



# County of Fairfax, Virginia

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

April 23, 2007

William L. Spack, ALA  
cox graae + spack  
2909 M Street, NW  
Washington, D.C., 20007

Re: Interpretation for SEA 84-D-086-5, The Langley School, Tax Map 30-1 ((1)) 42A, 43, and 30-1 ((22)) 2A: Art Center Building Materials and Elevations

Dear Mr. Spack:

This is in response to your letter dated February 20, 2007, requesting an interpretation of Development Condition #13 of the development conditions approved by the Board of Supervisors in conjunction with SEA 884-D-086-5. As I understand it, you are asking if the proposed building elevations for the Fine Arts Center are in substantial conformance with the development condition. This determination is based on your letter which contains a list of building materials, the attached development conditions, and two color exhibit sheets entitled "The Langley School Jeffrey J. Sherman Arts Center" dated February 2, 2007, prepared by cox graac + spack architects. Copies of your letter and relevant exhibits are attached.

Development Condition #13 states the following: *"The materials and design of the proposed new buildings shall be compatible with the surrounding neighborhood and consistent with a high-quality academic campus. No new buildings shall be "Butler style buildings" (constructed of pre-fabricated metal siding), although metal classroom trailers may be used on a temporary basis during the construction of the classroom buildings. Elevation drawings and a description of the materials for the exterior skin of the building shall be submitted to the Department of Planning and Zoning (DPZ) to confirm compliance with this condition. DPZ shall review the submission within forty-five (45) days. A copy of such drawings and description of materials will be made available at the McLean Governmental Center and the presidents of homeowners associations in McLean Knolls, McLean Station, Evans Mill Pond and Springside Way will be notified by the applicant at the time of submission of the availability of the drawings."*

The list of materials included in your letter demonstrates that the Fine Arts Center will be primarily masonry construction and that no pre-fabricated metal siding will be used. The elevations show the building to be constructed with a combination of brick and split-faced concrete block on the north, east, and west. The south side is primarily split-faced concrete block construction. The roof is asphalt shingle. The earth tone color palette and architectural style will be compatible with the surrounding neighborhood. The building design, colors, and materials are consistent with a high quality campus setting. It is my understanding that the list of building materials and elevation are available at the

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**Department of Planning and Zoning**  
12055 Government Center Parkway, Suite 801  
Fairfax, Virginia 22035-5509  
Phone 703 324-1290  
FAX 703 324-3924  
[www.fairfaxcounty.gov/dpzi](http://www.fairfaxcounty.gov/dpzi)

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McLean Government Center and that the appropriate homeowners associations have been notified of that fact.

It is my determination that the proposed building materials and elevations for the Fine Arts Center are in substantial conformance with Development Condition #13. 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 Mary Ann Godfrey at (703) 324-1290.

Sincerely,



Barbara A. Byron, Director  
Zoning Evaluation Division, DPZ  
Attachments: A/S

cc: Joan Dubois, Supervisor, Dranesville District  
Nancy Hopkins, Planning Commissioner, Dranesville District  
Diane Johnson-Quinn, Deputy Zoning Administrator, ZAD, DPZ  
Michelle Brickner, Assistant Director, Office of Land Development Services, DPWES  
Michael Knapp, Director, Urban Forest Management, DPWES  
Angela Rodeheaver, Chief, Site Analysis Section, DOT  
Craig Carinci, Director, Environmental and Facilities Inspection Division, DPWES  
Kevin J. Guinaw, Chief, Special Projects/Applications Management Branch, DPZ  
Audrey Clark, Director, Building Plan Review Division, DPWES  
File: SEA 84-D-086-5, SEI 0704 018; Imaging, Reading File

**cox graae spack**

RECEIVED  
Department of Planning & Zoning  
APR 13 2007  
Zoning Evaluation Division

20 February, 2007

Ms. Lisa Feibleman  
Staff Coordinator  
Fairfax County  
12055 Government Center Parkway  
Fairfax, Virginia 22035

Re : The Langley School  
Sherman Arts Center – Exterior Materials Description

Dear Ms. Feibleman :

Pursuant to your request, **cox graae + spack** architects is pleased to provide the following list of exterior materials for the proposed Langley School Jeffrey J. Sherman Arts Center. This description is intended to supplement the attached colored elevation renderings (Sheets A6.01 & A6.02) dated 2.02.2007.

