



APPLICATION ACCEPTED: February 25, 2008

BOARD OF ZONING APPEALS: April 29, 2008

TIME: 9:00 a.m.

County of Fairfax, Virginia

April 22, 2008

STAFF REPORT

SPECIAL PERMIT AMENDMENT APPLICATION NO. SPA 00-S-044

SPRINGFIELD DISTRICT

APPLICANTS/LESSEES: Junior Equitation School, Inc. ("JES") and Northern Virginia Therapeutic Riding Program, Inc. ("NVTRP")

STREET ADDRESS: 6429 Clifton Road

TAX MAP REFERENCE: 66-3 ((1)) 36
66-4 ((1)) 15

LOT SIZE: 17.0 acres

ZONING DISTRICT: R-C and WS

ZONING ORDINANCE PROVISION: 3-C03

SPECIAL PERMIT PROPOSAL: To amend SP 00-S-044 previously approved for a riding and boarding stable to permit change in development conditions and change in permittee.

STAFF RECOMMENDATION: Staff recommends approval of SPA 00-S-044 subject to the proposed development conditions contained in Appendix 1.

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.

O:\dhedr\Special Permits\SPA 00-S-044 Junior Equitation School, Inc. (4-29)\SPA 00-S-044 JES & NVTRP staff report.doc

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.

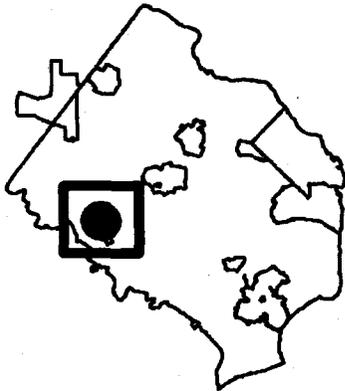
For additional information, call Zoning Evaluation Division, Department of Planning and Zoning at 703-324-1280, 12055 Government Center Parkway, Suite 801, Fairfax, Virginia 22035. **Board of Zoning Appeals' meetings are held in the Board Room, Ground Level, Government Center Building, 12000 Government 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 00-S-044



Applicant: JUNIOR EQUITATION SCHOOL, INC. ("JES")
AND NORTHERN VIRGINIA THERAPEUTIC
RIDING PROGRAM, INC. ("NVTRP")

Accepted: 02/25/2008

Proposed: AMEND SP 00-S-044 PREVIOUSLY APPROVED
FOR RIDING AND BOARDING STABLE TO
PERMIT CHANGE IN DEVELOPMENT
CONDITIONS AND CHANGE IN PERMITTEE

