



FAIRFAX COUNTY

APPLICATION ACCEPTED: October 9, 2007
BOARD OF ZONING APPEALS: December 18, 2007
TIME: 9:00 a.m.

V I R G I N I A

December 11, 2007

STAFF REPORT

SPECIAL PERMIT AMENDMENT APPLICATION SPA 71-V-216-2

MOUNT VERNON DISTRICT

APPLICANT: Riverside Gardens Recreation Association

ZONING: R-3

LOCATION: 8633 Buckboard Drive

ZONING ORDINANCE PROVISIONS: 3-303

TAX MAP: 102-3 ((01)) 42A, 43

LOT SIZE: 3.52 acres

F.A.R.: 0.0113

PLAN MAP: Residential 2-3 du/ac

SP PROPOSAL: To amend SP 71-V-216 previously approved for a community swimming pool to permit building additions, site modifications, increase in membership and change in development conditions.

STAFF RECOMMENDATION: Staff recommends approval of SPA 71-V-216-2 with the adoption of the Proposed Development Conditions in Appendix 1.

O:\gchase\swim club\Riverside\Riverside Swim Club - final.doc

Department of Planning and Zoning
Zoning Evaluation Division
12055 Government Center Parkway, Suite 801
Fairfax, Virginia 22035-5509
Phone 703 324-1290
FAX 703 324-3924
www.fairfaxcountv.gov/dnz/

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.

The approval of this application does not interfere with, abrogate or annul any easements, covenants, or other agreements between parties, as they may apply to the property subject to the application.

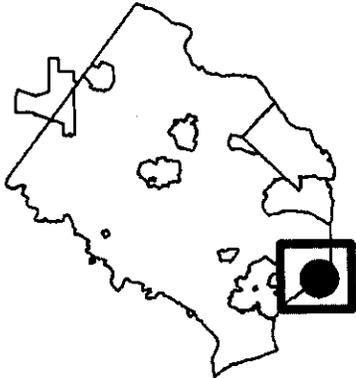
For additional information, call Zoning Evaluation Division, Department of Planning and Zoning at 324-1280, 12055 Government Center Parkway, Suite 801, Fairfax, Virginia 22035. **Board of Zoning Appeals' meetings are held in the Board Room, Ground Level, Government Center Building, 12000 Government Center 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).

Special Permit Amendment

SPA 71-V-216-02



Applicant: RIVERSIDE GARDENS RECREATION ASSOCIATION

Accepted: 10/09/2007

Proposed: TO AMEND SP 71-V-216 PREVIOUSLY APPROVED FOR COMMUNITY SWIMMING POOL TO PERMIT BUILDING ADDITIONS, SITE MODIFICATIONS, INCREASE IN MEMBERSHIP AND CHANGE IN DEVELOPMENT CONDITIONS

Area: 3.52 AC OF LAND; DISTRICT - MOUNT VERNON

Zoning Dist Sect: 03-0303

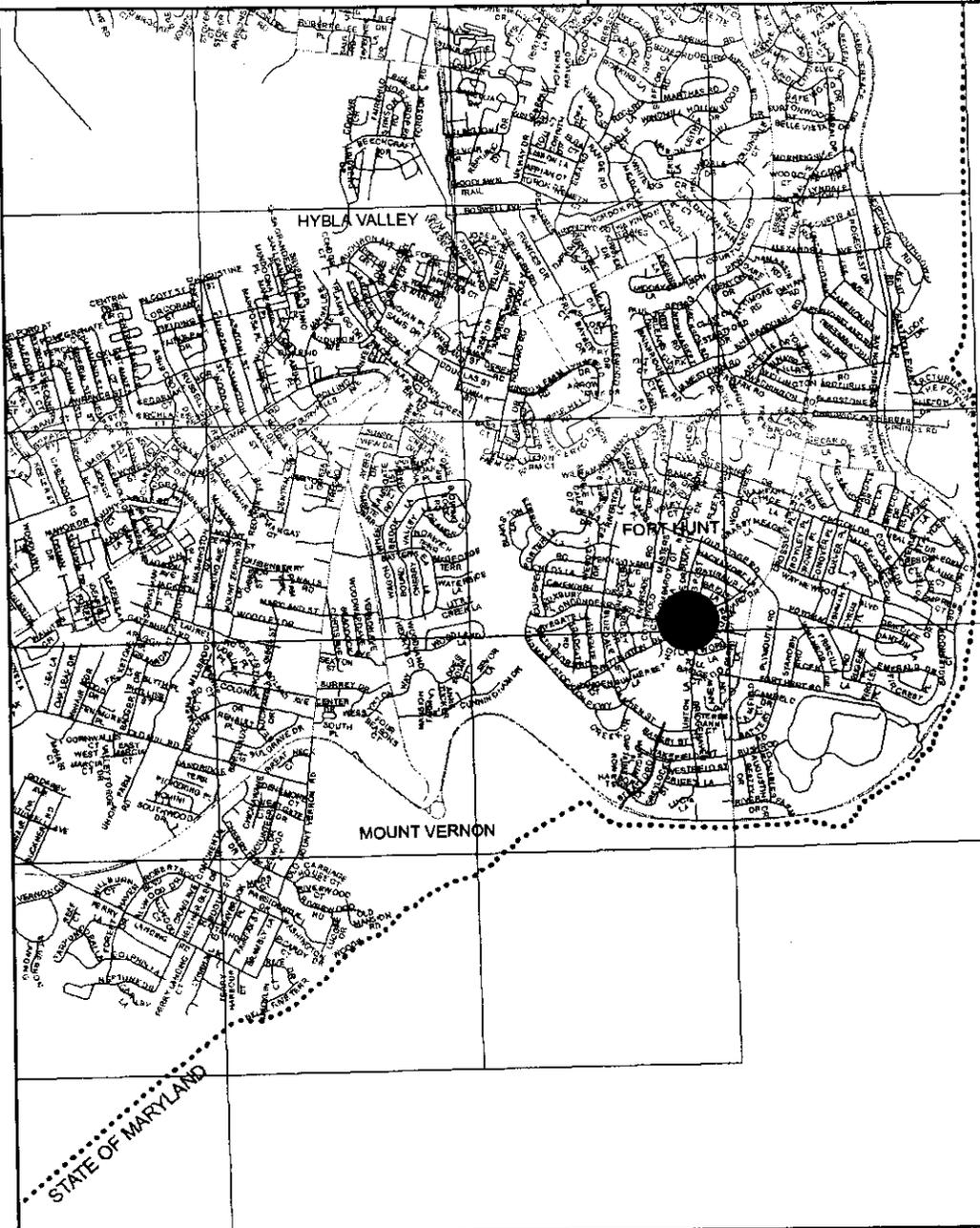
Art 8 Group and Use: 4-02

Located: 8633 BUCKBOARD DRIVE

Zoning: R-3

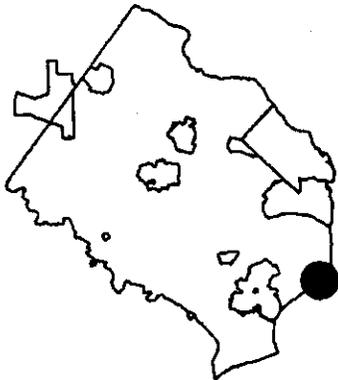
Overlay Dist:

Map Ref Num: 102-3- /01/ /0042A /01/ /0043



Special Permit Amendment

SPA 71-V-216-02



Applicant:

RIVERSIDE GARDENS RECREATION ASSOCIATION

Accepted:
Proposed:

