



February 21, 2025

Ms. Abby Novario
Wolcott Rivers Gates
200 Bendix Road, Suite 300
Virginia Beach, VA 23451

RE: **Zoning Verification:** #ZNR2025-00102
Property Address: 8317 Centreville Road; **GPIN:** 7896-27-0047; **Acreage:** 0.4952

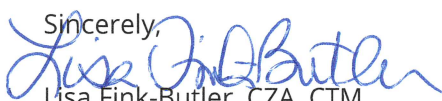
Dear Ms. Novario,

This is in response to your letter received January 23, 2025, requesting zoning verification of the above-referenced properties ("The Property"). To the best of our knowledge, the following information is true:

1. The Property is zoned B-1, General Business and is regulated by part 401 of the Prince William County Zoning Ordinance:
(https://www.municode.com/library/va/prince_william_county/codes/code_of_ordinances?nodeId=CH32ZO).
2. The Property is not subject to proffers, special use permits, variances or nonconforming uses.
3. The property is located within the Redevelopment Overlay District.
4. Based on our records, which are complaint based, there are no zoning enforcement actions pending on the Property. Please be advised that zoning verification requests do not involve any inspection of the subject Property to determine if violations exist.
5. In the event of casualty, the building and structures that are in conformance with the Zoning Ordinance in effect at the time of casualty may be rebuilt to the current use and density allowed under such Ordinance. If the existing buildings and structures on the property are nonconforming or become nonconforming pursuant to Sections 32-601.10.3 of the Ordinance, the damaged buildings and structures may be restored in accordance with the provisions of Section 32-601.33 of the Ordinance.

This verification is based on regulations that are in effect on the date of this letter, which are subject to change. Furthermore, this verification is not intended to be and shall not be deemed an official order, requirement, decision or determination made by or on behalf of the Zoning Administrator and is not subject to any appeal. Should you have any questions, please feel free to contact me at 703-792-3340.

Sincerely,


Lisa Fink-Butler, CZA, CTM
Zoning Administrator



February 21, 2025

Ms. Abby Novario
Wolcott Rivers Gates
200 Bendix Road, Suite 300
Virginia Beach, VA 23451

RE: **Zoning Verification:** #ZNR2025-00103
Property Address: 8301 Centreville Road; **GPIN:** 7896-27-0156; **Acreage:** 0.3689


Dear Ms. Novario,

This is in response to your letter received January 23, 2025, requesting zoning verification of the above-referenced properties ("The Property"). To the best of our knowledge, the following information is true:

1. The Property is zoned B-1, General Business and is regulated by part 401 of the Prince William County Zoning Ordinance:
(https://www.municode.com/library/va/prince_william_county/codes/code_of_ordinances?nodeId=CH32ZO).
2. The Property is not subject to proffers, special use permits, variances or nonconforming uses.
3. The property is located within the Redevelopment Overlay District.
4. Based on our records, which are complaint based, there are no zoning enforcement actions pending on the Property. Please be advised that zoning verification requests do not involve any inspection of the subject Property to determine if violations exist.
5. In the event of casualty, the building and structures that are in conformance with the Zoning Ordinance in effect at the time of casualty may be rebuilt to the current use and density allowed under such Ordinance. If the existing buildings and structures on the property are nonconforming or become nonconforming pursuant to Sections 32-601.10.3 of the Ordinance, the damaged buildings and structures may be restored in accordance with the provisions of Section 32-601.33 of the Ordinance.

This verification is based on regulations that are in effect on the date of this letter, which are subject to change. Furthermore, this verification is not intended to be and shall not be deemed an official order, requirement, decision or determination made by or on behalf of the Zoning Administrator and is not subject to any appeal. Should you have any questions, please feel free to contact me at 703-792-3340.