Area: 17 AC OF LAND; DISTRICT - SPRINGFIELD

Zoning Dist Sect: 03-0C03

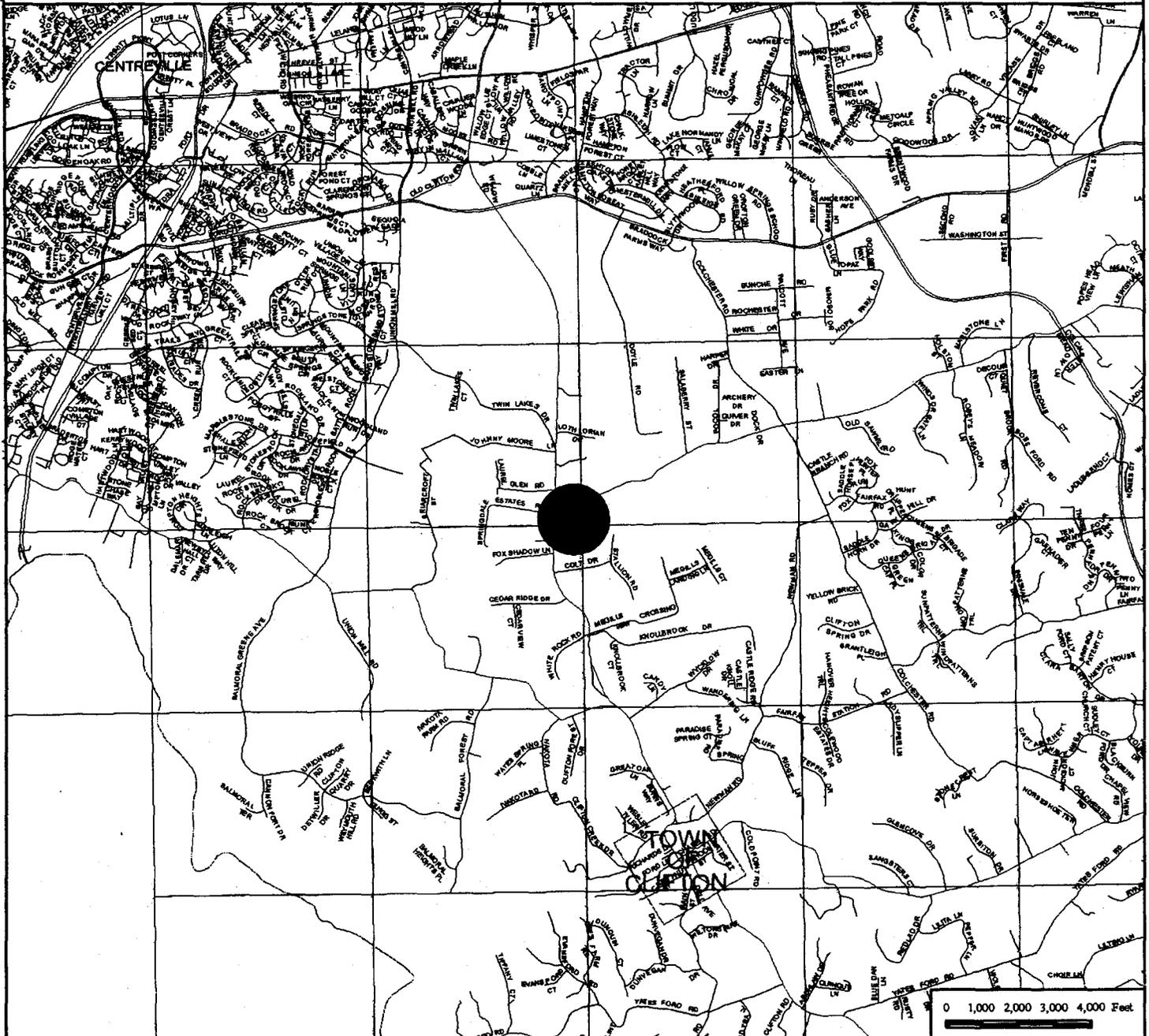
Art 8 Group and Use: 6-06

Located: 6429 CLIFTON ROAD

Zoning: R- C

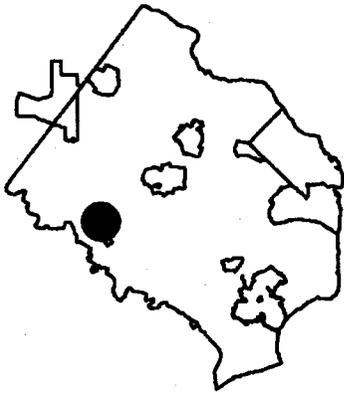
Overlay Dist: WS

Map Ref Num: 066-3- /01/ /0036 066-4- /01/ /0015



Special Permit Amendment