10/09/2007
TO AMEND SP 71-V-216 PREVIOUSLY
APPROVED FOR COMMUNITY SWIMMING POOL
TO PERMIT BUILDING ADDITIONS, SITE
MODIFICATIONS, INCREASE IN MEMBERSHIP
AND CHANGE IN DEVELOPMENT CONDITIONS

Area:

3.52 AC OF LAND; DISTRICT - MOUNT VERNON

Zoning Dist Sect: 03-0303

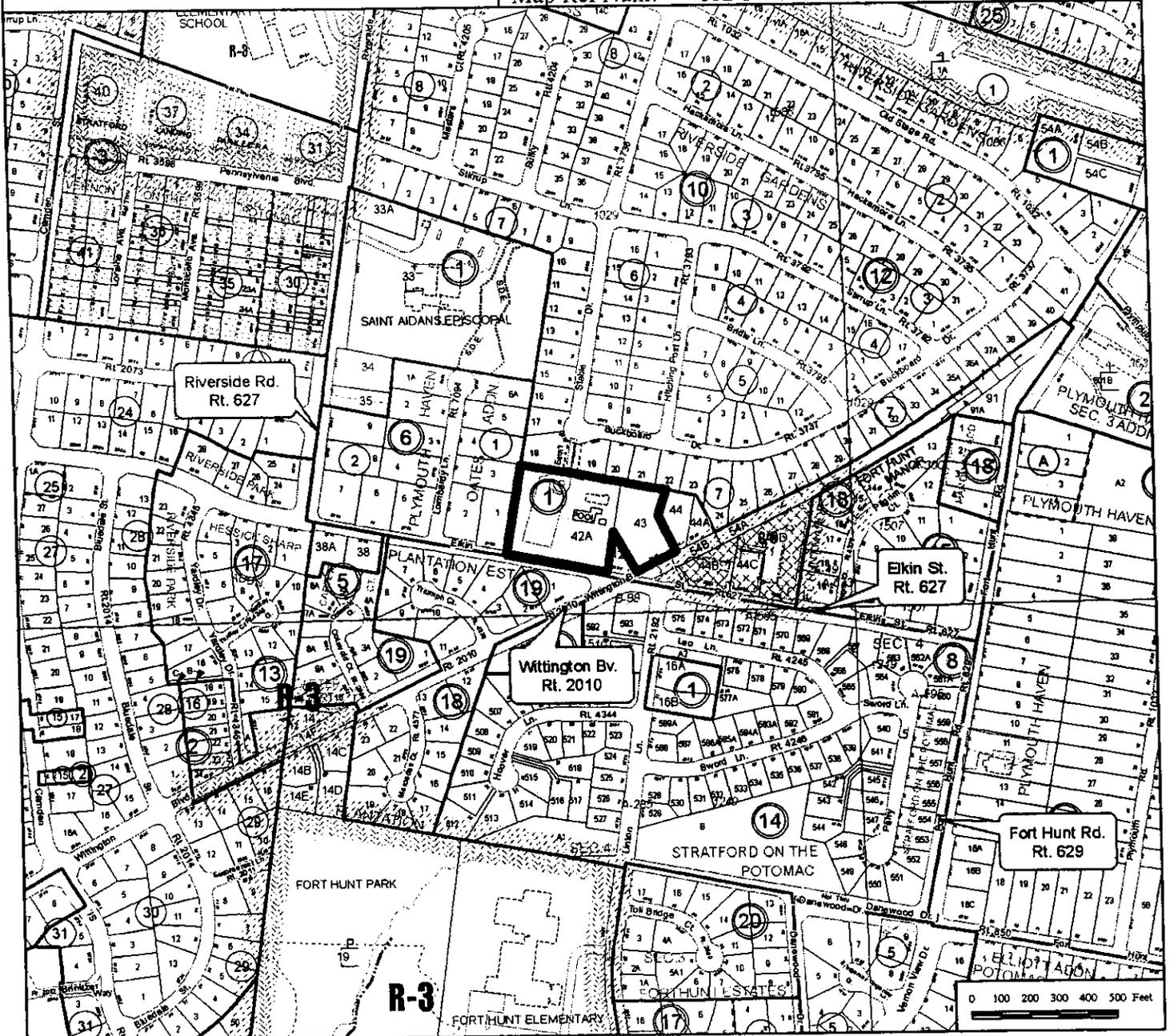
Art 8 Group and Use: 4-02

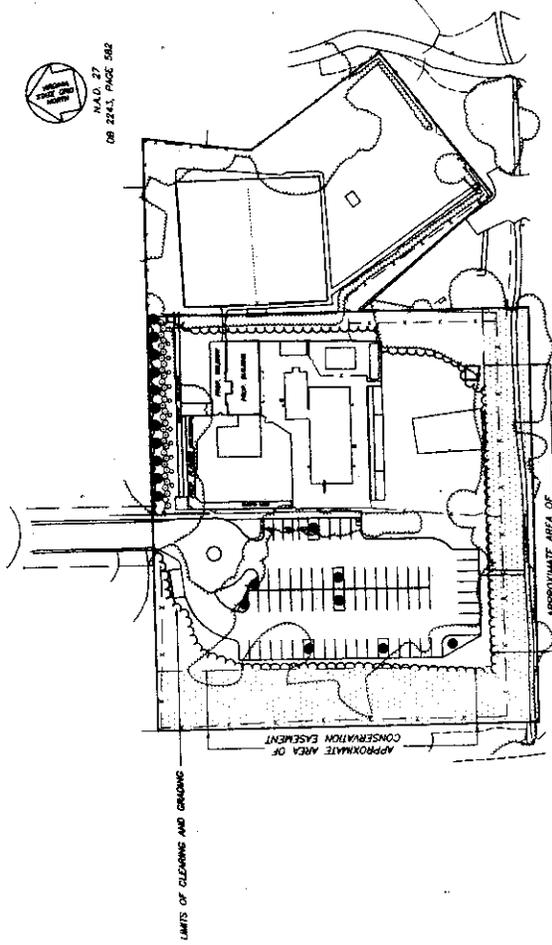
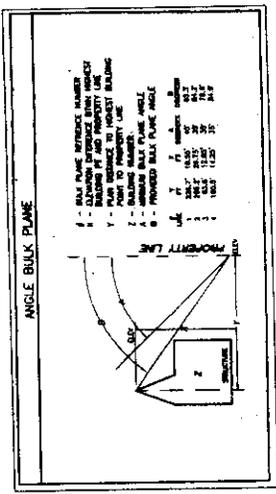
Located: 8633 BUCKBOARD DRIVE

Zoning: R-3

Overlay Dist:

Map Ref Num: 102-3- /01/ /0042A /01/ /0043





CONSERVATION EASEMENT
 SCALE: 1" = 50'

