FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

DATE: September 11, 2003

TO: Jeffrey L. Blackford, Deputy Director
Office of Site Development Services
Department of Public Works & Environmental Services

FROM: Kevin Guinaw, Branch Chief K. Guinaw
Special Projects/Applications Management
Zoning Evaluation Division, DPZ

SUBJECT: Request for Modified Processing; File No. MP-07-03-05
Tax Map 110-2 ((1)) 012, Mount Vernon Estates

This memorandum is in response to your request for comments with regard to the modified processing status requested for a proposed Orientation Center and Education Center/Museum building at the Mount Vernon Estates and Gardens on the above-referenced site.

The property is governed by Special Exception SE 92-V-034 approved by the Board of Supervisors on December 7, 1992, subject to development conditions, to allow fill in the floodplain. A copy of the development conditions is attached.

There are no issues related to the special exception development conditions which would preclude the granting of modified processing for the proposed use provided a hold harmless agreement holding Fairfax County harmless is signed for any construction within the floodplain as required by the Development Condition Number 4.

If you need additional information, please contact Kul Sandhu at 703-324-1290.

KJG/KS/n:\zed\sandhu\memos\Mod Mt.Venon Ladies' Association of the Union
Attachments: A/S

cc: Barbara A. Byron, Director, Zoning Evaluation Division, DPZ
Files: SE 92-V-034, MIS 0308 033, Imaging

FAIRFAX COUNTY

VIRGINIA

OFFICE OF THE CLERK
BOARD OF SUPERVISORS
12000 Government Center Parkway, Suite 533
Fairfax, Virginia 22035-0072

Telephone: 703-324-3151

December 30, 1992

Sarah H. Reifsnyder, Esquire
Blankingship and Keith
4020 University Drive - Suite 312
Fairfax, Virginia 22030

Re: Special Exception
Number SE 92-V-034

Dear Ms. Reifsnyder:

At a regular meeting of the Board of Supervisors held on December 7, 1992, the Board approved Special Exception Number SE 92-V-034, in the name of The Mount Vernon Ladies Association of the Union, located at Tax Map 110-2 ((1)) Pt. 12 and 110-4 ((1)) Pt. 3A to allow fill within a floodplain to accommodate construction of an agricultural exhibit, including a garden and outbuildings, on the grounds of Mount Vernon pursuant to Section 2-904 of the Fairfax County Zoning Ordinance, by requiring conformance with the following development conditions:

1. This Special Exception is granted for and runs with the land indicated in this application and is not transferable to other land.

2. This Special Exception is granted only for the purpose(s), structure(s) and/or use(s) indicated on the Special Exception Plat approved with the application, as qualified by these development conditions.

3. This Special Exception is subject to the issuance of a building permit. Any plan submitted pursuant to this Special Exception shall be in conformance with the approved Special Exception Plat entitled "George Washington Pioneer Farmer Exhibit Special Exception Plat and prepared by Walter L. Phillips which is dated May 5, 1992, as revised through October 19, 1992, and these conditions.

4. The applicant and owners shall sign a "hold harmless" agreement holding Fairfax County harmless from all adverse effects which may arise as a result of the construction and establishment of the proposed use within the floodplain. This agreement shall be approved by the County Attorney and shall be recorded among the land records of Fairfax County prior to the issuance of a building permit.

Urban Engineering & Associates, Inc.

7712 LITTLE RIVER TURNPIKE
ANNANDALE, VIRGINIA 22003

Tel: (703) 642-8080
Fax: (703) 642-8251

J. EDGAR SEARS, JR., P.E., C.L.S., R.L.A.
Principal
BARRY B. SMITH, P.E.
Principal
ERIC S. SIEGEL, P.E.
Principal

DAVID T. McELHANEY, P.E.
Principal
JEFFREY L. GILLILAND, P.E.
Principal

PHILLIP A. BUEVINS, L.S.
Associate
BRIAN A. SEARS, P.E.
Associate

August 11, 2003

Jeff Blackford, Deputy Director
Office of Site Development Services
12055 Government Center Parkway
Fairfax, VA 22035

RE: Mount Vernon Estate & Gardens

Dear Mr. Blackford,

As a follow-up to a request from your office, I'm providing this letter to formally request approval for modified processing for the referenced project. Please note the application forms and plans have already been previously submitted.

Should you have any questions or desire additional information, do not hesitate to contact me at 703-642-8080.

Sincerely,

URBAN ENGINEERING & ASSOCIATES, INC.

Danny L. Stallings for

David T. McElhaney, P.E.
Principal

DPWES '03 AUG 11 PM 3:14 DIR

REQUEST FOR APPLICATION OF MODIFIED PROCESSING PROCEDURES
FOR A PROPOSED MAJOR COMMERCIAL OR INDUSTRIAL FACILITY

1. Please provide the name, address, and telephone number of the principals that will be involved in the proposed major commercial or industrial development.

Name	Address	Telephone Number
a) James Reed	Box 110, MT Vernon VA 22121	703-797-8650
b) Sean Regan	Box 1884 Herndon VA 20172	703-689-2208
c) Terry Squires	800 Wyman Park Dr, Baltimore MD 21211	410-332-1009
d) David McElhaney	7712 Little River Turnpike, Annandale VA 22003	703-642-8080

2. Name and address of parent firm (if applicable): Mount Vernon Ladies Association of the Union

3. Proposed name of organization to be located in Fairfax County: N/A

4. Tax Map Reference Number and street address of the proposed site in Fairfax County on which the development is to occur: 110-2-01-0012
3200 Mount Vernon Memorial Highway

5. How is the site currently zoned? R-2

6. Size of site in acres: 415 Ac.

7. Who is the present owner of this site? (If the above principal or parent firm is not the current owner, please attach a copy of documents which indicate that a long-term lease or a contract for the purchase of the site has been executed): Mount Vernon Ladies Association of the Union

8. Are the modified processing procedures being requested for:

- [x] Construction of a new facility.
- [ ] Expansion of an existing facility.
- [ ] Relocation of an existing facility, which is presently located at _____

9. Appropriate amount of initial capital investment that has been planned:
Land: Already owned
Construction: $48 Million

10. Has the project been approved by the Board of Directors:
- [x] Yes
- [ ] No

11. How will the proposed project be financed?

- [x] Personal/Corporation funds
- [ ] Commercial loan
- [ ] Approved by the Board of Directors
- [ ] Not yet approved by the Board of Directors

12. If you propose to obtain a commercial loan: Not applicable

Have you applied for loan?	[ ]	Yes	[ ]	No
Have you received approval for financing	[ ]	Yes	[ ]	No

13. What is the nature of the proposed development?

- [ ] Hotel, motel, or other lodging (number of units _____)
- [ ] Transportation
- [ ] Utilities
- [ ] Research and Development
- [ ] Communication
- [ ] Office
- [ ] Industrial
- [ ] Retail trade
- [ ] Service
- [x] Other (specify): See below

Please provide a brief description: Proposed project is for the construction of a new orientation center (OC) and education center/museum (EC/M)