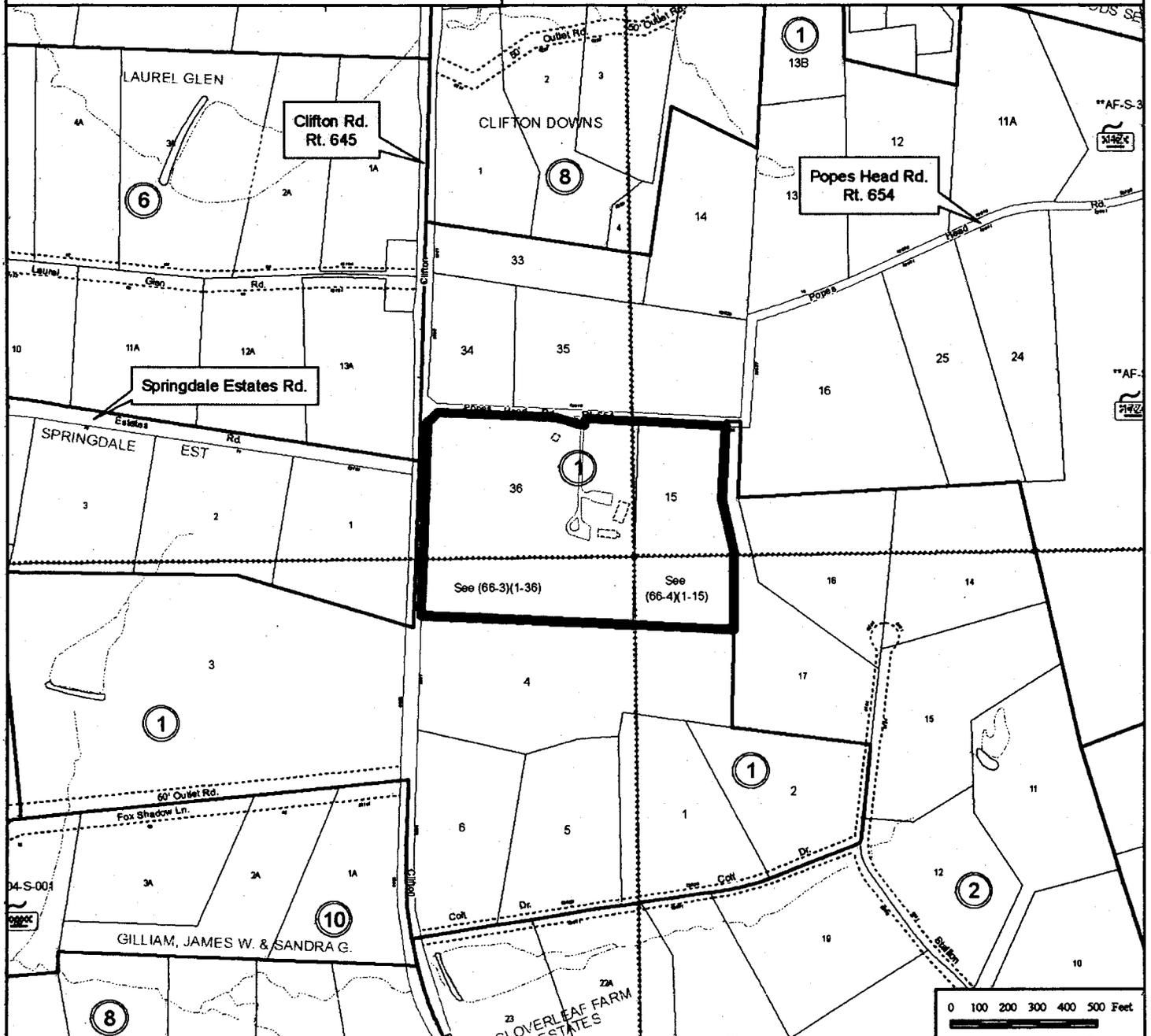
SPA 00-S-044



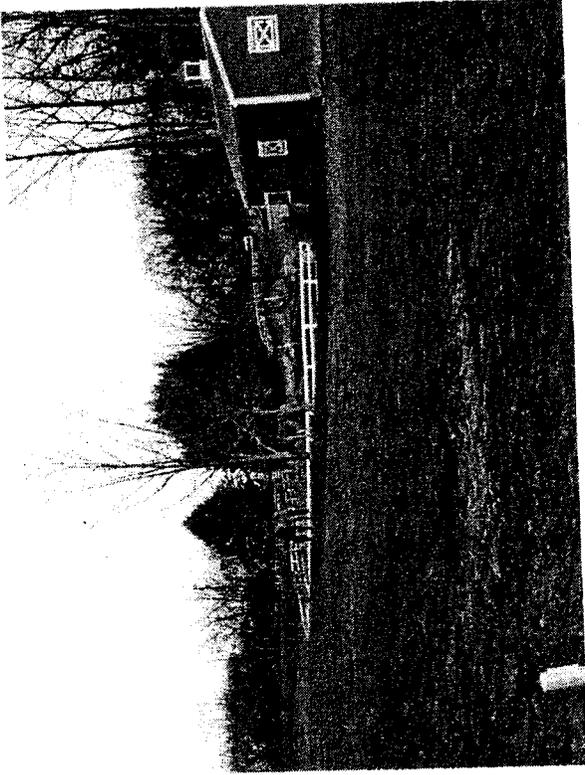
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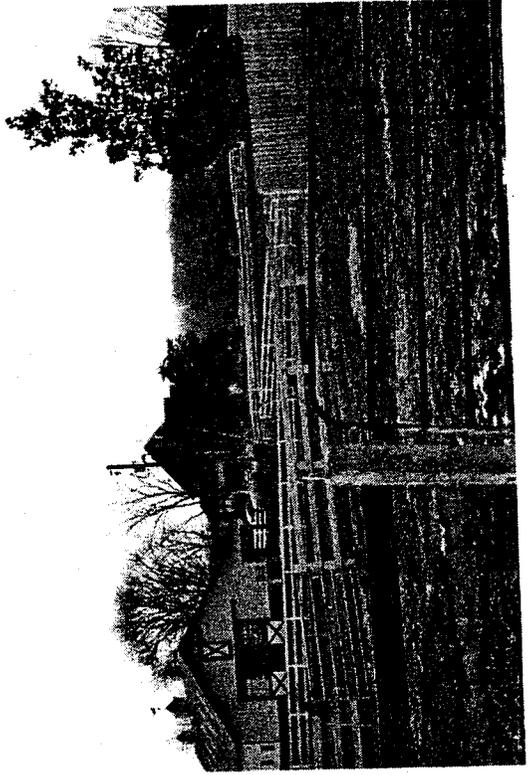
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Zoning Dist Sect: 03-0C03
Art 8 Group and Use: 6-06
Located: 6429 CLIFTON ROAD
Zoning: R- C