- GENERAL NOTES:**
1. ALL MAP 100-35-(11)-22A & 43: MOUNT VERNON DISTRICT #1
 2. OWNERS: RIVERSIDE GARDENS RECREATION CENTER, 122408
 081 2800 AC. 10 (PARCEL 42A)
 08 3556 AC. 554 (PARCEL 43)
 3. ZONE: P-3 (NO OFFICIAL ZONING)
 4. COMMUNITY SHARING POOLS AND TENNIS COURTS
 5. PROPOSED MEMBERS: 275
 6. PROPOSED EMPLOYEES: 10
 7. TOTAL SITE AREA: 2,827 AC.
 8. GROSS EXISTING AREA: 315 AC. (151,331 S.F.)
 9. FLOOR AREA RATIO: 1.03 S.F. / 151,331 S.F. = 0.0113
 10. BUILDING'S HIGHEST POINT: 172' FT.
 11. EXISTING BUILDING: 162' FT.
 12. PROPOSED BUILDING: 162' FT.
 13. PARKING CALCULATIONS:
 REQUIRED PER GROUP SPACES - ONE SPACE FOR EVERY SEVEN
 PERSONS LAWFULLY ALLOWED IN POOL AT ONE TIME, PLUS ONE
 TENNIS COURT - FOUR SPACES PER COURT
 14. 275 PROPOSED MEMBERS / 7 = 40 SPACES
 15. 2 TENNIS COURTS / 5 = 4 SPACES
 16. NO. OF SPACES REQUIRED = 44 SPACES
 17. NO. OF SPACES PROVIDED = 58 SPACES
 18. UNDESIGNED SPACES = 14 SPACES
 19. TOTAL SPACE AVAILABILITY = 58 SPACES
 20. INTERIOR PARKING LOT LANDSCAPING = 2% OF PARKING LOT AREA
 20,197 S.F. / 2.0 = 10,098 S.F.
 21. TRANSITIONAL SCREENING REQUIREMENTS: TRANSITIONAL SCREENING 2
 REQUEST FOR MODIFICATIONS TO MEET THESE REQUIREMENTS
 EXCEPT FOR THE AREA OF DISTURBANCE ALONG THE NORTHERLY
 PROPERTY LINE
 22. EXISTING TREE COVER REQUIREMENTS:
 PERCENTAGE TREE COVER REQUIRED
 10 YEAR COVER REQUIRED = 76,599 S.F.
 20 YEAR COVER REQUIRED = 151,197 S.F.
 23. EXISTING TREE COVER
 SUBTOTAL TREES PROVIDED BY NEW TREES = 71,635 S.F.
 TOTAL TREE COVER PROVIDED = 80,230 S.F.
 24. IMPROVEMENTS AREA: 151,432 S.F.
 25. PERCENTAGE: 55,887 / 151,432 = 36.49%
 26. PROPOSED PERCENTAGE: 2,929 / 151,432 = 1.91%
 27. INCREASE: 2,929 / 151,432 = 1.91%
 28. PROPERTY IS SERVED BY PUBLIC WATER AND SEWERY SEWER
 29. BOUNDARY AND TOPOGRAPHIC IS A FIELD SURVEY BY RUNNUN, DUDLEY,
 AND ASSOCIATES, INC. DATE: 09-27-2007
 30. NO MINIMUM DRIVE CLEARANCE OR STRUCTURE MARKING A BURNAL SITE ON
 THIS SITE
 31. THE PERFORM WATER REQUEST WILL BE MADE BASED ON
 THE STATE OF THE ART OF THE DATE OF THE DEVELOPMENT CALCULATION
 PLAN.
 32. CROSSLAKE SW MUD QUALITY: DUE TO THE MAJOR INCREASE IN
 DEVELOPMENT, IT IS RECOMMENDED THAT A CROSSLAKE SW
 MUD QUALITY STUDY BE CONDUCTED TO DETERMINE THE
 APPROPRIATE BUFFER AREAS NEAR THE
 EXISTING MAJOR UNDERGROUND UTILITY PLACED PLANS.
 THIS STUDY SHOULD BE CONDUCTED BY A QUALIFIED PROFESSIONAL
 ENGINEER AND SHOULD BE SUBMITTED TO THE BOARD OF SUPERVISORS
 FOR REVIEW AND APPROVAL.
 33. THIS SITE IS A CROSSLAKE SW RESOURCE PROTECTION AREA (RPA)
 AND IS SUBJECT TO THE CROSSLAKE SW RESOURCE PROTECTION
 REGULATIONS.
 34. THIS SITE IS A CROSSLAKE SW RESOURCE PROTECTION AREA (RPA)
 AND IS SUBJECT TO THE CROSSLAKE SW RESOURCE PROTECTION
 REGULATIONS.
 35. THIS SITE IS A CROSSLAKE SW RESOURCE PROTECTION AREA (RPA)
 AND IS SUBJECT TO THE CROSSLAKE SW RESOURCE PROTECTION
 REGULATIONS.

IMPACT FACILITY DESIGN CALCULATIONS

1. WATER QUALITY IMPACTS:
 A. WATERBODIES WITHIN THE AREA OF THE DEVELOPMENT:
 B. WATER QUALITY IMPACTS:
 C. WATER QUALITY IMPACTS:

2. ALL OF THE ABOVE ARE TO BE AVOIDED OR MINIMIZED TO THE MAXIMUM EXTENT POSSIBLE.

Item	Area (S.F.)	Area (Ac.)
1.1	1,033	0.024
1.2	12,678	0.290
1.3	2,345	0.054
1.4	1,500	0.034
1.5	13,074	0.300
1.6	24,750	0.566
1.7	55,887	1.270
1.8	80,230	1.831
1.9	151,197	3.441
1.10	151,432	3.442
1.11	151,432	3.442
1.12	151,432	3.442
1.13	151,432	3.442
1.14	151,432	3.442
1.15	151,432	3.442
1.16	151,432	3.442
1.17	151,432	3.442
1.18	151,432	3.442
1.19	151,432	3.442
1.20	151,432	3.442
1.21	151,432	3.442
1.22	151,432	3.442
1.23	151,432	3.442
1.24	151,432	3.442
1.25	151,432	3.442
1.26	151,432	3.442
1.27	151,432	3.442
1.28	151,432	3.442
1.29	151,432	3.442
1.30	151,432	3.442
1.31	151,432	3.442
1.32	151,432	3.442
1.33	151,432	3.442
1.34	151,432	3.442
1.35	151,432	3.442
1.36	151,432	3.442
1.37	151,432	3.442
1.38	151,432	3.442
1.39	151,432	3.442
1.40	151,432	3.442
1.41	151,432	3.442
1.42	151,432	3.442
1.43	151,432	3.442
1.44	151,432	3.442
1.45	151,432	3.442
1.46	151,432	3.442
1.47	151,432	3.442
1.48	151,432	3.442
1.49	151,432	3.442
1.50	151,432	3.442
1.51	151,432	3.442
1.52	151,432	3.442
1.53	151,432	3.442
1.54	151,432	3.442
1.55	151,432	3.442
1.56	151,432	3.442
1.57	151,432	3.442
1.58	151,432	3.442
1.59	151,432	3.442
1.60	151,432	3.442
1.61	151,432	3.442
1.62	151,432	3.442
1.63	151,432	3.442
1.64	151,432	3.442
1.65	151,432	3.442
1.66	151,432	3.442
1.67	151,432	3.442
1.68	151,432	3.442
1.69	151,432	3.442
1.70	151,432	3.442
1.71	151,432	3.442
1.72	151,432	3.442
1.73	151,432	3.442
1.74	151,432	3.442
1.75	151,432	3.442
1.76	151,432	3.442
1.77	151,432	3.442
1.78	151,432	3.442
1.79	151,432	3.442
1.80	151,432	3.442
1.81	151,432	3.442
1.82	151,432	3.442
1.83	151,432	3.442
1.84	151,432	3.442
1.85	151,432	3.442
1.86	151,432	3.442
1.87	151,432	3.442
1.88	151,432	3.442
1.89	151,432	3.442
1.90	151,432	3.442
1.91	151,432	3.442
1.92	151,432	3.442
1.93	151,432	3.442
1.94	151,432	3.442
1.95	151,432	3.442
1.96	151,432	3.442
1.97	151,432	3.442
1.98	151,432	3.442
1.99	151,432	3.442
2.00	151,432	3.442

1. WATER QUALITY IMPACTS:
 A. WATERBODIES WITHIN THE AREA OF THE DEVELOPMENT:
 B. WATER QUALITY IMPACTS:
 C. WATER QUALITY IMPACTS:

2. ALL OF THE ABOVE ARE TO BE AVOIDED OR MINIMIZED TO THE MAXIMUM EXTENT POSSIBLE.

3. THE DEVELOPMENT OF THE PROPOSAL WILL PROCEED FOLLOWING APPROVAL AND WILL BE EXPEDITED TO BE COMPLETE WITHIN ONE YEAR OF CONSTRUCTION. THE PROPOSAL DEVELOPMENT CONFORMS TO THE PROVISIONS OF ALL APPLICABLE ORDINANCES, REGULATIONS AND ADOPTED STANDARDS. THE PROPOSAL DEVELOPMENT CONFORMS TO THE PROVISIONS OF ALL APPLICABLE ORDINANCES, REGULATIONS AND ADOPTED STANDARDS. THE PROPOSAL DEVELOPMENT CONFORMS TO THE PROVISIONS OF ALL APPLICABLE ORDINANCES, REGULATIONS AND ADOPTED STANDARDS.

