

FAIR OAKS RECREATION ASSOCIATION/FAIR OAKS ESTATES HOMEOWNERS ASSOCIATION
SPA 85-C-001

1. This approval is granted to the applicant only, Fair Oaks Recreation Association/Fair Oaks Estates Homeowners Association, and is not transferable without further action of this Board, and is for the location indicated on the application, 3720 Charles Stewart Drive, and is not transferable to other land.
2. This special permit is granted only for the purpose(s), structure(s) and/or use(s) indicated on the special permit plat prepared by O.C. Paciulli III dated November 28, 1984, 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. This special permit amendment is subject to the provisions of Article 17, Site Plans. Any plan submitted to the Department of Public Works and Environmental Services (DPWES) pursuant to this special permit, shall be in substantial conformance with these conditions. Minor modifications to the approved special permit may be permitted pursuant to Par. 4 of Sect. 8-004 of the Zoning Ordinance.
5. The maximum number of family memberships shall be 420.
6. The minimum number of parking spaces shall be 43. Bicycle racks may be provided. If in the future it is determined by the Zoning Administrator that there is insufficient parking on site which results in parking on the street, except as otherwise provided herein, the applicant will be required to submit an amendment to provide additional parking spaces on site to alleviate the insufficiency. Pedestrian access shall be encouraged from the northern portion of the subdivision. All parking shall be on site except for up to four Saturday swim meets and up to three weeknight swim meets per year held within hours approved herein.
7. Transitional screening shall be modified in accordance with the screening and landscaping shown on the plat.
8. The barrier requirement shall be waived.
9. All noise shall be regulated in accordance with the provisions of Chapter 108 of the Fairfax County Code. Typical swim meet devices such as loudspeakers and start buzzers may be utilized to manage swim meet events. No amplified music, either from loudspeakers or boom boxes, or loudspeakers, bullhorns, or any other such noise-making device, except for a whistle which is required by the lifeguard or devices used for emergency announcements, shall be used at any other time.
10. If lights are provided for the pool and parking lot, they shall be in accordance with the following:
 - The combined height of the light standards and fixtures shall not exceed twelve (12) feet.
 - The lights shall be a low-density design which directs the light directly onto the facility.
 - Shields shall be installed, if necessary, to prevent the light from projection beyond the pool or parking lot area.
11. The hours of operation for the pool shall be from 8:00 a.m. to 9:00 p.m. Swim team practice

shall be included within these hours. The hours of operation for the meeting room shall be from 8:00 a.m. to 10:00 p.m.

12. After-hours parties for the entire use shall be governed by the following:
 - Limited to a maximum of six (6) after-hours parties per year.
 - Limited to Friday, Saturday and pre-holiday evenings.
 - Shall not extend beyond 11:00 p.m.
 - A written request at least ten (10) days in advance and receive prior written permission from the Board of Directors of Fair Oaks Estates Homeowners Association for each individual after-hours party or activity.
 - Requests will be approved for only one (1) such party at a time and such requests shall be approved only after the successful conclusion of a previous after-hours party.
 - No amplified outdoor music shall be allowed.
13. The Environmental Health Division of the Fairfax County Health Department shall be notified before any pool waters are discharged during drainage or cleaning operations, so that pool waters can be adequately treated before being released into the storm sewer system.
14. The proposed sign shall be in accordance with Article 12, Signs. The proposed location of the sign, as shown on the plat, may need to be changed if necessary to ensure adequate sight distance.
15. This use shall be subject to the provisions of the Water Supply Protection Overlay District.
16. Residents of the surrounding Fair Oaks Estates shall have priority membership.
17. The facility shall be closed quickly and quietly.

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 is established as outlined above. 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.