders as required above, and of beneficiaries of any trusts. Such successive breakdown must also include breakdowns of any partnership, corporation, or trust owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER or LESSEE* of the land. Limited liability companies and real estate investment trusts and their equivalents are treated as corporations, with members being deemed the equivalent of shareholders; managing members shall also be listed.* Use footnote numbers to designate partnerships or corporations, which have further listings on an attachment page, and reference the same footnote numbers on the attachment page.

REZONING AFFIDAVIT

DATE: _____
(enter date affidavit is notarized)

for Application No. (s): _____
(enter County-assigned application number(s))

1(d). One of the following boxes **must** be checked:

In addition to the names listed in Paragraphs 1(a), 1(b), and 1(c) above, the following is a listing of any and all other individuals who own in the aggregate (directly and as a shareholder, partner, and beneficiary of a trust) 10% or more of the **APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE*** of the land:

Other than the names listed in Paragraphs 1(a), 1(b), and 1(c) above, no individual owns in the aggregate (directly and as a shareholder, partner, and beneficiary of a trust) 10% or more of the **APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE*** of the land.

2. That no member of the Fairfax County Board of Supervisors, Planning Commission, or any member of his or her immediate household owns or has any financial interest in the subject land either individually, by ownership of stock in a corporation owning such land, or through an interest in a partnership owning such land.

EXCEPT AS FOLLOWS: (NOTE: If answer is none, enter "NONE" on the line below.)

NONE

(check if applicable) There are more interests to be listed and Par. 2 is continued on a "Rezoning Attachment to Par. 2" form.

REZONING AFFIDAVIT

DATE: _____
(enter date affidavit is notarized)

for Application No. (s): _____
(enter County-assigned application number(s))

3. That within the twelve-month period prior to the public hearing of this application, no member of the Fairfax County Board of Supervisors, Planning Commission, or any member of his or her immediate household, either directly or by way of partnership in which any of them is a partner, employee, agent, or attorney, or through a partner of any of them, or through a corporation in which any of them is an officer, director, employee, agent, or attorney or holds 10% or more of the outstanding bonds or shares of stock of a particular class, has, or has had any business or financial relationship, other than any ordinary depositor or customer relationship with or by a retail establishment, public utility, or bank, including any gift or donation having a value of more than \$100, singularly or in the aggregate, with any of those listed in Par. 1 above.

EXCEPT AS FOLLOWS: (NOTE: If answer is none, enter "NONE" on line below.)

NONE

(NOTE: Business or financial relationships of the type described in this paragraph that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings. See Par. 4 below.)

(check if applicable) [] There are more disclosures to be listed and Par. 3 is continued on a "Rezoning Attachment to Par. 3" form.

4. That the information contained in this affidavit is complete, that all partnerships, corporations, and trusts owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land have been listed and broken down, and that prior to each and every public hearing on this matter, I will reexamine this affidavit and provide any changed or supplemental information, including business or financial relationships of the type described in Paragraph 3 above, that arise on or after the date of this application.

WITNESS the following signature:

(check one)

St. Bryant

Applicant

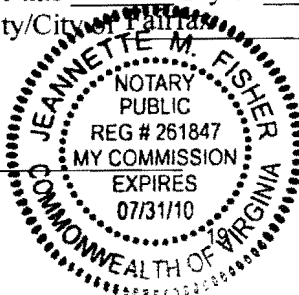
Applicant's Authorized Agent

STEVEN C. BRYANT

(type or print first name, middle initial, last name, and title of signee)

Subscribed and sworn to before me this _____ day of October 2009, in the State/Comm. of Virginia, County/City of Fairfax.

My commission expires: _____



Jeannette M. Fisher
Notary Public

AUTHORIZATION TO RELEASE INFORMATION

I, Steven C. Bryant, hereby appoint as my authorized agents DAVID A. ROLL, ESQUIRE and RINKER DESIGN ASSOCIATES, P.C. pertaining to the rezoning application for my properties located at 3724 Stonecroft Blvd, and 3727 Glorus Rd Tax Map Nos. 033-2-02-0013A and 034-1-02-0013B.