Overlay Dist: WS
Map Ref Num: 066-3- /01/ /0036 066-4- /01/ /0015



VIEW FROM THE SUBJECT PROPERTY TO THE SOUTH
EAST BOUNDARY OF THE SITE
01/11/08
ADJ PROP. 75-2((2))-17
IMAGE # 2



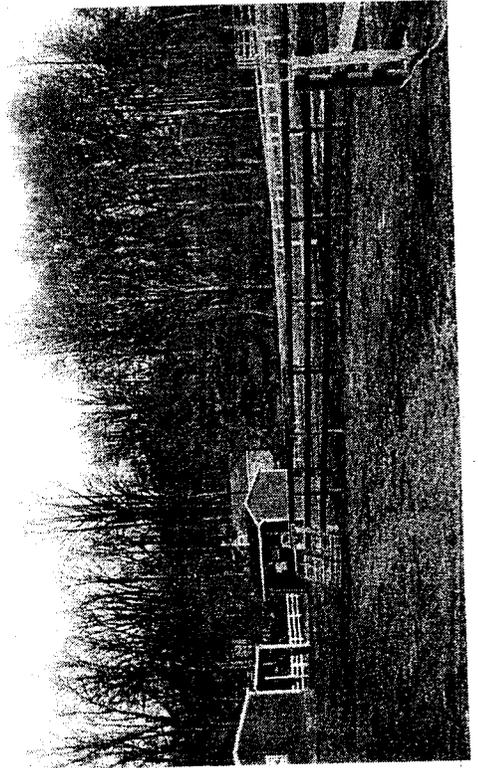
VIEW FROM THE SUBJECT PROPERTY TO THE SOUTH EAST
BOUNDARY OF THE SITE
01/11/08
ADJ PROP. 75-1((1))-04
IMAGE # 4