The design of the building's exterior envelope, developed over an extended study period, is intended to be sympathetic to and compatible with the architectural context of the existing campus. We believe that the complimentary nature of this design, strongly related to the adjacent existing structures, will strengthen the sense of a unified campus architecture. Exterior materials include :

Roof :	Asphalt Shingle
Primary Exterior Walls :	Modular Brick with Accent Banding Split-Faced Concrete-Masonry-Unit (CMU) Block
Exterior Waterable :	Split-Faced Concrete-Masonry-Unit (CMU) Block
Misc. Coping & Trim :	Cast Stone
Misc. Fascia, Trim & Downspouts :	Pre-Finished Aluminum
Exterior Doors & Windows :	Clear Insulated Glass with Pre-Finished Aluminum Frames

david cox

christopher a. graae

william j. spack

carina schmickel

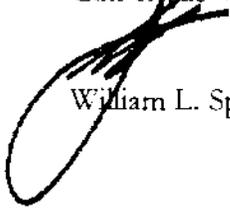
donald h. gregory

f. thompson wheeler



Please do not hesitate to contact me should you have any questions or if you require additional information regarding this listing of exterior materials for the Performing Arts Center.

Sincerely;  
Cox Gray + Spack Architects

  
William L. Spack, AIA







# FAIRFAX COUNTY

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

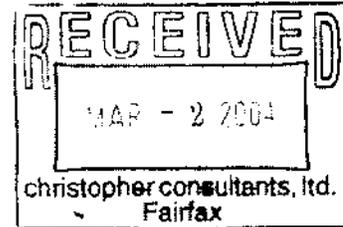
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V I R G I N I A

[www.fairfaxcounty.gov/gov/bos/clerkhomepage.htm](http://www.fairfaxcounty.gov/gov/bos/clerkhomepage.htm)

Email: [clerktothebos@fairfaxcounty.gov](mailto:clerktothebos@fairfaxcounty.gov)

November 12, 2003



Jonathan P. Rak, Esquire  
McGuire, Woods LLP  
1750 Tysons Boulevard, Suite 1800  
McLean, Virginia 22102-3915

RE: Special Exception Amendment Application  
Number SEA 84-D-086-5

Dear Mr. Rak:

At a regular meeting of the Board of Supervisors held on October 20, 2003, the Board approved Special Exception Amendment Application Number SEA 84-D-086-5 in the name of The Langley School, at 1411 Balls Hill Road, Tax Map 30-1 ((1)) 42A, 43 and 30-1 ((22)) 2A, to amend SE 84-D-086 previously approved for a private school of general education to permit increase in enrollment, building additions, change in development conditions and site modification, pursuant to Sections 3-304 and 9-301 of the Fairfax County Zoning Ordinance, by requiring conformance with the following development conditions; previous conditions are designated by an asterisk (\*).

- \*1. This Special Exception Amendment is granted for and runs with the land indicated in this application and is not transferable to other land.
- \*2. This Special Exception Amendment is granted only for the purpose(s), structure(s) and/or use(s) indicated on the Special Exception Amendment Plat approved with the application, as qualified by these development conditions. Minor modifications to the approved Special Exception Amendment may be permitted, pursuant to Paragraph 4 of Section 9-004 of the Zoning Ordinance.
- \*3. This Special Exception Amendment is subject to the provisions of Article 17, Site Plans, as may be determined by DPWES. Any plan submitted pursuant to this Special Exception Amendment shall be in conformance with the approved Special Exception Amendment Plat entitled **The Langley School and prepared by Christopher Consultants which is dated October 2, 2003, and these conditions.**