DESCRIPTION OF THE APPLICATION

Special Permit Request: To amend SP 71-V-216 previously approved for a community swimming pool to permit building additions, site modifications, increase in membership and change in development conditions. The applicant proposes a 694 sq. ft. building addition to the existing 1,033 sq. ft. structure on site and an increase in membership from 225 to 275.

	<u>Existing</u>	<u>Proposed</u>
Size:	3.52 acres (Parcel 42A - 2.57 acres) (Parcel 43 - .95 acres)	No change
Parking:	63 spaces	No change
FAR:	0.0067	0.0113
Gross Floor Area:	1,033 sq. ft.	1,727 sq. ft.*
Members:	225	275
Employees:	10	No change
Hours of Operation:	11:00 a.m. – 9 p.m. Memorial Day Weekend Through Labor Day Weekend	No change

Waivers and Modifications:

A modification of the transitional screening yard and barrier requirements along all lot lines to allow existing vegetation to meet the requirements.

LOCATION AND CHARACTER

Existing Site Description:

The subject property is located at the western terminus of the cul-de-sac for Buckboard Drive. The facility is located in the Riverside Gardens Subdivision. It serves the Riverside Gardens subdivision as well as surrounding areas. The existing bath house,

swimming pool and wading pool are located in the central portion of the site. A sand volley ball court is located to the south of the pool. Parking is located to the west of the pool and bath house. The parking area is paved and contains 63 spaces. Two tennis courts are located to the northeast of the pool and bath house. A six foot high chain link fence surrounds the tennis courts. A seven foot chain link fence surrounds the adjacent Parcel 42 and a six foot high chain link fence fronts Elkin Street. A three foot chain link fence. A wooden fence varying in height from five to six feet is located along the northern boundary of the property.

BACKGROUND

Site History:

Application	Date	Use	BZA Action*
S-10-65	1/26/65	Swim & Tennis Club	Approve
S-69-70	4/28/70	Swim & Tennis Club	Approve
S-216-71	11/23/71	Swim & Tennis Club	Approve
SPA 71-V-216-1	6/25/91	Swim & Tennis Club	Approve

*Approved with Development Conditions (Resolutions for SPA 71-V-216-1 are included in Appendix 4)

On January 26, 1965, the Board of Zoning Appeals (BZA) approved Special Permit S-10-65 by Riverside Gardens Swim Club to allow the construction and operation of a community swimming pool on Lot 42A. On April 28, 1970, the BZA approved S-69-70 which allowed the construction of an addition to the existing recreation building. On November 23, 1971, the BZA approved S-216-71 which allowed the addition of two double tennis courts to the facility. This approval included Lot 43 in the special permit area. On January 25, 1991, the BZA approved SPA 71-V-216-1 which allowed the addition of a deck to the facility.

Surrounding Area Description

Direction	Use	Zoning	Plan
North	Residential: Single family detached dwellings	R-3	2-3 du/ac
South	Residential: Single family detached dwellings	R-3	2-3 du/ac
East	Residential: Single family detached dwellings	R-3	2-3 du/ac
West	Residential: Single family detached dwellings	R-3	2-3 du/ac

COMPREHENSIVE PLAN PROVISIONS

Plan Area: Area IV, Mt. Vernon
Planning Sector: MV-6, Fort Hunt
Plan Map: Private Recreational Use

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

Title of SP Plat: Special Permit Plat, Property of
Riverside Gardens Recreation Center
Mount Vernon District, Fairfax County, Virginia

Prepared By: Runyon, Dudley, Associates, Inc.

Dated: September 27, 2007

Proposed Use:

The applicant requests approval a special permit to permit site modifications which consist of construction of a 694 sq ft. building addition to the existing one-story, 1,033 sq. ft. structure for a total of 1,727 square feet and related improvements. The existing structure houses the bath house which includes showers, restrooms and other ancillary facilities which will remain. The addition will include an expanded storage area, patio (referred to on the plat as a veranda) and the patio (veranda) roof. Aesthetic updates will also be made to the bathrooms and the exterior of the structure. Additional landscaping along the northern side of the property and within the parking lot will be provided. The veranda (patio) area will be expanded and planters will be added along it's periphery as well as the addition of an arbor. The revisions will provide for the updating of these facilities to current standards. A proposed dedication of a conservation easement is also shown on the western and southern boundary of the property. The applicant also proposes to modify the development conditions to increase membership from the previously approved 225 members to 275 members.

Land Use Analysis

There are no land use issues associated with this application.

Transportation Analysis

There are no transportation issues associated with this application.

Environmental Analysis (Appendix 5)**Issue:**

The Countywide Trails Plan and Public Facilities Manual specify a five foot wide concrete trail along Elkin Drive. An existing four foot wide, poorly constructed asphalt trail exists currently. Staff recommends that a five foot wide concrete sidewalk be constructed to replace the existing sidewalk along Elkin Drive.

Resolution:

A proposed development condition in Appendix 1 requires that a five foot wide concrete sidewalk be constructed to replace the existing sidewalk. With the imposition of this development condition this issue is addressed.

The environmental analysis also discussed issues related regarding stormwater management and best management practices which are discussed in the Stormwater Management Analysis below.

Stormwater Management Analysis (Appendix 6)**Issue:**

The applicant is required to incorporate best management practices (BMPs) into the development plan which achieve 10% phosphorus removal efficiency, as the proposed improvements are considered 'redevelopment' under the CBPO.

Resolution:

The applicant has indicated on-site BMPs in the form of the dedication of Conservation Easements as open space to meet BMP requirements. A proposed development condition requires that the applicant meet this requirement through the proposed conservation easements, LID measures or other measures as determined by DPWES. With the imposition of this condition this issue is addressed.

Issue:

The stormwater management analysis indicates that the applicant is seeking a waiver of the detention requirements. The analysis indicates that the applicant should provide an alternative in the event that a waiver is not granted. As of the date of this report an alternative has not been provided by the applicant.

Resolution:

A proposed development condition in Appendix 1 requires that Stormwater management and Best Management Practices facilities shall be provided as

determined by DPWES. If any structural facilities are required, no existing or proposed vegetation as shown on the SPA plat shall be removed to install the structures. With the imposition of this proposed development condition this issue is addressed.

