



# FAIRFAX COUNTY

APPLICATION FILED: 7/15/05  
MOVED AT APPLICANT'S REQUEST  
BOARD OF ZONING APPEALS: 11/15/05  
TIME: 9:00 a.m.

V I R G I N I A

November 8, 2005

## STAFF REPORT

**SPECIAL PERMIT APPLICATION NO. SPA 77-P-091**

### PROVIDENCE DISTRICT

**APPLICANT:** Holmes Run Acres Recreation Association, Inc.  
/ Fairfax County Public Schools

**ZONING:** R-3

**LOCATION:** 3451 Gallows Rd.

**ZONING ORDINANCE PROVISIONS:** 3-303

**TAX MAP:** 59-2 ((09)) (1) 6-7

**LOT SIZE:** 3.83 acres

**FAR:** 0.0126

**PLAN MAP:** Residential, 2-3 du/ac

**SP PROPOSAL:** Amend S-91-77 previously approved for a community swim club to permit the parking of Fairfax County Public School buses.

**STAFF RECOMMENDATION:** Staff recommends approval of SPA 77-P-091 only with the adoption of the Proposed Development Conditions in Appendix 1.

It should be noted that it is not the intent of staff to recommend that the Board, in adopting any conditions, relieve the applicant/owner from compliance with the provisions of any applicable ordinances, regulations, or adopted standards.

It should be further noted that the content of this report reflects the analysis and recommendations of staff; it does not reflect the position of the Board of Zoning Appeals. A copy of the BZA's Resolution setting forth this decision will be mailed within five (5) days after the decision becomes final.

For additional information, call Zoning Evaluation Division, Department of Planning and

SPA 77-P-091

Zoning at 324-1280, 12055 Government Center Parkway, Suite 801, Fairfax, Virginia 22035. Board of Zoning Appeals' meetings are held in the Board Room, Ground Level, Government Center Building, 12000 Government Center Parkway, Fairfax, Virginia 22035-5505.



Americans with Disabilities Act (ADA): Reasonable accommodation is available upon 7 days advance notice. For additional information on ADA call (703) 324-1334 or TTY 711 (Virginia Relay Center).

## DESCRIPTION OF THE APPLICATION

|   |  |
|---|--|
| <b>Special Permit Request:</b>          | Amend S-91-77 previously approved for a community swim club to permit the parking of Fairfax County Public School buses. |
| <b>Size of Lot:</b>                     | 3.83 acres   |
| <b>Hours of operation of Swim club:</b> | 9:00 a.m. – 9:00 p.m.  |
| <b>Parking spaces:</b>                  | 52   |

## LOCATION AND CHARACTER

**Existing Site Description:** The subject property is located on the north side of Gallows Road just east of I-495. Within the 3.83 acres is a recreation club including a gravel parking lot with 52 parking spaces, a clubhouse, bath house, shed containing 2,100 square feet, 2 adult swimming pools, and 1 baby pool. The majority of the site is wooded.

## BACKGROUND

### Site History:

The Holmes Run Recreation Association was established in 1953. In 1959, the site was granted a Special Permit to permit extension of the pool facilities. In 1968, Special Permit S-823-68 was granted to permit parking, a picnic area, bath house, tennis courts and shuffleboard. In 1977, S-91-77 was granted permitting the replacement of the existing bath house with a larger one. A copy of the Resolution and plat approved in conjunction with S-91-77 is included in Appendix 4.

**Surrounding Area Description:**

| <b>Direction</b> | <b>Use</b>        | <b>Zoning</b> | <b>Plan</b>            |
|------------------|-------------------|---------------|------------------------|
| <b>North</b>     | Residential       | R-3           | Residential, 2-3 du/ac |
| <b>South</b>     | Residential       | R-2           | Residential, 1-2 du/ac |
| <b>East</b>      | Residential       | R-3           | Residential, 2-3 du/ac |
| <b>West</b>      | Elementary school | R-3           | Institutional use      |

**COMPREHENSIVE PLAN PROVISIONS**

**Plan Area:** Area I, Jefferson Planning District  
**Planning Sector:** Walnut Hill (J4)  
**Plan Map:** Residential, 2-3 du/ac