4. The maximum number of students enrolled shall be limited to 564. Enrollment shall be limited to preschool through 8<sup>th</sup> grade.
- \*5. The maximum FAR shall be 0.25, including any temporary classroom trailers that may be located on the site.
- \*6. Hours of operation for classroom activities shall be limited to the hours between 8:00 A.M. and 6:00 P.M., Monday through Friday. Meetings with parents and other meetings held on-site shall end by 10:00 P.M. Special school events, which shall not include community events and which shall not exceed more than two (2) per year, shall end by 12:00 A.M.
7. The number of parking spaces provided shall be 152; 119 on site including 104 car spaces, 10 bus parking spaces, and 5 handicapped accessible spaces. Thirty-three (33) off-site parking spaces on the adjacent American Legion property, permitted by a shared parking agreement between the two parties, shall also remain available for school use.
- \*8. The transitional screening requirement along the northern and eastern boundaries shall be modified in favor of existing vegetation. The transitional screening requirement along the west, adjacent to Balls Hill Road, shall be modified in favor of a landscape plan which, in addition to the trees shown on the plat, provides evergreen plantings to screen the parking lot from the residences to the west. Such landscape plan shall be approved by the Urban Forestry Division and returned to the Planning Commission for approval. All existing and proposed vegetation shall be subject to a determination by the Urban Forestry Division, DPWES, as to the size, number and adequacy of landscaping to provide continuous and viable screen or buffer area.
- \*9. No construction vehicles shall access this site via Evans Mill Road.
- \*10. Stormwater Management shall be provided on-site in accordance with the Public Facilities manual, as determined by the Director, DPWES. Appropriate Stormwater Management and BMP practices shall be provided with phases of construction, as deemed appropriate by DPWES.
- \*11. Limits of clearing and grading shall be defined on the site plan to prevent disturbance within the area depicted on Sheet 2 of 4 of the Special Exception Amendment Plat on the north, south, east, and southwest which are labeled "Existing Trees to be Preserved". Limits of clearing and grading along the south shall be shifted northward to avoid disturbance in the vegetated area which contains hydric soil to the extent feasible, subject to Urban Forestry approval. Limits of clearing and grading shall be strictly adhered to during all phases of construction. Due to the presence of sensitive

soils in the area, additional silt and erosion controls shall be provided during all construction phases, if determined to be necessary by DPWES. These controls shall be in excess of the minimum standards, as determined by DPWES.

12. There shall be a maximum of five (5) trailers on site at any one time. Skirting or other architectural treatment shall be provided on each of the temporary trailers to enhance their visual appearance. The temporary trailers shall be permitted to be located as shown on the Special Exception Amendment Plat and shall be removed when the Non-Residential Use Permit is issued for the classroom buildings identified within each of the phases identified on Sheet 4.
- \*13. The materials and design of the proposed new buildings shall be compatible with the surrounding neighborhood and consistent with a high-quality academic campus. No new buildings shall be "Butler style buildings" (constructed of pre-fabricated metal siding), although metal classroom trailers may be used on a temporary basis during construction of the classroom buildings. Elevation drawings and a description of the materials for the exterior skin of the building shall be submitted to the Department of Planning and Zoning (DPZ) to confirm compliance with this condition. DPZ shall review the submission within forty-five (45) days. A copy of such drawings and description of materials will be made available at the McLean Governmental Center and the presidents of homeowners associations in McLean Knolls, McLean Station, Evans Mill Pond and Springside Way will be notified by the applicant at the time of submission of the availability of the drawings.
- \*14. A program to encourage and assist organization of student and employee carpools shall be instituted and maintained indefinitely. School bus service shall be made available where routing is practically feasible, as determined by the Langley School.
- \*15. All signs, existing and installed in the future, shall conform with the regulations of Article 12 of the Fairfax County Zoning Ordinance.
- \*16. Peripheral parking lot landscaping shall be installed to meet Zoning Ordinance requirements, to the satisfaction of the Urban Forestry Division of DPWES.
- \*17. Langley School shall provide regular notice to faculty and parents requesting that they not park on neighborhood streets. Such notice shall include a sign posted near the parking lot exit which states "Please do not park on local streets." Notice shall also be included in the Parent's Handbook along with a summary of parking regulations on public streets.
- \*18. Use of the auditoriums and other facilities of the school shall be limited to school and community events and activities. The facilities shall not be rented for commercial purposes; however, the school may charge a fee to cover expenses to the community and civic organizations which use the facilities.