Steven C. Bryant

COMMONWEALTH OF VIRGINIA)
CITY OF FAIRFAX) to-wit:

The foregoing AUTHORIZATION TO RELEASE INFORMATION was subscribed, sworn, and acknowledged before me this 15th day of October, 2009, by **STEVEN C. BRYANT**.

Given under my hand and seal as of the date aforesaid.



NOTARY PUBLIC

My Commission Expires:



STATEMENT OF JUSTIFICATION
FOR
REZONING APPLICATION

Steven C. Bryant – Properties located at 3724 Stonecroft Blvd, and 3727 Glorus Rd
Tax Map Nos. 033-2-02-0013A and 034-1-02-0013B

October 15, 2009

The following is the Statement of Justification on behalf of Steven C. Bryant (“Mr. Bryant”) for the rezoning from I-3 to I-5 of approximately 93,524 sq. ft of property identified among the Fairfax County tax map records as 033-2-02-0013A and 034-1-02-0013B (the “Subject Property”).

The Subject Property is located in Area III, Dulles Suburban Center, Land Unit F-1 fronting on the west side of Stonecroft Boulevard approximately 400 feet north of Murdock Street in the Sully Magisterial District and is within the Water Supply Protection Overlay District, the Airport Noise Impact District and the Rt 28 Transportation District.

The Subject Property has been operated as the business location for Bryant’s Container Service, Inc. since approximately June of 1985 when the property was acquired by Mr. Sherwood F. Bryant, Trustee, father of the current owner. Mr. Bryant has continued to operate Bryant’s Container Service, Inc. since taking over the business from his father in approximately 1997. Mr. Bryant acquired ownership of the property from his father in 2003.

Bryant’s Container Service, Inc. is a business consisting of a roll-off disposal service and recycling center operation where roll-off containers are delivered to various sites throughout the greater metropolitan area and, once filled, picked up and transported to appropriate land-fill/dump sites. Additionally, the recycling operation collects discarded metal appliances then selling to end users or re-sellers. The services provided by Bryant’s Container Services, Inc. are necessary in a growing metropolitan area and are well located at the Subject Property.

Additionally, Mr. Bryant has periodically leased out the front parcel for use as a temporary motor vehicle impound lot.

In early 2007, Mr. Bryant was first contacted by representatives of the Fairfax County Department of Zoning concerning the non-compliance of his use of the Subject Property pursuant to its current zoning classification of I-3. (Mr. Bryant’s situation was not unique as many of the parcels in Land Unit F-1 were similarly zoned I-3 but operating long time businesses that are only permitted under I-5.) Since that time Mr. Bryant has worked with representatives of the County to address the issues and concerns raised and to resolve the non-compliance. By Agreed Final Order entered by the Circuit Court of Fairfax County on June 30, 2009, Mr. Bryant entered into an

agreement with Fairfax County acknowledging the non-compliance but providing him with the opportunity to address those issues through this rezoning process. At the time of the Agreed Final Order efforts to amend the Comprehensive Plan were underway and given the advanced stage of that process indications were that there was a strong likelihood of success. Therefore, the agreement allowed Mr. Bryant to bring the property into compliance.

On July 13, 2009, the Board of Supervisors approved APR 08-III-7DS and adopted the following amended language to the Fairfax County Comprehensive Plan:

08-III-7DS

MODIFY: Fairfax County Comprehensive Plan, 2007 Edition, Area III, Dulles Suburban Center, as amended through 1-26-2009; Land Unit F-1, Land Use, recommendation #1, page 103:

Land Unit F-1 is planned for office and industrial/flex uses along Route 50 and industrial uses on the northern portion adjacent to the Dulles Airport, with the exception of Cub Run EQC which is planned for public park use as shown on the Plan Map.

