

Potential Variances Required—first review—RaceTrac

1. Fuel dispensing pumps or canopies located between the building and the public rights of way (auto fueling—Midfield Drive). **We request to seek a variance due the encumbrance of 4 front yards.**
2. Fuel dispensing pumps or canopies located between the building and the public rights of way (truck fueling—Midfield Drive). **We request to seek a variance due the encumbrance of 4 front yards.**
3. Fuel dispensing pumps or canopies located between the building and the public rights of way (truck fueling—Ronald Reagan Parkway). **We request to seek a variance due the encumbrance of 4 front yards.**
4. No public walk connection shown (Midfield). **Striping and sidewalk connection have been added.**
5. No public walk connection shown (Columbia). **Sidewalk connection has been added.**
6. No public walk connection shown (Stafford). **Sidewalk connection has been added.**
7. No public walk connection shown (Reagan) **Striping and sidewalk connection has been added.**
8. Signage on Front Elevation of fueling canopy. **RT will comply with no signage on canopy.**
9. Signage on front elevation of truck fueling canopy. **RT will comply with no signage on canopy.**
10. Left elevation does not appear to have windows facing the public rights-of-way. **The coolers are along the left elevation, RT would suggest installing “faux” window frames with fake windows or Spandrel glass.**
11. North elevation does not appear to have pedestrian site design elements. **North elevation includes an entry door. A sidewalk connection has been added to Stafford.**
12. West side does not appear to have pedestrian site design elements. **A sidewalk connection has been added to Columbia.**
13. ~~Located within 1,500 feet of a residentially zoned property (Marlow Property—zoned AG)~~
14. Accessory uses shall not have a lesser front setback than the primary use building (fueling station canopy—Midfield Drive) (4.1) **We request to seek a variance due the encumbrance of 4 front yards.**
15. Accessory uses shall not have a lesser front setback than the primary use building (truck fueling station canopy—Reagan Parkway) (4.1) **We request to seek a variance due the encumbrance of 4 front yards.**
16. Accessory uses shall not have a lesser front setback than the primary use building (truck fueling station canopy—Midfield Drive) (4.1) **We request to seek a variance due the encumbrance of 4 front yards.**
17. Accessory uses shall not have a lesser front setback than the primary use building (refuse/reuse enclosure—Midfield Drive) (4.1) **We request to seek a variance due the encumbrance of 4 front yards.**
18. No clearly identified pedestrian route to the fueling canopy. **Striping has been added.**
19. 100 sf sign at Reagan/Stafford exceeds maximum size by 52 square feet. **RT will comply**
20. 200 sf sign described for Stafford Road exceed maximum size by 152 square feet. **RT will comply**
21. Bicycle parking does not appear to be present. **Bicycle parking has been added along the south elevation of the building.**
22. Outdoor operations are within a required front yard (Columbia). **We request to seek a variance due the encumbrance of 4 front yards.**
23. Outdoor operations are within a required front yard (Stafford) **We request to seek a variance due the encumbrance of 4 front yards.**
24. Sign on right elevation appears to be a box sign **RT will use individual lettered signs see attached revised sign detail.**
25. Sign on rear elevation appears to be a box sign **RT will use individual lettered signs see attached revised sign detail**
26. Sign on front elevation appears to be a box sign **RT will use individual lettered signs see attached revised sign detail**
27. Loading dock facing public rights-of-way **The building is less than 10,000 square feet therefore a loading space is not required nor is one shown on the plan.**
28. Loading dock within a required yard. **The building is less than 10,000 square feet therefore a loading space is not required nor is one shown on the plan.**
29. Encroachment of building into a required yard (Stafford) **We request to seek a variance as staff has requested the building to be as close to the R/W as possible.**
30. Encroachment of building into a required yard (Columbia) **We request to seek a variance as staff has requested the building to be as close to the R/W as possible.**
31. Encroachment of parking into a required yard (Stafford) **We request to seek a variance due the encumbrance of 4 front yards.**

32. Encroachment of parking into a required yard (Columbia) We request to seek a variance due the encumbrance of 4 front yards.
33. Encroachment of drive aisle into a required yard (Stafford) We request to seek a variance due the encumbrance of 4 front yards.
34. Encroachment of drive aisle into a required yard (Columbia) We request to seek a variance due the encumbrance of 4 front yards.
35. Encroachment of drive aisle into a required yard (Midfield) We request to seek a variance due the encumbrance of 4 front yards.
36. Encroachment of fueling canopy into a required yard (Columbia) We request to seek a variance due the encumbrance of 4 front yards.
37. Encroachment of fueling canopy into a required yard (Midfield Drive) We request to seek a variance due the encumbrance of 4 front yards.
38. Encroachment of truck fueling canopy into a required yard (Midfield Drive) We request to seek a variance due the encumbrance of 4 front yards.
39. Encroachment of truck fueling canopy into a required yard (Stafford Road) We request to seek a variance due the encumbrance of 4 front yards.
40. Encroachment of refuse/reuse enclosure into a required yard (Columbia) We request to seek a variance due the encumbrance of 4 front yards.
41. Encroachment of refuse/reuse enclosure into a required yard (Midfield) We request to seek a variance due the encumbrance of 4 front yards.