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July 1, 2011

Via Hand Delivery

Virginia H. Ruffner, Planner III  
Application Acceptance Section  
Zoning Evaluation Section  
Department of Planning and Zoning  
12055 Government Center Parkway  
Suite 801  
Fairfax, VA 22035

Re: Chantilly Honda  
Applications for Rezoning and Two Special Exceptions  
Pohanka Stonecroft LLC  
4175 Stonecroft Boulevard, Chantilly, VA  
TM Reference: 34-3-((1))-1D

Dear Ms. Ruffner:

On behalf of Pohanka Stonecroft LLC, the owner of the above referenced property, I am submitting an application to rezone the land from the I-5 District to the C-8 District, and Special Exception applications to permit a vehicle sale, rental and ancillary service establishment and a vehicle major service establishment. Enclosed please find the following:

- Four (4) copies of a completed and signed Rezoning application form.
- Four (4) copies of a completed and signed Special Exception application form for both proposed uses.
- Three (3) full size copies and one 8 ½" X 11" inch copy of the Generalized Development Plan/Special Exception Plat, including architectural elevations of the proposed buildings and a photometrics plan. Please note that the

required number of additional copies and an 8 ½" X 11" reduction will be submitted following initial staff review.

- Four (4) copies of a certified zoning plat of the subject property.
- Four (4) copies of a legal description of the subject property, including metes and bounds.
- A copy of the current Fairfax County zoning section sheet with the subject property boundaries outlined in red.
- Photographs of the application property, including a compact disk.
- The Applicant's Rezoning Affidavit, completed, signed and notarized.
- The Applicant's Special Exception Affidavit, completed, signed and notarized.
- Four (4) copies of a signed and dated Statement of Justification including a description of the proposed use, a statement explaining the relationship of the development to and compliance with the Comprehensive Plan, a listing of all known hazardous or toxic substances, and a statement of conformance to applicable ordinances, reductions or standards (including requested modifications and waivers).
- A notarized statement from the Applicant confirming ownership and endorsement of these applications, including designation of me as the Applicant's agent.
- A copy of an e-mail from Michelle Dearing, Fairfax County Transportation dated May 25, 2011 confirming that these applications do not require submission of a Traffic Impact Analysis under the VDOT Chapter 527 regulations.
- A check written to County of Fairfax in the amount of \$52,755.00 covering the application filing fees for the Rezoning and the Special Exceptions. Please note that the amount is based on the revised fees effective with zoning applications accepted after July 1, 2011.

Virginia H. Ruffner  
Department of Planning and Zoning  
July 1, 2010  
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Please contact me if you need further information to accept this application. I would also be happy to meet with you or your staff at your convenience to answer any questions or provide any further information.

Sincerely,



David S. Houston

Enclosures

cc: Supervisor Michael Frey  
John Litzenberger, Planning Commission  
Scott A. Crabtree  
Ben Kamm  
John Gaston  
James McCormack  
Lori Hall