**ANALYSIS****Special Permit Plat** (Copy at front of staff report)

**Title of SP Plat:** Special Permit Plat, Bath House, Lots 6 and 7, Holmes Run Acres  
**Prepared By:** Hamid Matin, Professional Design Group, Inc.  
**Dated:** April 24, 2005, revised September 14, 2005

**Proposed Use:**

The applicant is seeking amend S 91-77 to permit the parking of Fairfax County Public School buses at Holmes Run Acres due to insufficient space for bus storage at Woodburn Elementary School's parking lot. Therefore, alternate bus storage locations were considered. Holmes Run operates and hosts swimming-related activities from June through August each year between the hours of 9:00 a.m. and 9:00 p.m., Monday through Friday. During the remaining 9 months of the year (September through May), the applicant is proposing to park eight (8) Fairfax County School buses in its gravel parking lot, adjacent to Gallows Road. The lot will not be striped, and the spaces marked on the plat are approximate. "Bus alternate" spaces represent alternate spaces for buses to park, though no more than eight (8) buses are proposed to be on site at any one time. Fairfax County school buses parked on the Holmes Run property would service Woodburn Elementary School located approximately 700 feet west of the subject property. No new buildings or construction is proposed with the application.

## **Land Use Analysis**

### **ISSUE: Bus parking orientation**

The original plat submitted with the application depicted bus parking spaces along the western lot line, which is directly adjacent to a single family home and along the southern property line, bordering Gallows Road. This configuration would force buses to back out of parking spaces and circulate awkwardly on site, causing noise from back-up beeping and light disturbance. Buses in this location would also be visible from Gallows Road, as well as adjoining single family homes along the western lot line.

Staff requested that the applicant relocate the proposed parking spaces to a more central location in the parking lot so that buses can pull directly into and out of the spaces. Additionally, the buses will not be as visible from Gallows Road and adjacent residences.

### **RESOLUTION:**

A revised plat addresses these concerns relating to the provision of centrally-located parking spaces and reflects the proposed changes. However, five "Bus alternate" spaces are still shown on the plat, now directly abutting the eastern lot line. A development condition has been included requiring the removal of these alternate spaces.

### **ISSUE: Transitional Screening**

The original Special Permit plat did not provide for transitional screening along the western boundary adjacent to residential property. Vegetation appears to have been removed from the western side of the parking lot, and the lot is visible to residents on the western side of the property. Staff believes that supplemented vegetation should be planted along this boundary in the form of evergreens to better shield the buses from the view of neighboring single family homes to the west.

### **RESOLUTION:**

A revised plat partially addresses this concern by providing of a row of evergreens along the western lot line. Staff believes that additional screening should be provided to further block associated noise and lights from the buses. A development condition has been included to address the provision of transitional screening 1.

## **Transportation Analysis (Appendix 5)**

The transportation element of the Comprehensive Plan recommends a four lane divided section for Gallows Road. Right-of-Way associated with this need is 56 feet from centerline. No development is proposed within 56 feet of Gallows Road's centerline. Therefore, there are no transportation issues associated with this application.

## Environmental Analysis

There are no environmental issues associated with this application.

## ZONING ORDINANCE REQUIREMENTS

| <b>R-3 DISTRICT REGULATIONS</b> | <b>REQUIRED</b>                                      | <b>PROVIDED</b>            |
|---------------------------------|--|----------------------------|
| <b>Bulk Regulations R-3</b>     |  |                            |
| <b>Lot Size</b>                 | 10,500 square feet                                   | 3.83 acres                 |
| <b>Lot Width</b>                | 105 feet (minimum)                                   | approximately 300 feet     |
| <b>Building Height</b>          | 60 feet  | 22 feet                    |
| <b>Front Yard</b>               | 40 degree angle of bulk plane, not less than 30 feet | 195 feet                   |
| <b>Side Yard</b>                | 35 degree angle of bulk plane, not less than 10 feet | 27 feet                    |
| <b>Rear Yard</b>                | 35 degree angle of bulk plane, not less than 25 feet | 105 feet<br>13 feet (shed) |
|                                 |  |                            |
| <b>Parking</b>                  |  |                            |
| <b>Parking Spaces</b>           | 64 spaces  | 86 spaces                  |

**Special Permit Requirements** (Appendix 6)

- General Special Permit Standards (Sect. 8-006)
- Group 4 Standards (Sect. 8-403)

**Summary of Zoning Ordinance Provisions**

Staff believes that the subject application has satisfied all applicable standards only with the adoption of the development conditions outlined below.

