



# County of Fairfax, Virginia

To protect and enrich the quality of life for the people, neighborhoods and diverse communities of Fairfax County

January 8, 2007

Ms. Lynn H. Bauer, Bookkeeper  
Riverside Gardens Recreation Association  
1709 Hackamore Lane  
Alexandria, Virginia 22308

Re: SPA 71-V-216, Riverside Gardens Recreation Association, Tax Map 102-1 ((1)) 42A, 43 (8633 Buckboard Drive): Membership Increase

Dear Ms. Bauer:

This is in response to your letter of November 27, 2006, requesting information about the membership limits approved by the Board of Zoning Appeals (BZA) with the above referenced application for a community recreation facility. Pursuant to SPA 71-V-216, the maximum number of family memberships is limited to 225. As I understand it, you intend to submit a special permit application to increase membership, among other changes, and you seek to understand how the maximum number of memberships is calculated. This determination is based on your letter and the SPA development conditions. Copies of your letter and relevant exhibits are attached.

While there is no fixed formula for calculating the maximum number of memberships which can be accommodated on a specific site, a number of factors have to be considered. They include the capacity of the pool, the capacity of the building facilities, traffic impacts and number of parking spaces, among others. The Zoning Ordinance specifies limits for building size, yard requirements, landscaping and screening, lighting, parking and other factors, which must be considered. Typically, parking is a limiting factor. Par. 14 of Sect. 11-105 of the Zoning Ordinance requires one parking space for every seven persons legally allowed in the pool at one time plus one space per employee.

Once an application is submitted, it will be reviewed by staff to evaluate land use, transportation, environmental and zoning issues. The Board of Zoning Appeals must find that all special permits satisfy the General Standards contained in Sect. 8-006 of the Zoning Ordinance and for a community use like Riverside Gardens Recreation Association, Group Standards contained in Sect. 8-403 (copy attached).

This determination has been made in my capacity as the duly authorized agent of the Zoning Administrator. If you have any questions regarding this interpretation, please contact Greg Chase at (703) 324-1290. It would probably be beneficial to you to set up a pre-application meeting with us to discuss your development proposal.

Sincerely,

Barbara A. Byron, Director  
Zoning Evaluation Division, DPZ

Attachments: A/S

cc: Members, Board of Zoning Appeals  
Diane Johnson-Quinn, Deputy Zoning Administrator, Permit Review Branch, ZAD, DPZ  
Michelle Brickner, Assistant Director, Land Development Services, DPWES  
Craig Carinci, Director, Environmental and Facilities Inspection Division, DPWES  
Kevin Guinaw, Chief, Special Projects/Applications Management Branch, ZED, DPZ  
File: SPA 71-V-216, Action Assignment Number SPI 0612 034, Imaging, Reading File

Department of Planning and Zoning  
Zoning Evaluation Division  
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## SPECIAL PERMITS

### **8-006 General Standards**

In addition to the specific standards set forth hereinafter with regard to particular special permit uses, all special permit uses shall satisfy the following general standards:

1. The proposed use at the specified location shall be in harmony with the adopted comprehensive plan.
2. The proposed use shall be in harmony with the general purpose and intent of the applicable zoning district regulations.
3. The proposed use shall be such that it will be harmonious with and will not adversely affect the use or development of neighboring properties in accordance with the applicable zoning district regulations and the adopted comprehensive plan. The location, size and height of buildings, structures, walls and fences, and the nature and extent of screening, buffering and landscaping shall be such that the use will not hinder or discourage the appropriate development and use of adjacent or nearby land and/or buildings or impair the value thereof.
4. The proposed use shall be such that pedestrian and vehicular traffic associated with such use will not be hazardous or conflict with the existing and anticipated traffic in the neighborhood.
5. In addition to the standards which may be set forth in this Article for a particular group or use, the BZA shall require landscaping and screening in accordance with the provisions of Article 13.
6. Open space shall be provided in an amount equivalent to that specified for the zoning district in which the proposed use is located.
7. Adequate utility, drainage, parking, loading and other necessary facilities to serve the proposed use shall be provided. Parking and loading requirements shall be in accordance with the provisions of Article 11.
8. Signs shall be regulated by the provisions of Article 12; however, the BZA, under the authority presented in Sect. 007 below, may impose more strict requirements for a given use than those set forth in this Ordinance.

### **8-007 Conditions and Restrictions**

In addition to those standards set forth in this Article, the BZA, in approving a special permit, may impose such conditions and restrictions upon the proposed use as it may deem necessary in the public interest to secure compliance with the provisions of this Ordinance and to protect the viability of the implementation of the adopted comprehensive plan. Such conditions or restrictions may include but need not be limited to a time limitation on the length of the permit in accordance with the provisions of Sect. 008 below and may require the posting of a guarantee or bond in a reasonable amount by the applicant.

### **8-008 Time Limitations, Extensions, Renewals**

## SPECIAL PERMITS

### **PART 4     8-400   GROUP 4   COMMUNITY USES**

#### **8-401     Group 4 Special Permit Uses**

1. Community clubs, centers, meeting halls, swimming pools, archery ranges.
2. Swimming clubs and tennis clubs/courts.
3. Marinas, docks and boating facilities of a private, nonprofit nature.
4. Any other recreational or social use, operated by a nonprofit organization, where membership thereto is limited to residents of nearby residential areas.

#### **8-402     Districts in Which Group 4 Uses May be Located**

1. Group 4 uses may be permitted by right in the following districts:  
  
PDH, PDC, PRC Districts: All uses when represented on an approved development plan  
  
C-5, C-6, C-7, C-8 Districts: Limited to community clubs, centers and meeting halls
2. Group 4 uses may be allowed by special permit in the following districts:  
  
All R Districts except R-A: All uses  
  
C-1, C-2, C-3, C-4 Districts: Limited to use 2  
C-5, C-6 Districts: Limited to swimming pools and archery ranges, uses 2, 3 and 4  
C-7, C-8 Districts: Limited to uses 2 and 3  
C-9 District: Limited to use 2  
  
I-1, I-2, I-3, I-4 Districts: All uses  
I-5, I-6 Districts: Limited to use 2

#### **8-403     Standards for all Group 4 Uses**

1. Except for Use 2 set forth in Sect. 401 above, all uses and their related facilities shall be under the control and direction of a board of managers composed, at least in part, of the residents of the area intended to be served by the facility. Further, no Group 4 use shall be operated on a profit-making basis, and the owner of the facility shall be a nonprofit organization where membership thereto is limited to residents of nearby residential areas.
2. All uses shall comply with the bulk regulations of the zoning district in which located.
3. All uses shall comply with the performance standards specified for the zoning district in which located, including the submission of a sports illumination plan as may be required by Part 9 of Article 14.
4. Before establishment, all uses, including modifications or alterations to existing uses, shall be subject to the provisions of Article 17, Site Plans.