ZONING ORDINANCE PROVISIONS

R-3 DISTRICT REGULATIONS	REQUIRED	PROVIDED
Bulk Regulations		
Lot Size	10,500 square feet	3.52 acres
Lot Width	80 feet	151.3 feet
Building Height	60 feet	35 feet
Front Yard	Controlled by a 40 degree angle of bulk plane but not less than 30 feet	63.8 feet
Side Yard	Controlled by a 35 degree angle of bulk plane but not less than 10 feet	160.5 feet
Rear Yard	Controlled by a 35 degree angle of bulk plane but not less than 25 feet	226.7 feet
FAR	0.25 maximum	0.0113
Parking		
Parking Spaces	58 spaces	63 spaces

Standard	Required	Provided
Transitional Screening		
North (single family residential)	T/S 1 - 25 feet in width Planted with evergreen trees or a mixture of evergreen and deciduous trees	Between 0 and 70 feet of existing deciduous and evergreen vegetation
South (single family residential)	T/S 1 - 25 feet in width Planted with evergreen trees or a mixture of evergreen and deciduous trees	Between 0 and 120 feet of existing deciduous and evergreen vegetation, except along tennis court
East (single family residential)	T/S 1 - 25 feet in width Planted with evergreen trees or a mixture of evergreen and deciduous trees	Between 15 and 200 feet of existing deciduous and evergreen vegetation
West (single family residential)	T/S 1 - 25 feet in width Planted with evergreen trees or a mixture of evergreen and deciduous trees	Between 10 and 140 feet of existing deciduous and evergreen vegetation
Barrier		
North (single family residential)	Barrier D, E, or F	5' to 6' wooden fence
South (single family residential)	Barrier D, E, or F	Six foot high chain link fence
East (single family residential)	Barrier D, E, or F	Five foot high chain link
West (single family residential)	Barrier D, E, or F	Six foot high chain link fence

WAIVERS/MODIFICATIONS REQUESTED

Waiver/Modification: The applicant seeks a modification of the transitional screening yard and barrier requirements along all lot lines to allow existing vegetation and barrier to meet the requirements.

Basis: Par. 3 of Sect. 13-304 states that transitional screening and barrier requirements may be waived or modified where the building, a barrier and/or the land between that building and the property line has been specifically designed to minimize adverse impact through the combination of architectural and landscaping techniques.

The existing landscaping, distance of the structures from the lot lines and the landscape plantings surrounding the buildings on-site minimize the adverse visual impact of the non-residential use. The density, quantity, maturity and location of the plantings on-site satisfy the transitional screening requirements for most of the boundary lines. The large amount of vegetation on the property combined with the internal orientation of the buildings render the barrier requirement unnecessary. Since there are minimal new physical improvements to the site, and the site is heavily vegetated except on the northern side of the property where additional landscaping is proposed (along with additional interior parking lot landscaping), staff believes that the modification of the transitional screening and waiver of the barrier requirements should be approved provided that the proposed additional plantings along the northern boundary of the parking lot are provided as depicted on page 3 of the SPA Plat.

OTHER ZONING ORDINANCE REQUIREMENTS

Special Permit Requirements (See Appendix 6)

- General Special Permit Standards (Sect. 8-006)
- Group 5 Standards (Sect. 8-503)

Summary of Zoning Ordinance Provisions

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

CONCLUSIONS

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

RECOMMENDATIONS

Staff recommends approval with adoption of 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.

The approval of this application does not interfere with, abrogate or annul any easements, covenants, or other agreements between parties, as they may apply to the property subject to the application.

APPENDICES

1. Proposed Development Conditions
2. Affidavit
3. Statement of Justification
4. Conditions and Plat approved in Conjunction with SPA 71-V-216-1
5. Environmental Analysis
6. DPWES Stormwater Management Analysis
7. Applicable Zoning Ordinance Provisions Checklist

PROPOSED DEVELOPMENT CONDITIONS**December 11, 2007****SPA 71-V-216-2**

If it is the intent of the Board of Zoning Appeals to approve SPA 71-V-216-2, located at Tax Map 102-3 ((01)) 42A, 43, pursuant to Section 3-303 of the Fairfax County Zoning Ordinance previously approved for a community swimming pool to permit building additions, site modifications, increase in membership and change in development conditions, 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, Riverside Gardens Recreation Association. and is not transferable without further action of this Board, and is for the location indicated on the application, **8633 Buckboard Drive**, and is not transferable to other land.*
2. This special permit amendment is granted only for the purpose(s) structure(s) and/or use(s) indicated on the special permit plat prepared by **Runyun, Dudley, Associates, and dated September 27, 2007**, and approved with this application, as qualified by these development conditions.
3. A copy of this special permit amendment 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 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 hours of operation shall be limited to 9 AM to 9 PM.*
6. After-hour parties for the swimming pool shall be governed by the following.
 - Limited to six (6) per season.
 - Limited to Friday, Saturday and pro-holiday evenings. Three (3) weeknight parties may be permitted per year, provided written notification is submitted to all contiguous property owners.
 - Shall not extend beyond 12:00 midnight.
7. Existing vegetation along all lot lines **and the proposed additional plantings as shown on the special permit amendment plat** and the existing fencing shall be

deemed to satisfy the transitional screening and barrier requirements.*

8. There shall be a maximum number of **275** family memberships.*
9. Parking shall be provided on site as shown on the special permit plat. All parking shall be on site.
10. All lighting shall be directed on site and the tennis courts shall not be lighted. **All lighting shall be provided in accordance with the Performance Standards contained in Part 9 (Outdoor Lighting Standards) of Article 14 of the Zoning Ordinance.***
11. All noise from loud speakers shall be confined to the site.*
12. During discharge of swimming pool waters, the following operational procedures shall be implemented:
 - Sufficient amount of lime or soda ash shall be added to the acid cleaning solution in order to achieve a pH approximately equal to that of the receiving stream. The Virginia Water Control Board standards for the class II and III waters found in Fairfax County range from pH from 6.0 to 9.0. In addition, the standard for dissolved oxygen shall be attained prior to the release of pool waters and shall require a minimum concentration of 4.0 milligrams per liter.
 - If the water being discharged from the pool is discolored or contains a high level of suspended solids that could affect the clarity of the receiving stream, it shall be allowed to stand so that most of the solids settle out prior to being discharged.*
13. Signs shall be in conformance with Article 12, Signs.
14. Stormwater management and Best Management Practices measures shall be provided as determined by DPWES. If any structural facilities are required, no existing or proposed vegetation as shown on the special permit amendment plat shall be removed to install the structures.
15. A five foot wide concrete sidewalk be constructed to replace the existing sidewalk along Elkin Drive as determined by the Virginia Department of Transportation (VDOT).

These conditions incorporate and supersede all previous conditions. 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 responsible for obtaining the required Non-Residential Use Permit through established procedures, and this special permit shall not be valid until this has been accomplished.

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 construction has commenced and been diligently pursued. The Board of Zoning Appeals may grant additional time 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 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.

Application No.(s): _____
 (county-assigned application number(s), to be entered by County Staff)

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: 10/4/07
 (enter date affidavit is notarized)

I, Christopher A. Gilliam, do hereby state that I am an
 (enter name of applicant or authorized agent)

(check one) applicant
 applicant's authorized agent listed in Par. 1(a) below

97456a

and that, to the best of my knowledge and belief, the following is true:

1(a). The following constitutes a listing of the names and addresses of all **APPLICANTS, TITLE OWNERS, CONTRACT PURCHASERS, and LESSEES** of the land described in the application,* and, if any of the foregoing is a **TRUSTEE,**** each **BENEFICIARY** of such trust, and all **ATTORNEYS** and **REAL ESTATE BROKERS**, and all **AGENTS** who have acted on behalf of any of the foregoing with respect to the application:

(NOTE: All relationships to the application listed above in **BOLD** print must be disclosed. Multiple relationships may be listed together, e.g., **Attorney/Agent, Contract Purchaser/Lessee, Applicant/Title Owner**, etc. For a multiparcel application, list the Tax Map Number(s) of the parcel(s) for each owner(s) in the Relationship column.)