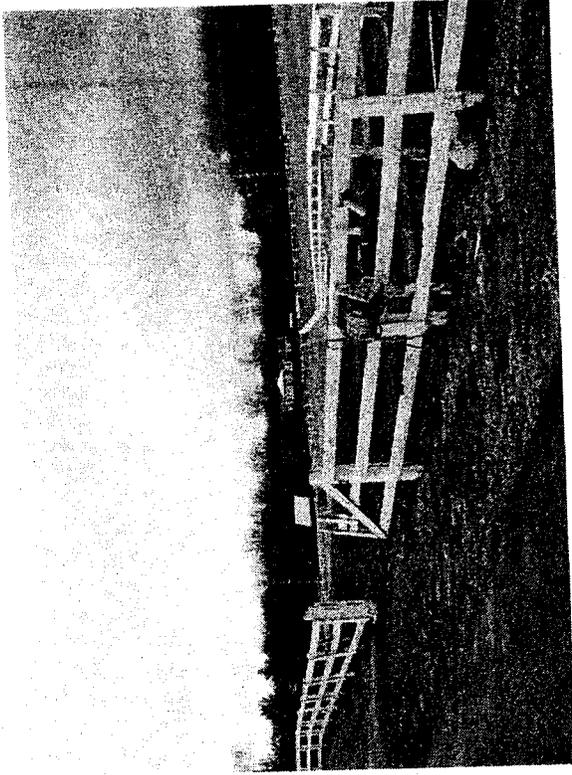
VIEW FROM THE SUBJECT PROPERTY TO THE NORTH
EAST ADJACENT PROPERTY
01/11/08
ADJ PROP. 66-4((1))-16
IMAGE # 1



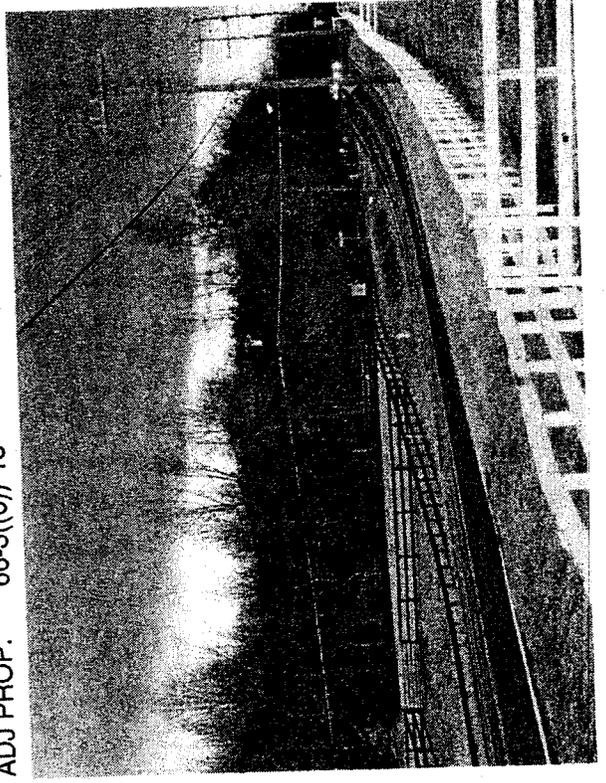
VIEW FROM THE SUBJECT PROPERTY TO THE SOUTH EAST
CORNER OF THE SITE
01/11/08
IMAGE # 3



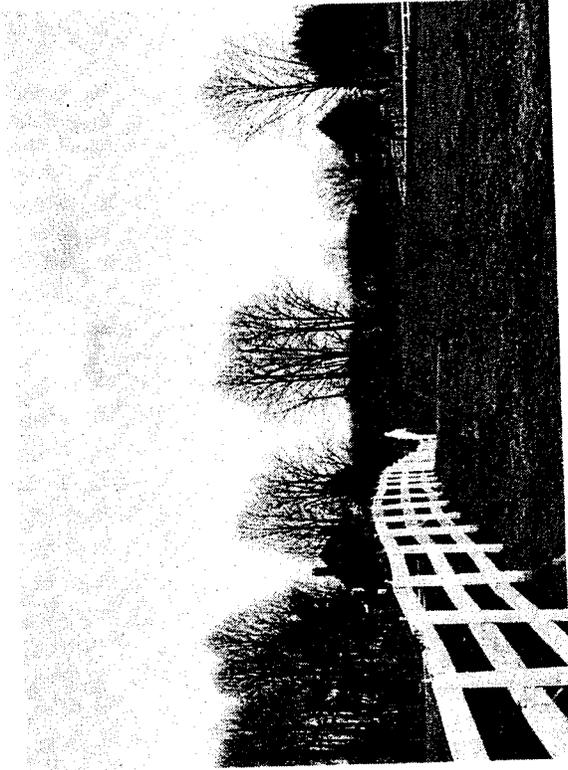
VIEW FROM THE SUBJECT PROPERTY TO THE WEST
BOUNDARY OF THE SITE
ADJ PROP. 66-3((5))-01
01/11/08
IMAGE # 6