Sincerely,


Lisa Fink-Butler, CZA, CTM
Zoning Administrator



February 21, 2025

Ms. Abby Novario
Wolcott Rivers Gates
200 Bendix Road, Suite 300
Virginia Beach, VA 23451

RE: **Zoning Verification: #ZNR2025-00104**
Property Address: 8314 Browns Lane; GPIN: 7896-27-2549; Acreage: 1.1877

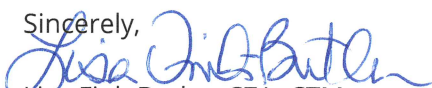
Dear Ms. Novario,

This is in response to your letter received January 23, 2025, requesting zoning verification of the above-referenced properties ("The Property"). To the best of our knowledge, the following information is true:

1. The Property is zoned B-1, General Business, and is subject to the approved proffers accepted by the Prince William County Board of Supervisors with the approval of rezoning #PLN2002-00241 (copy attached) and is regulated by part 401 of the Prince William County Zoning Ordinance: (https://www.municode.com/library/va/prince_william_county/codes/code_of_ordinances?nodeId=CH32ZO).
2. The Property is not subject to special use permits, or nonconforming uses.
3. The Property is subject to variance #VAR1964-104A.
4. The property is not located in any overlay districts.
5. Based on our records, which are complaint based, there are no zoning enforcement actions pending on the Property. Please be advised that zoning verification requests do not involve any inspection of the subject Property to determine if violations exist.
6. In the event of casualty, the building and structures that are in conformance with the Zoning Ordinance in effect at the time of casualty may be rebuilt to the current use and density allowed under such Ordinance. If the existing buildings and structures on the property are nonconforming or become nonconforming pursuant to Sections 32-601.10.3 of the Ordinance, the damaged buildings and structures may be restored in accordance with the provisions of Section 32-601.33 of the Ordinance.

This verification is based on regulations that are in effect on the date of this letter, which are subject to change. Furthermore, this verification is not intended to be and shall not be deemed an official order, requirement, decision or determination made by or on behalf of the Zoning Administrator and is not subject to any appeal. Should you have any questions, please feel free to contact me at 703-792-3340.

Sincerely,


Lisa Fink-Butler, CZA, CTM
Zoning Administrator

MOTION: THOMPSON

SECOND: WILBOURN

**RE: REZONING #PLN2002-00241, BROWNS LANE - BRENTSVILLE
MAGISTERIAL DISTRICT**

ACTION: APPROVED

**September 3, 2002
Regular Meeting
Ord. No. 02-86**

WHEREAS, this is a request to rezone three parcels from R-10, Suburban Residential, to B-1, General Business. The 1.19-acre site is in the Brentsville Magisterial District, located on the south side of Browns Lane, approximately 200 feet east of its intersection with Centreville Road, identified on County maps as GPINs #7896-27-3245, 7896-27-2540, and 7896-27-1751, and designated as GC, General Commercial, in the 1998 Long-Range Land Use Plan; and

WHEREAS, staff has reviewed the subject application and recommends approval as stated in the staff report; and

WHEREAS, the Planning Commission held a public hearing on this item on July 3, 2002 and recommends approval as stated in Planning Commission Res. No. 02-0113; and

WHEREAS, a Board of County Supervisors' public hearing, duly advertised in a local newspaper for a period of two weeks, was held on September 3, 2002, and interested citizens were heard; and

WHEREAS, general welfare and good zoning practice are served by the approval of the application;

NOW, THEREFORE, BE IT ORDAINED that the Prince William Board of County Supervisors does hereby approve REZ #PLN2002-00241, Browns Lane, subject to the proffers dated August 15, 2002;

BE IT FURTHER ORDAINED that the Board of County Supervisors' approval and adoption of any conditions does not relieve the applicant and/or subsequent owners from compliance with the provisions of any applicable ordinances, regulations, or adopted standards.

Votes:

Ayes: Barg, Caddigan, Connaughton, Hill, Jenkins, Thompson, Wilbourn

Nays: None

Absent from Vote: Griggs

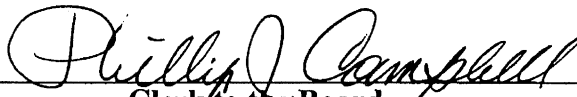
Absent from Meeting: None

For Information:

Planning Director

Mr. Jay duVon
Walsh, Colucci, Stackhouse, Emrich & Lubeley
13663 Office Place, Suite 201
Woodbridge, VA 22192-4216

CERTIFIED COPY


Clerk to the Board

APPROVED

PROFFER/DEVELOPMENT PLAN

REVISED SUBMISSION
RECEIVED

AUG 19 2002

ORD #02-86 dtd 7/3/02 Signed

PROFFER STATEMENT

Revised Date
Revised # 2002-00241, Browns Lane
OFFICE OF PLANNING

Applicant/Record Owner: Z & B, LLC (record owner of Lot 173-F, G.P.I.N. # 7896-27-1751 and Lot 173-H-1B, G.P.I.N. # 7896-27-2540) (the "Z & B Property") and VBD, LLC (owner of Lot 173-H-1A, G.P.I.N. 7896-27-3245) (the "VBD Property") (collectively, the Z & B Property and the VBD Property shall be referred to as the "Property")

Property: 1.188 acres, R-10, Suburban Residential 10,000 s.f.