NAME (enter first name, middle initial, and last name)	ADDRESS (enter number, street, city, state, and zip code)	RELATIONSHIP(S) (enter applicable relationships listed in BOLD above)
Riverside Gardens Recreation Association	8633 Buckboard Dr. Alexandria, Va. 22308	Applicant/ Title Owner
Christopher A. Gilliam (Board Member)	1910 Bridle Ln. Alexandria Va. 22308	Agent
DAVID A. Grant (President)	1902 Stirrup Ln. Alexandria Va. 22308	Agent

(check if applicable) There are more relationships to be listed and Par. 1(a) is continued on a "Special Permit/Variance Attachment to Par. 1(a)" form.

* In the case of a condominium, the title owner, contract purchaser, or lessee of 10% or more of the units in the condominium.
 ** List as follows: Name of trustee, Trustee for (name of trust, if applicable), for the benefit of: (state name of each beneficiary).

Application No.(s): _____
(county-assigned application number(s), to be entered by County Staff)

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: 10/27/07
(enter date affidavit is notarized)

97456a

1(b). The following constitutes a listing*** of the **SHAREHOLDERS** of all corporations disclosed in this affidavit who own 10% or more of any class of stock issued by said corporation, and where such corporation has 10 or less shareholders, a listing of all of the shareholders:

(NOTE: Include **SOLE PROPRIETORSHIPS, LIMITED LIABILITY COMPANIES, and REAL ESTATE INVESTMENT TRUSTS** herein.)

CORPORATION INFORMATION

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)

Riverside Gardens Recreation Association
8633 Buckboard Drive
Alexandria Va. 22308

DESCRIPTION OF CORPORATION: (check one statement)

- There are 10 or less shareholders, and all of the shareholders are listed below.
- There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF SHAREHOLDERS: (enter first name, middle initial, and last name)

Non Stock
Not For Profit

(check if applicable) There is more corporation information and Par. 1(b) is continued on a "Special Permit/Variance Attachment 1(b)" form.

*** All listings which include partnerships, corporations, or trusts, to include the names of beneficiaries, must be broken down successively until (a) only individual persons are listed or (b) the listing for a corporation having more than 10 shareholders has no shareholder owning 10% or more of any class of stock. *In the case of an APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land that is a partnership, corporation, or trust, such successive breakdown must include a listing and further breakdown of all of its partners, of its shareholders as required above, and of beneficiaries of any trusts. Such successive breakdown must also include breakdowns of any partnership, corporation, or trust owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER or LESSEE* of the land. Limited liability companies and real estate investment trusts and their equivalents are treated as corporations, with members being deemed the equivalent of shareholders; managing members shall also be listed.* Use footnote numbers to designate partnerships or corporations, which have further listings on an attachment page, and reference the same footnote numbers on the attachment page.

Application No.(s): _____
(county-assigned application number(s), to be entered by County Staff)

Page Three

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: 10/4/07
(enter date affidavit is notarized)

97456a

1(c). The following constitutes a listing*** of all of the **PARTNERS**, both **GENERAL** and **LIMITED**, in any partnership disclosed in this affidavit:

PARTNERSHIP INFORMATION

PARTNERSHIP NAME & ADDRESS: (enter complete name, number, street, city, state, and zip code)

(check if applicable) The above-listed partnership has no limited partners.

NAMES AND TITLE OF THE PARTNERS (enter first name, middle initial, last name, and title, e.g. **General Partner, Limited Partner, or General and Limited Partner**)

(check if applicable) There is more partnership information and Par. 1(c) is continued on a "Special Permit/Variance Attachment to Par. 1(c)" form.

*** All listings which include partnerships, corporations, or trusts, to include the names of beneficiaries, must be broken down successively until: (a) only individual persons are listed or (b) the listing for a corporation having more than 10 shareholders has no shareholder owning 10% or more of any class of stock. *In the case of an APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land that is a partnership, corporation, or trust, such successive breakdown must include a listing and further breakdown of all of its partners, of its shareholders as required above, and of beneficiaries of any trusts. Such successive breakdown must also include breakdowns of any partnership, corporation, or trust owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land. Limited liability companies and real estate investment trusts and their equivalents are treated as corporations, with members being deemed the equivalent of shareholders; managing members shall also be listed.* Use footnote numbers to designate partnerships or corporations, which have further listings on an attachment page, and reference the same footnote numbers on the attachment page.

Application No.(s): _____
(county-assigned application number(s), to be entered by County Staff)

Page Four

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: 10/04/07
(enter date affidavit is notarized)

97456a

1(d). One of the following boxes **must** be checked:

[] In addition to the names listed in Paragraphs 1(a), 1(b), and 1(c) above, the following is a listing of any and all other individuals who own in the aggregate (directly and as a shareholder, partner, and beneficiary of a trust) 10% or more of the **APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE*** of the land:

[] Other than the names listed in Paragraphs 1(a), 1(b), and 1(c) above, no individual owns in the aggregate (directly and as a shareholder, partner, and beneficiary of a trust) 10% or more of the **APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE*** of the land.

2. That no member of the Fairfax County Board of Zoning Appeals, Planning Commission, or any member of his or her immediate household owns or has any financial interest in the subject land either individually, by ownership of stock in a corporation owning such land, or through an interest in a partnership owning such land.

EXCEPT AS FOLLOWS: (NOTE: If answer is none, enter "NONE" on the line below.)

NONE

(check if applicable) [] There are more interests to be listed and Par. 2 is continued on a "Special Permit/Variance Attachment to Par. 2" form.

Application No.(s): _____
(county-assigned application number(s), to be entered by County Staff)

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: 10/29/07
(enter date affidavit is notarized)

97456a

3. That within the twelve-month period prior to the public hearing of this application, no member of the Fairfax County Board of Zoning Appeals, Planning Commission, or any member of his or her immediate household, either directly or by way of partnership in which any of them is a partner, employee, agent, or attorney, or through a partner of any of them, or through a corporation in which any of them is an officer, director, employee, agent, or attorney or holds 10% or more of the outstanding bonds or shares of stock of a particular class, has, or has had any business or financial relationship, other than any ordinary depositor or customer relationship with or by a retail establishment, public utility, or bank, including any gift or donation having a value of more than \$100, singularly or in the aggregate, with any of those listed in Par. 1 above.

EXCEPT AS FOLLOWS: (NOTE: If answer is none, enter "NONE" on line below.)

NONE

(NOTE: Business or financial relationships of the type described in this paragraph that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings. See Par. 4 below.)

(check if applicable) [] There are more disclosures to be listed and Par. 3 is continued on a "Special Permit/Variance Attachment to Par. 3" form.

4. That the information contained in this affidavit is complete, that all partnerships, corporations, and trusts owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land have been listed and broken down, and that prior to each and every public hearing on this matter, I will reexamine this affidavit and provide any changed or supplemental information, including business or financial relationships of the type described in Paragraph 3 above, that arise on or after the date of this application.

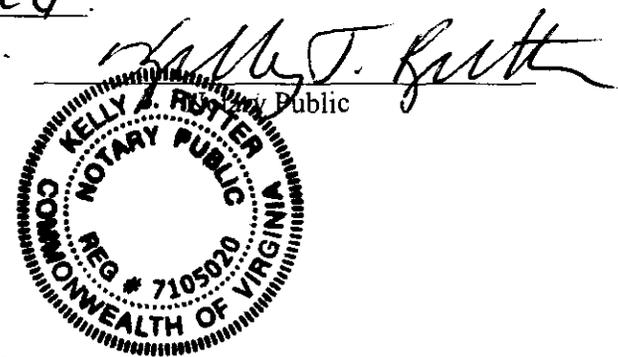
WITNESS the following signature:

(check one) Applicant Christopher A. Gillian Applicant's Authorized Agent

Christopher A. Gillian
(type or print first name, middle initial, last name, and title of signee)

Subscribed and sworn to before me this 4th day of October 2007, in the State/Comm. of Virginia, County/City of Fairfax.