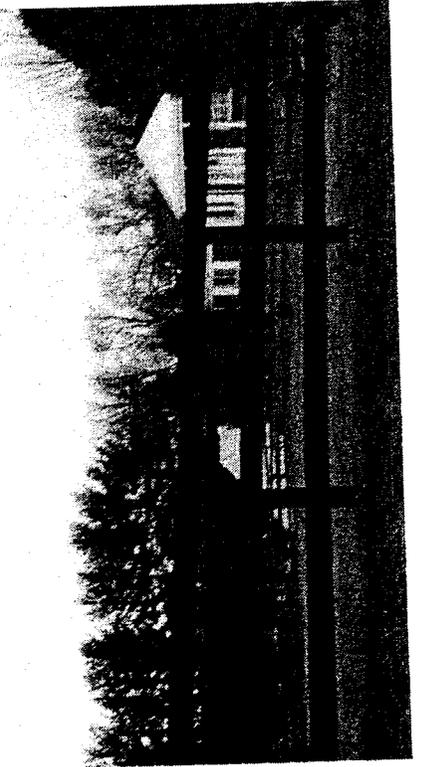
VIEW FROM THE SUBJECT PROPERTY TO THE NORTH
WEST ADJACENT PROPERTY
ADJ PROP. 66-3((6))-13
01/11/08
IMAGE # 8



VIEW FROM THE SUBJECT PROPERTY TO THE SOUTH
BOUNDARY OF THE SITE
ADJ PROP. 75-1((1))-04
01/11/08
IMAGE # 5



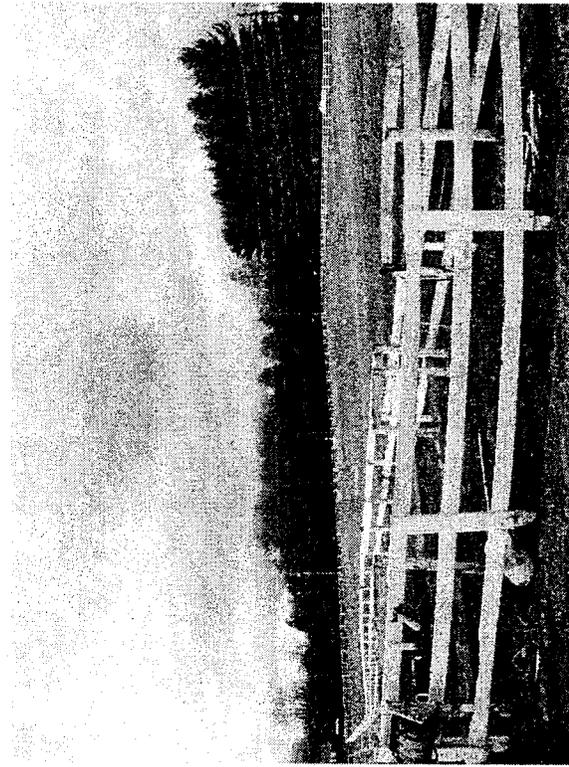
VIEW FROM THE SUBJECT PROPERTY TO THE WEST
ADJACENT PROPERTY
ADJ PROP. 66-3((5))-01
01/11/08
IMAGE # 7