a. The southern portion (along Route 50) is planned for high-quality campus-style office and industrial/flex use up to a maximum FAR of .35, consistent with the type and character of development established in adjoining units. Substantial setbacks, landscaping and screening should be provided along Route 50 and along Willard Road Stonecroft Boulevard for an attractive appearance. Direct access to Route 50 should be permitted from Parcel 33-2((1))2 which is constrained on its eastern side by an EQC which traverses the parcel from north to south. In addition to existing access points, one new access point could be permitted to the balance of the land unit provided it does not impact environmentally sensitive lands. Substantial consolidation of small parcels is recommended and should be carried out in a manner that ensures that unconsolidated parcels have adequate access and can be developed in accord with the Comprehensive Plan. Architecture should also function as an element of design integration and architectural sketches should be made available for the public review process.

b. The northern portion, which is east of the EQC and includes properties fronting Murdock Street and areas to the north, are planned for construction related and industrial uses up to .35 FAR. Outdoor storage should be screened from public view. Development applications for new and expansion of existing uses should perform an environmental assessment to mitigate any prior industrial contamination.”

PLAN MAP: The Comprehensive Plan map will not change.

The Subject Property is located east of the EQC and north of Murdock Street. Additionally, the business operation is primarily providing roll-off containers for disposal

of construction refuse. These two factors make the Subject Property a prime candidate for the rezoning contemplated by this Comprehensive Plan Amendment.

A review of the attached GDP shows that Mr. Bryant is addressing a number of concerns raised by the County with regard to the site. Mr. Bryant will bring his office trailer into ADA compliance and will obtain the necessary site plan approval and required Non-RUP. Mr. Bryant will provide/install additional landscaping and other screening of the Subject Property. Additionally, there will not be any additional traffic impact related to this rezoning as the use going forward is identical to the existing use of the property. Finally, the GDP provides that all structures will be in compliance with the required setbacks, requisite building height requirements and the .35 FAR restriction contemplated by the amendment.

Other considerations in support of this rezoning application include:

- i) that the area surrounding the Subject Property contains a significant number of properties that are zoned I-5 including the Police Training Center located directly across Stonecroft Blvd from the Subject Property in adjacent Land Unit F-3;
- ii) that there is a very small likelihood that there will be any residential development in the area in close proximity to the Subject Property given the issues related to the airport noise impacts from air traffic associated with Dulles International Airport directly north of and adjacent to Land Unit F-1; and,
- iii) that the use of the Subject Property is not changing but is a long time use that has co-existed with its neighboring properties and will not add any additional impact to the traffic or noise within this area.

In conclusion, based upon the approval of APR 08-III-7DS and the adoption of the amendment to the Comprehensive Plan by the Board of Supervisors, the rezoning of the Subject Property to I-5 will be in compliance with the Comprehensive Plan and will be in the spirit of the Zoning Ordinance. Further, the rezoning of the Subject Property will allow the property owner to continue to operate his business providing an important and necessary service to the community. Therefore, Applicant respectfully requests the approval of this application for rezoning.

Applicant:



Steven C. Bryant

Date

LIST OF HAZARDOUS MATERIALS ON SITE

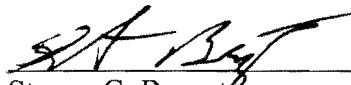
The following is a listing of all known hazardous or toxic substances as set forth in Title 40, Code of Federal Regulations Parts 116.4, 302.4 and 355; all hazardous waste as set forth in Commonwealth of Virginia/Department of Waste Management Regulations VR 672-10-1 - Virginia Hazardous Waste Management Regulations; and/or petroleum products as defined in Title 40, Code of Federal Regulations Part 280; to be generated, utilized, stored, treated, and/or disposed of on site and the size and contents of any existing or proposed storage tanks or containers.

Petroleum/gasoline

2Above Ground Storage Tank one of which holds approx 3,000 gallons and the other holds approx. 500 gallons

To Owner's actual knowledge no hazardous materials are located upon or within the Property excepted as disclosed herein. "Hazardous Materials" shall mean any substance which is identified in the above referenced Code of Federal Regulations. Owner shall promptly comply with any laws or governmentally imposed orders or requests requiring the removal, treatment or disposal of such Hazardous Materials or Hazardous Materials Contamination.

Applicant:



Steven C. Bryant

Date