My commission expires: March 31, 2011



RECEIVED
Department of Planning & Zoning

OCT 01 2007

Zoning Evaluation Division

October 1, 2007

**Zoning Evaluation Division
Fairfax County
Department of Planning and Zoning
12055 Government Center Parkway
Suite 801
Fairfax, VA 22035**

**Subject: Special Permit Statement of Justification
Riverside Gardens Recreation Association, 8633 Buckboard Drive, Alexandria, VA 22308**

To Whom It May Concern:

This document will answer the questions posed on page 14 of the Fairfax County application for Special Permit. The requirement is for a narrative that describes proposed use for the site and other pertinent data.

The current structure is approximately 45 years old and our members have decided it needs some updating. This is a modification of the current structure to expand the size of our storage area, patio, and patio roof. Additionally aesthetic updates will be made to the bathrooms, exterior of the structure and landscaping.

Type of Operation (s):

Riverside Gardens Recreation Association is a community pool and tennis club. This falls in the Fairfax County official designation of a "Group 4 Community uses". Riverside Gardens Recreation Association does not plan to change this designation.

Hours of Operation:

RGSTC has always operated from Memorial Day Weekend through Labor Day weekend. Other times of the year the pool is closed. Hours of operation for the pool are 11:00 AM until 9:00 PM. Tennis Courts are unlighted and operate year round.

Estimated number of patrons/members:

The pool has a maximum membership of 275 persons. Current membership is 225. We would like to increase membership to 275.

Proposed number of employees/lifeguards:

During operating hours 4-5 lifeguards are present.

Estimate of traffic impact of the proposed use:

No more than 25 cars per day on average - MAY 40 per day on Weekends

A listing, if known, of all hazardous or toxic substances forth in Title 40, Code of Federal Regulations Parts 116.4, 302.4 ad 355; all hazardous waste as set forth in Virginia Department of Environmental Quality Hazardous Waste Management Regulations: and/or petroleum products, as defined in Title 40, Code of Federal Regulations Part 280; to be generated, utilized, stored, treated and/or disposed of on site and the size of contents of any existing or proposed storage tanks or containers:

The only chemicals stored on the premises are pool chlorine and Muriatic Acid, for pool water quality regulation. These chemicals are stored according to regulations.

Statement of how the proposed use conforms to the provisions of all applicable ordinances, regulations, adopted standards and any applicable conditions, or, if any waiver, exception or variance is sought by the applicant from such ordinances, regulations, standards and conditions, such shall be specifically noted with the justification for any such modifications.

The site and proposed development conform to the provisions of all applicable ordinances, regulations and adopted standards.

Stormwater detention waiver is requested based on the fact the site has adequate outfall and less than 2% increase in impervious surface.

Due to the minor increase in impervious area using the Redevelopment Calculation Requirements it is proposed that a Conservation Easement be dedicated of Wooded Buffer Areas meeting site requirements (.704 ACRES) Detailed in Survey and Plans submitted.

The building façade will consist of existing cinder block construction and new construction that will have vinyl siding over wood frame.

Sincerely,



Chris Gilliam
Board Member
Riverside Gardens Recreation Association
1910 Bridle Lane
Alexandria, Va
22308

Riverside Gardens Recreation Association:
Address
8633 Buckboard Drive
Alexandria, VA
22308

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Sincerely,



Chris Gilliam
Board Member
Riverside Gardens Recreation Association
1910 Bridle Lane
Alexandria, Va
22308

Riverside Gardens Recreation Association:
Address
8633 Buckboard Drive
Alexandria, VA
22308

COUNTY OF FAIRFAX, VIRGINIA

SPECIAL PERMIT RESOLUTION OF THE BOARD OF ZONING APPEALS

In Special Permit Amendment Application SPA 71-V-216-1 by RIVERSIDE GARDENS RECREATION ASSOCIATION, under Section 3-303 of the Zoning Ordinance to amend S-216-71 for a community swim facility to allow addition (deck), on property located at 8633 Buckboard Dr., Tax Map Reference 102-3((1))42A,43, Mrs. Thonen moved that the Board of Zoning Appeals adopt the following resolution:

WHEREAS, the captioned application has been properly filed in accordance with the requirements of all applicable State and County Codes and with the by-laws of the Fairfax County Board of Zoning Appeals; and

WHEREAS, following proper notice to the public, a public hearing was held by the Board on June 25, 1991; and

WHEREAS, the Board has made the following findings of fact:

1. The applicant is the owner of the land.
2. The present zoning is R-3.
3. The area of the lot is 3.529 acres.

AND WHEREAS, the Board of Zoning Appeals has reached the following conclusions of law:

THAT the applicant has presented testimony indicating compliance with the general standards for Special Permit Uses as set forth in Sect. 8-006 and the additional standards for this use as contained in Section 8-403 of the Zoning Ordinance.

NOW, THEREFORE, BE IT RESOLVED that the subject application is **GRANTED** with the following limitations:

1. This approval is granted to the applicant only and is not transferable without further action of this Board, and is for the location indicated on the application 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 submitted and approved with this application, as qualified by these development conditions.
3. A copy of this Special Permit Amendment and the Non-Residential Use Permit SHALL BE POSTED in a conspicuous place on the property of the use and be made available during the hours of operation of the permitted use.
4. If a building permit is required, this Special Permit will be subject to the provisions of Article 17, Site Plans. Any plan submitted pursuant to this special permit shall be in conformance with the approved Special Permit plat and these development conditions.
5. The hours of operation shall be limited to 9:00 A.M. to 9:00 P.M.

6. After-hour parties shall be governed by the following:
 - o Limited to six (6) per season.
 - o Limited to Friday, Saturday and pre-holiday evenings. Three (3) weeknight parties may be permitted per year provided written proof is submitted which shows that all contiguous property owners concur.
 - o Shall not extend beyond 12:00 midnight.
 - o The applicant shall provide a written request at least ten (10) days in advance and receive prior written permission from the Zoning Administrator for each individual party or activity.
 - o Requests shall be approved for one (1) such party at a time and such requests shall be approved only after the successful conclusion of a previous after-hour party.
7. Existing vegetation along all lot lines and the existing fencing shall be deemed to satisfy the transitional screening and barrier requirements.
8. There shall be a maximum of 225 family memberships.
9. There shall be a minimum of 31 and a maximum of 75 parking spaces provided on site.
10. All lighting shall be directed on site and the tennis courts shall not be lighted.
11. All noise from loud speakers shall be confined to the site.
12. During discharge of swimming pool waters the following operational procedures shall be implemented:
 - o Sufficient amounts of lime or soda ash shall be added to the acid cleaning solution in order to achieve a pH approximately equal to that of the receiving stream. The Virginia Water Control Board standards for the class II and III waters found Fairfax County range in pH from 6.0 to 9.0. In addition, the standards for dissolved oxygen shall be attained prior to the release of pool waters and shall require a minimum concentration of 4.0 milligrams per liter.
 - o If the water being discharged from the pool is discolored or contains a high level of suspended solids that could affect the clarity of the receiving stream, it shall be allowed to stand so that most of the solids settle out prior to being discharged.

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 responsible for obtaining the required Non-Residential Use Permit through established procedures, and this Special Permit shall not be legally established until this has been accomplished.

Under Sect. 8-015 of the Zoning Ordinance, this Special Permit shall automatically expire, without notice, twenty-four (24) months after the approval date* of the Special Permit unless the activity authorized has been established, or unless construction has started and is diligently pursued, or unless additional time is approved by the Board of Zoning Appeals because of occurrence of conditions unforeseen at the time of the approval of this Special Permit. A request for additional time shall be justified in writing, and must be filed with the Zoning Administrator prior to the expiration date.