VIEW FROM THE SUBJECT PROPERTY TO THE NORTH WEST
CORNER OF THE SITE

01/11/08

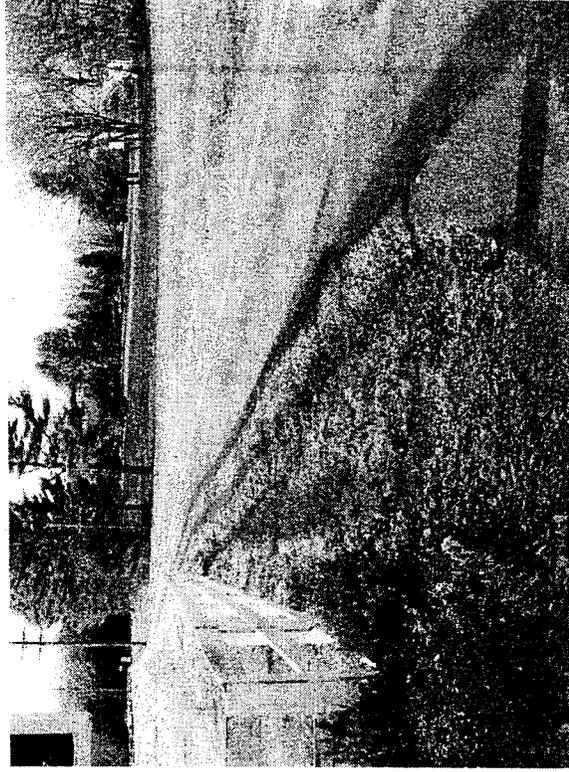
IMAGE # 9



VIEW FROM THE ENTRY OF THE SUBJECT PROPERTY TO THE
NORTH WEST OF THE SITE

ADJ PROP. 66-3((1))-34

IMAGE # 10

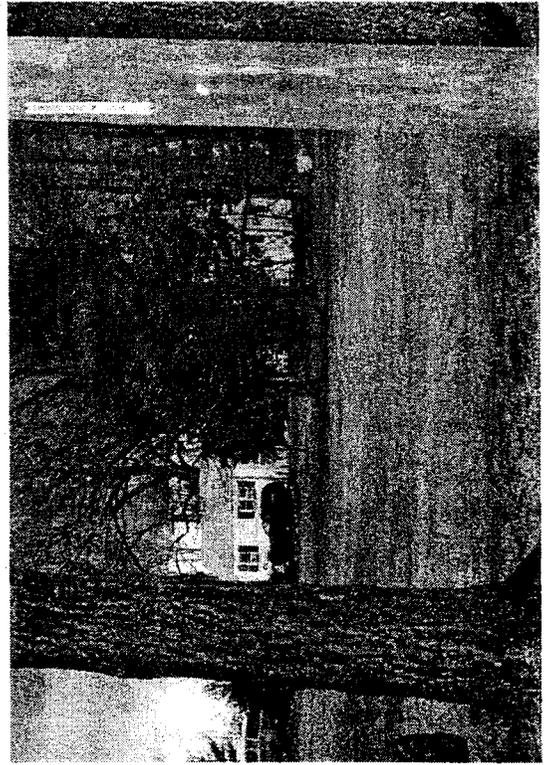


VIEW FROM THE SUBJECT PROPERTY TO THE NORTH
WEST ADJACENT PROPERTY.

01/11/08

IMAGE # 11

ADJ PROP. 66-3((1))-34

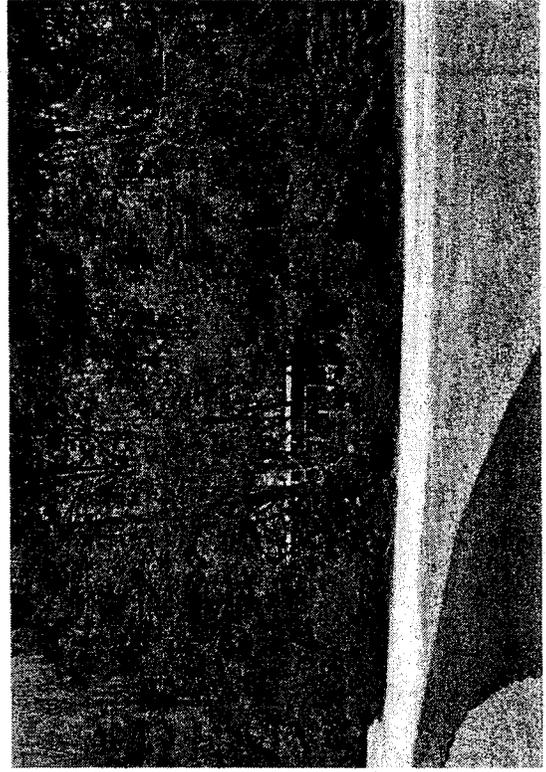


VIEW FROM THE SUBJECT PROPERTY TO THE NORTH
ADJACENT PROPERTY.