Magisterial District: Brentsville Magisterial District

Date: August 15, 2002

The undersigned hereby proffers that the use and development of the Property shall be in conformance with the following conditions and shall supersede all other proffers made hereto. In the event the above-referenced rezoning is not granted as applied for by Applicant, these proffers shall be withdrawn and are null and void.

The headings of the proffers set forth below have been prepared for convenience or reference only and shall not control or affect the meaning or be taken as an interpretation of any provision of the proffers. Any improvements proffered herein shall be provided at the time of development of that portion of the site adjacent to the improvement, unless otherwise specified. The term "Applicant" as referenced herein shall include within its meaning all future owners and successors in interest. For purposes of reference in this Proffer Statement, the Generalized Development Plan shall be that plan prepared by Target Surveys, Inc., dated January 29, 2002, last revised February 2, 2002, entitled "General Development Plan Parcel H-1A Lot 173, Parcel H-1B Lot 173, Parcel F Lot 173 Section 2 Browns Lane" (the "GDP"). The GDP was received by the Prince William County Planning Office on June 17, 2002.

TRANSPORTATION

1. The applicant shall provide a monetary contribution to the County in the amount of \$1,188 dollars (\$1,000.00 per acre) to be paid for general road improvements at the time of site plan review. Said contribution shall be made prior to and as a condition of final site plan approval for the Property.

SITE DEVELOPMENT

2. Within the existing setback of approximately 13.7 feet in front of the existing building located on the Z & B Property as shown on the GDP ("Building #1"), the applicant shall:
(a) remove the two existing concrete drives leading to Building #1; (b) remove those portions of the existing retaining walls that may be located within Browns Lane right of way; and (c) install a new lead walk, grassed area and landscaping, as generally depicted on the GDP.
3. The Applicant shall pave the shoulders and add entrance curbing to the Z & B Property entrance, construct and pave the parking lot on the Z & B Property, and install the landscaping on the Z & B Property all as generally depicted on the GDP. Parking lot

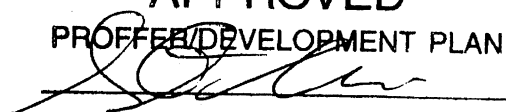
lighting to be installed shall have a maximum height of 16 feet. All parking lot lighting shall be shoebox type and shall be shielded and directed downward to prevent off-site glare. Street lights shall be installed at the entrances to the site in accordance with DCSM standards.

4. The Applicant may continue to use the existing single-family structure on the VBD Property (8310 Browns Lane) ("Building #2") for residential purposes only and Building #2 shall not be used for any commercial purposes, either in total or in part, subject to the following conditions: (a) if the VBD property is conveyed in fee separate from the Property as a whole, then Building #2 shall be removed and no further residential use of the VBD Property shall be thereafter permitted; and (b) prior to the date that is five (5) years after the date hereof, if not previously removed, Building #2 shall be removed and no further residential use of the VBD Property shall be permitted. Notwithstanding anything to the contrary set forth on the GDP, prior to the time when Building #2 is removed and the VBD Property is redeveloped, the Applicant shall provide a 15-foot wide "Type A" landscaped buffer south of Building #2, along the easterly VBD Property line. At such time when Building #2 is removed: (a) the Applicant shall complete the 15-foot wide "Type A" landscaped buffer along the entire easterly VBD Property line, as generally depicted on the GDP; and (b) any subsequent use of the VBD Property shall comply with all B-1 District provisions and the additional use restrictions set forth in this Proffer Statement. Within the buffer to be constructed on the VBD Property, subject to the phased installation thereof in accordance with this paragraph, Applicant shall install landscaping in accordance with the Prince William County Design and Construction Standards Manual ("DCSM"). To the extent there is existing vegetation located within any buffer to be installed on the Property, such vegetation shall be preserved to the extent reasonably possible.
5. The Applicant shall combine the two lots comprising the Z & B Property into one lot.
6. The Applicant shall make those improvements to the exterior of Building #1 as generally set forth on sheets A-5 and A-6 of the plans dated June 14, 2002, which plans are attached hereto and made a part hereof and which plans were received by the Prince William County Planning Office on June 17, 2002.