Mr. Ribble seconded the motion which carried by a vote of 5-0. Mr. Kelley and Mr. Pammel were not present for the vote.

Mr. Ribble made a motion to waive the eight-day limitation. Mrs. Harris seconded the motion, which carried by a vote of 5-0. Mr. Kelley and Mr. Pammel were not present for the vote.

*This decision was officially filed in the office of the Board of Zoning Appeals and became final on June 25, 1991. This date shall be deemed to be the final approval date of this special permit.

A Copy Teste:



Geri B. Bepko, Deputy Clerk
Board of Zoning Appeals



County of Fairfax, Virginia

MEMORANDUM

DATE: December 3, 2007

TO: Regina Coyle, Director
Zoning Evaluation Division, DPZ

FROM: Pamela G. Nee, Chief *P.N.*
Environment and Development Review Branch, DPZ

**SUBJECT: ENVIRONMENTAL ANALYSIS: SPA 71-V-216-02 Riverside Gardens
Recreation Association**

This memorandum, prepared by Jennifer Bonnette, includes citations from the Comprehensive Plan that list and explain environmental policies for this property. Plan citations are followed by a discussion of concerns including a description of potential impacts that may result from the proposed development as depicted on the Special Permit Plat dated September 27, 2007. Possible solutions to remedy identified issues are suggested. Other solutions may be acceptable, provided that they achieve the desired degree of mitigation and are also compatible with Plan policies.

COMPREHENSIVE PLAN CITATIONS

The Comprehensive Plan is the basis for the evaluation of this application. The assessment of the proposal for conformity with the environmental recommendations of the Comprehensive Plan is guided by the following citations from the Plan:

In the Fairfax County Comprehensive Plan, Policy Plan, 2007 Edition, Environment section as amended through November 15, 2004, on pages 5-7, the Plan states:

“Objective 2: Prevent and reduce pollution of surface and groundwater resources. Protect and restore the ecological integrity of streams in Fairfax County.”

Policy a. Maintain a best management practices (BMP) program for Fairfax County and ensure that new development and redevelopment complies with the County’s best management practice (BMP) requirements. . . .

Policy k. For new development and redevelopment, apply better site design

and low impact development (LID) techniques. . . .

Development proposals should implement best management practices to reduce runoff pollution and other impacts. Preferred practices include: those which recharge groundwater when such recharge will not degrade groundwater quality; those which preserve as much undisturbed open space as possible; and, those which contribute to ecological diversity by the creation of wetlands or other habitat enhancing BMPs, consistent with State guidelines and regulations. . . .

Objective 3: Protect the Potomac Estuary and the Chesapeake Bay from the avoidable impacts of land use activities in Fairfax County.

Policy a. Ensure that new development and redevelopment complies with the County's Chesapeake Bay Preservation Ordinance. . . .”

In the Fairfax County Comprehensive Plan, Policy Plan, 2007 Edition, Environment section as amended through November 15, 2004, on page 14, the Plan states:

“Objective 10: Conserve and restore tree cover on developed and developing sites. Provide tree cover on sites where it is absent prior to development.

Policy a: Protect or restore the maximum amount of tree cover on developed and developing sites consistent with planned land use and good silvicultural practices.”

ENVIRONMENTAL ANALYSIS

This section characterizes the environmental concerns raised by an evaluation of this site and the proposed development.

This special permit amendment application seeks approval to construct a 694 square foot addition at an existing swim club and increase the club's membership from 225 to 275 people. The proposed development would lead to a .01 floor area ratio (FAR) and an increase in the amount of impervious surface area from 36.42 to 38.33 percent. The 3.53 acre site is located in the Little Hunting Creek Watershed.

Due to the minor increase in impervious area of 1.9 percent, the applicant has proposed establishing a conservation easement to be dedicated in an existing wooded buffer area (approximately 50 feet wide along the western boundary of the property and 40 feet wide along the southern boundary of Parcel 42A) to meet water quality requirements. The applicant has requested a stormwater detention waiver due to adequate outfall and the minimal increase in

impervious surface. In the event that a detention waiver is not granted by the Department of Public Works and Environmental Services (DPWES), it is recommended that the applicant show an alternative site for a stormwater management/best management practices (SWM/BMP) facility which does not impact the existing vegetated area. In addition, it is recommended that low impact development techniques such as a rain garden, porous pavement, or bioretention facility be considered if the waiver is not granted. Final determination regarding SWM/BMP will be made by staff in the Department of Public Works and Environmental Services.

The Countywide Trails Plan and Public Facilities Manual specify a five foot wide concrete trail along Elkin Drive. An existing four foot wide, poorly constructed asphalt trail exists currently. Staff recommends that a five foot wide concrete sidewalk be constructed to replace the existing sidewalk.

PGN:JRB



County of Fairfax, Virginia

MEMORANDUM

DATE: November 2, 2007

TO: Greg Chase, Staff Coordinator
Zoning Evaluation Division
Department of Planning and Zoning

FROM: Valerie Tucker, Chief Stormwater Engineer
Environmental and Site Review Division East
Department of Public Works and Environmental Services

SUBJECT: Special Permit Amendment Application, SPA 71-V-216-02, Riverside Gardens Recreation Association, Special Permit Plat dated September 27, 2007 (Plat), Tax Map #102-3-01-0042-A & 0043 (Property), Mount Vernon District

We have reviewed the referenced submission and offer the following comments related to stormwater management:

Chesapeake Bay Preservation Ordinance (CBPO)

There are no Resource Protection Areas designated on the Property.

The applicant is required to incorporate best management practices (BMPs) into the development plan which achieve a 10% phosphorus removal efficiency, as the proposed improvements are considered 'redevelopment' under the CBPO. The applicant indicates that on-site BMPs in the form of dedication of Conservation Easements as Open space would be provided.

Floodplain

There are no regulated floodplains designated on the Property.

Downstream Drainage Complaints

There are downstream complaints on file related to yard flooding adjacent to this Property.

Stormwater Detention

The applicant has indicated that a waiver of the detention requirements will be requested. As downstream complaints are on file, the applicant shall demonstrate how the increase in runoff will be detained in the event that a waiver is not approved. LID measures should be considered to reduce the volume of runoff leaving the site.

A checklist for *Minimum Stormwater Information for Rezoning, Special Exception, Special Permit and Development Plan Applications* shall be incorporated into the Plan with future applications.

Department of Public Works and Environmental Services
Land Development Services, Environmental and Site Review Division
12055 Government Center Parkway, Suite 535
Fairfax, Virginia 22035-5503
Phone 703-324-1720 • TTY 703-324-1877 • FAX 703-324-8359



8-503 Standards For All Group 5 Uses

In addition to the general standards set forth in Sect. 006 above, all Group 5 special permit uses shall satisfy the following standards:

1. All uses shall comply with the lot size and bulk regulations of the zoning district in which located, except as may be qualified below.
2. All uses shall comply with the performance standards specified for the zoning district in which located.
3. No building designed primarily and specifically for such use shall be located within 100 feet of any adjoining property which is in an R district.
4. Before establishment, all uses, including modifications or alterations to existing uses, shall be subject to the provisions of Article 17, Site Plans.

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.

8-903 Standards For All Group 9 Uses

In addition to the general standards set forth in Sect. 006 above, all Group 9 special permit uses shall satisfy the following standards:

- 1. All uses shall comply with the lot size and bulk regulations of the zoning district in which located, except as may be qualified below.
- 2. All uses shall comply with the performance standards specified for the zoning district in which located.
- 3. Before establishment, all uses, including modifications or alterations to existing uses, shall be subject to the provisions of Article 17, Site Plans, or other appropriate submission as determined by the Director.