



County of Fairfax, Virginia

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

June 18, 2007

Michael J. O'Hara, Jr., P.E.
Christopher Consultants, Ltd
9900 Main Street, Fourth Floor
Fairfax, VA 22031-3907

Re: Interpretation for SEA 84-D-086-5, The Langley School, Tax Map 30-1 ((1)) 42A, 43, and 30-1 ((22)) 2A: Temporary Classroom Trailer

Dear Mr. O'Hara:

This is in response to your letter dated May 25, 2007, requesting an interpretation of the Special Exception Amendment (SEA) plat and development conditions approved by the Board of Supervisors in conjunction with SEA 84-D-086-5. As I understand it, the question is whether the installation of one (1) additional temporary classroom trailer to the Fine Arts Phase of the approved development plan would be in substantial conformance with SEA 84-D-086-5. This determination is based on your letter, an attached copy of a site plan sheet showing the location of the proposed temporary trailer, and the development conditions. Copies of your letter and relevant exhibits are attached.

Your letter states that during the construction of the Fine Arts Center, one (1) 24' x 40' temporary classroom trailer was installed in the general location that is shown as a temporary trailer location during the Fine Arts Phase of construction on the SEA Plat. You state that the property owner, i.e., The Langley School, has now determined that a second temporary trailer is needed in order to serve the needs of the school. You have submitted an exhibit that shows the proposed 24' x 40' additional trailer located adjacent to the existing trailer and in the area shown on the SEA Plat as a location for a temporary trailer.

Development Condition #12 states that "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."

You have stated that additional clearing and grading will be required in order to install the trailer. According to the submitted site plan sheet, the proposed trailer will be located within a tree save area but you have stated that the tree save area is very open and that the trailer can be installed without removing or destroying any of the existing trees. It is my understanding that the trees in this area will be removed in future construction phases.

It is my determination that the addition of the second temporary classroom trailer as described above is in substantial conformance with SEA 84-D-086-5 provided that it is skirted or architecturally treated with the same materials as the existing trailer and that all efforts to avoid damage to or removal of existing trees are made, subject to Urban Forest Management (UFM) approval, and that there are no more than five trailers located on site at any one time. 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
Kenneth Williams, Plan Control, 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
File: SEA 84-D-086-5, SEI 0706 026: Imaging, Reading File

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/dpz/

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May 25, 2007

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Department of Planning & Zoning

JUN 06 2007

Zoning Evaluation Division

Ms. Barbara Byron
Director of Zoning Evaluation Division
Department of Planning and Zoning
Fairfax County
12055 Government Center Parkway, Suite 801
Fairfax, VA 22035

RE: Development Interpretation Request
4068-SP-02
Tax Map 30-1((1) 42A, 30-1((1)) 43, 30-1((22))2A
ccl Project #952208.00

Dear Ms. Byron:

The Langley School Fine Arts Center is a proposed fine arts center and auditorium in the Dranesville District of Fairfax County. The site is bordered by Balls Hill Road on the West, Dolley Madison Boulevard on the South East, and Evans Mill Road on the North. There are nine existing structures on the site with two buildings being demolished for the construction of the proposed Fine Arts Center. During the development process, the owner proposed to install a temporary modular trailer to serve as a classroom until the proposed Fine Arts Center is completed. The location, size, and description of the proposed temporary modular trailer was included in the approved site plan dated February 17, 2007. This trailer has been installed according to that approved site plan.

During the development of the Fine Arts Center, it was deemed by the owner that a single temporary modular trailer was insufficient to serve the needs of the school. In so doing, the owner requests an additional temporary modular trailer to be situated to the rear of the existing temporary modular trailer (as shown on the included documents).

The location of the second proposed temporary modular trailer to the rear of the existing temporary modular trailer follows a similar layout as proposed on the approved special exception plat with regards to the location of temporary modular units during the phase development. The addition of the second temporary modular trailer is also in conformance with proffer condition 12 specified under the Special Exception Plat (SEA 84-D-086-5) that allows the owner to install a maximum of five temporary modular trailers. However, the proposed location of the second temporary modular trailer will require additional grading and clearing to allow for the installation.

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9900 main street, fourth floor
fairfax, virginia 22031-3907

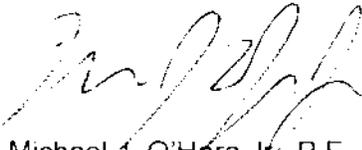
voice 703.273.6620
fax 703.273.7638
web site www.christopherconsultants.com

This letter seeks a development interpretation that would allow for the changes outlined above and in the attached exhibits. We believe that these changes meet the criteria for a minor modification according to Sections 16-403 and Section 18-204 of the Zoning Ordinance as follows:

1. The lot density remains the same.
2. There are no increased parking requirements.
3. The use of the site remains the same.
4. Landscaping and open space requirements will remain the same. The tree area to be preserved will not be affected as the temporary modular trailer will be situated beneath the canopy of the trees.
5. The addition of the temporary modular trailer will not adversely impact the relationship of the development to the adjacent properties
6. There will be a minimal increase in the amount of clearing and grading.
7. There are no additional buildings or additions to buildings proposed beyond what was approved on the Special Exception Plat and the approved Site Plan.
8. The setbacks remain the same.

We have included with this for your consideration the above-referenced exhibits. We trust that you will agree that these minor modifications will not adversely affect the final conditions of the site and will approve the location of the temporary classroom. Should you have any questions regarding this request, please do not hesitate to contact me at (703) 273-6820.

Very truly yours,



Michael J. O'Hara Jr., P.E.
Senior Project Manager/Associate
LEED Accredited Professional

MJO/jj

Enclosures

cc: Rob Kuklewicz, The Langley School



FAIRFAX COUNTY

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

Tel: 703-324-3151 • Fax: 703-324-3926 • TTY: 703-324-3903

V I R G I N I A

www.fairfaxcounty.gov/gov/bos/clerkhomepage.htm

Email: 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 8th 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

UTILITIES SHOULD BE COORDINATED WITH LANGLEY SCHOOL FACILITIES
 DIVISION FOR THE ENTIRE CAMPUS.
 SEE HANDRAIL DETAILS.
 SEE SEPARATE PLANS BY OTHERS.
 SEE SLOPE AND WITH 2% CROSS SLOPE.
 SEE SF AND THE GROSS FLOOR AREA IS 17,410 SF.
 SEE PROTECTION PLAN INDICATION TREES TO BE PRESEVED OR REMOVED.