USES

7. The Property shall not be used for the following uses as defined by the Prince William County Zoning Ordinance: (a) Commercial Bus Station; (b) Hardware Store; (c) Pawn or Thrift Shop; (d) Propane Fuel Sales, Accessory Only; (e) Quick Service Food Store; (f) Recycling Collection Points; (g) Drive-in/Drive-up or Drive Through Restaurant; (h) Full Service Restaurant; (i) Limited Service Restaurant; (j) Drive-in Theater; (k) Indoor Theater; (l) Tobacconist; (m) Motor Vehicle Fuel Station, Retail; (n) Racetrack (Equestrian); (o) Racetrack (Motorized Vehicles); or (p) Truck Stop.

APPROVED
PROFFER/DEVELOPMENT PLAN


Signed
C2d # 02-86 dtd 9/3/02

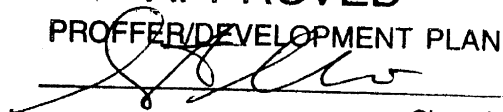
Date
OFFICE OF PLANNING

WATER QUALITY MONITORING

8. The Applicant shall make a monetary contribution to the Prince William Board of County Supervisors in the amount of \$75.00 per acre for water quality monitoring studies. Said contribution shall be made prior to and as a condition of final site plan approval for the Property.
9. For any new structure that may be constructed on the Property, the Applicant shall make a monetary contribution to the Prince William Board of County Supervisors in the amount of \$0.38 per square foot for fire and rescue services. Said contribution shall be required prior to and as a condition of the issuance of a building permit for such building.

M:\REZZ & B, LLC\Proffer.V8.doc

APPROVED
PROFFER/DEVELOPMENT PLAN


Signed

Ord # 02-86 dtd 9/3/02

Date

OFFICE OF PLANNING

SIGNATURE PAGE
Rez # PLN2002-00241, BROWNS LANE

Z & B, LLC

By: VA, LLC, its sole member

By: Karen Smith

Title: It s authorized agent

and

By: Frank Smerbeck

Frank Smerbeck

Title: Construction Manager

VBD, LLC

By: VA, LLC, its sole member

By: Karen Smith

Title: It s authorized agent

and

By: Frank Smerbeck

Frank Smerbeck

Title: Construction Manager

APPROVED
PROFFER/DEVELOPMENT PLAN

[Signature]

Signed

Ord # 02-86 dtd 9/3/02

Date

OFFICE OF PLANNING

RESOLUTION #2
PWC Board of Zoning Appeals
December 21, 1964

PRINCE WILLIAM COUNTY BOARD OF ZONING APPEALS

REGULAR MEETING: December 21, 1964
Supervisors' Chambers
Courthouse Annex
2 P. M.

PRESENT: H. K. Swann, Chairman
Howard L. Greenhouse
Harold B. Butler
Arthur R. Kirby
S. A. McMichael

Variance Case #104 - John Shomate, 128 E. Spruce St., Manassas

WHEREAS, this Board finds that the ordinance
unreasonably restricts the use of the land,

NOW THEREFORE BE IT RESOLVED that a Variance to
Section 5-1 of the Zoning Ordinance be granted to allow a
contractors equipment storage yard and millworking plant
in the B-1 zone,

PROVIDED, however, the screening requirements
in Section 6-2-2 of the Zoning Ordinance shall apply just
as if the use were in the M-1 Division.


MOTION: Kirby - McMichael.

VOTE: Ayes: Kirby, Butler, McMichael.


Nays: Swann, Greenhouse.

Absent: None.

**** A T R U E C O P Y ****



H. K. Swann, Chairman
PWC Board of Zoning Appeals



Sylvia Caron, Secretary
Board of Zoning Appeals