- \*19. If the number of special events (including community events) requiring parking for more than 160 vehicles exceeds eight (8) such events during a school year, the Langley School will arrange for alternative off-street parking to accommodate each event in excess of 8 per year.
20. Prior to the issuance of a Non-RUP for any new building, parking and vehicular circulation improvements shall be completed. Landscaping along Balls Hills Road and within the parking lot shall be installed within 60 days following completion of the parking lot and entrance, subject to Urban Forestry approval.
21. The maximum daily enrollment in the Pre-Kindergarten program shall be 83, subject to Health Department approval.
22. If the site is determined to contained any wetland area(s) which are impacted by proposed construction, compliance with § 404 of the Clean Water Act shall be demonstrated to the satisfaction of DPWES.

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. The applicant shall be himself responsible for obtaining the required Non-Residential Use Permit through established procedures, and this Special Exception Amendment shall not be valid until this has been accomplished.

Pursuant to Section 9-015 of the Zoning Ordinance, this Special Exception Amendment shall automatically expire, without notice, three years (36) months after the date of approval unless the use has been established or construction has commenced and been diligently prosecuted. The use shall be deemed established with the commencement of the Phase I of construction. The Board of Supervisors may grant additional time to establish the use or to commence construction if a written request for additional time is filed with the Zoning Administrator prior to the date of expiration of the Special Exception Amendment. 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.

**The Board also:**

- **Modified the transitional screening requirements along the northern and eastern boundaries in favor of the existing vegetation, subject to the proposed development conditions dated October 8, 2003.**
- **Modified the transitional screening requirements along the western boundary in favor of the existing and proposed vegetation, subject to the proposed development conditions dated October 8, 2003.**

- **Modified the barrier requirement, subject to the proposed development conditions dated October 8, 2003.**
- **Waived the service drive requirement along Dolly Madison Boulevard.**

If you have questions regarding the expiration of this Special Exception Amendment or filing a request for additional time they should be directed to the Zoning Evaluation Division in the Department of Planning and Zoning at 703-324-1290. The mailing address for the Zoning Evaluation Division is Suite 801, 12055 Government Center Parkway, Fairfax, Virginia 22035.

Sincerely,



Nancy Vehrs  
Clerk to the Board of Supervisors

NV/ns

cc: Chairman Katherine K. Hanley  
Supervisor Mendelsohn, Dranesville District  
Janet Coldsmith, Director, Real Estate Div., Dept. of Tax Administration  
Michael R. Congleton, Deputy Zoning Enforcement Branch  
John Crouch, Deputy, Zoning Enforcement Branch, ZPRB  
Audrey Clark, Director, BPRD, DPWES  
Barbara A. Byron, Director, Zoning Evaluation Div., DPZ  
Angela K. Rodeheaver, Section Chief, Trnsprt'n. Planning Div.,  
Charles Strunk, Project Planning Section, Department of Transportation  
Michelle A. Brickner, Director, Site Development Services, DPWES  
DPWES - Bonds & Agreements  
Department of Highways, VDOT  
Land Acqu. & Planning Div., Park Authority  
District Planning Commissioner  
Gary Chevalier, Office of Capital Facilities, Fairfax County Public Schools