**CONCLUSIONS**

Staff concludes that the subject application is in harmony with the Comprehensive Plan and in conformance with applicable Zoning Ordinance provisions as outlined above with the adoption of the development conditions.

**RECOMMENDATIONS**

Staff recommends approval of the proposed use with adoption of all Proposed Development Conditions (contained in Appendix 1 of the Staff Report).

It should be noted that it is not the intent of staff to recommend that the Board, in adopting any conditions, relieve the applicant/owner from compliance with the provisions of any applicable ordinances, regulations, or adopted standards.

It should be further noted that the content of this report reflects the analysis and recommendations of staff; it does not reflect the position of the Board of Zoning Appeals.

**APPENDICES**

1. Proposed Development Conditions
2. Affidavit
3. Statement of Justification
4. Approved Development Conditions and Plat for S-91-77
5. Transportation Analysis
6. Applicable Zoning Ordinance Provisions Checklist

**PROPOSED DEVELOPMENT CONDITIONS****November 8, 2005**

If it is the intent of the Board of Zoning Appeals to approve SPA 77-P-091 located at Tax Map 59-2 ((09)) (1) 6-7, pursuant to Section 3-303 of the Fairfax County Zoning Ordinance to amend S-91-77 previously approved for a community swim club to permit the parking of Fairfax County Public School buses, staff recommends that the Board condition the approval by requiring conformance with the following development conditions. Previously approved development conditions have been carried forward and marked with an asterisk (\*). Minor changes in wording have been bolded.

1. This approval is granted to the applicant only, **Holmes Run Acres Recreation Association Inc. / Fairfax County Public Schools** and is not transferable without further action of this Board, and is for the location indicated on the application, 3451 Gallows Road, and is not transferable to other land.
2. This Special Permit is granted only for the purpose(s), structures and/or use(s) indicated on the special permit plat prepared by Hamid Matin dated April 24, 2005, revised September 14, 2005, and approved with this application, as qualified by these development conditions.\*
3. A copy of this Special Permit and the Non-Residential Use Permit SHALL BE POSTED in a conspicuous place on the property of the use and be made available to all departments of the County of Fairfax during the hours of operation of the permitted use.
4. The maximum number of memberships shall be 400.\*
5. The hours of operation shall be from 9:00 a.m. to 9:00 p.m. **daily, Memorial Day through Labor Day**.\*
6. No more than eight (8) Fairfax County School buses shall be parked in the parking lot at any given time.
7. Notwithstanding that which is marked on the plat, the alternate spaces along the eastern lot line shall be deleted.
8. Transitional Screening 1 shall be provided along the western lot line, between the parking lot and the lot line. All plant material shall be maintained in a healthy condition and any dead, dying or damaged plat material shall be replaced with like kind.
9. The number of After Hours Parties shall be limited to SIX (6) per year with the prior written permission from the Zoning Administrator for each individual party.\*
10. Fairfax County School buses shall park in Holmes Run Acres Association's parking lot ONLY between Labor Day weekend and Memorial Day weekend each

year.

This approval, contingent on the above-noted conditions, shall not relieve the applicant from compliance with the provisions of any applicable ordinances, regulations, or adopted standards.

Pursuant to Sect.8-015 of the Zoning Ordinance, this special permit shall automatically expire, without notice, thirty (30) months after the date of approval unless the use has been established. The Board of Zoning Appeals may grant additional time to establish the use if a written request for additional time is filed with the Zoning Administrator prior to the date of expiration of the special permit. The request must specify the amount of additional time requested, the basis for the amount of time requested and an explanation of why additional time is required.