01/11/08

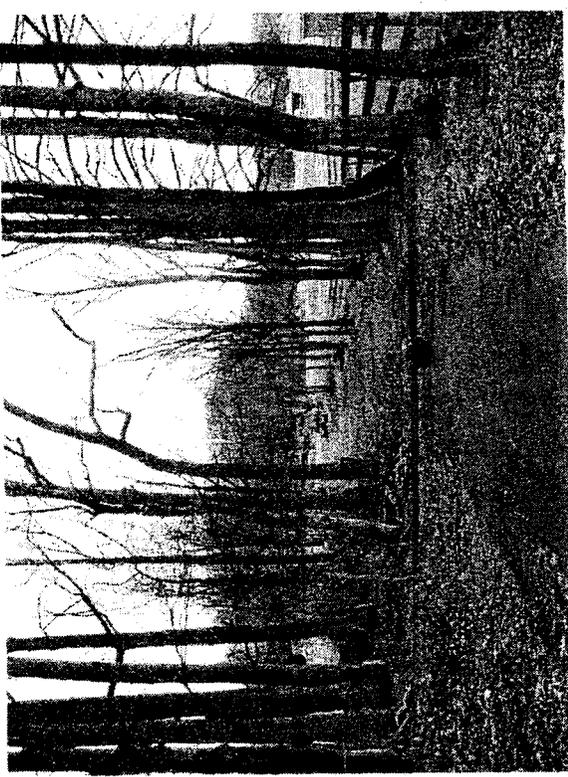
IMAGE # 12

ADJ PROP. 66-3((1))-35



VIEW FROM THE N. EAST (ADJACENT PROPERTY 75-2((2))-17)
TO THE EAST BOUNDARY OF THE SUBJECT PROPERTY

IMAGE # 13



01/11/08

VIEW FROM THE N. EAST (ADJACENT PROPERTY 75-2((2))-17)
TO THE SUBJECT PROPERTY

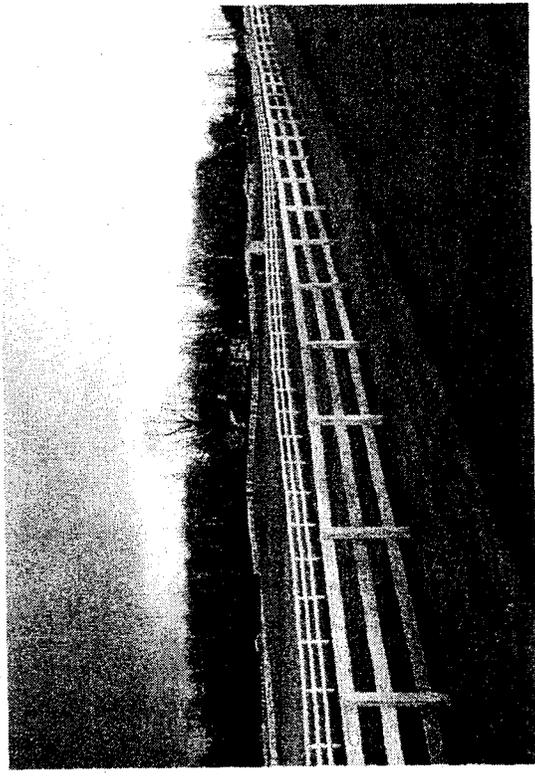
IMAGE # 14



01/11/08

VIEW FROM THE S. WEST (ADJACENT PROPERTY 75-1((1))-04)
TO THE SOUTH BOUNDARY OF THE SUBJECT PROPERTY

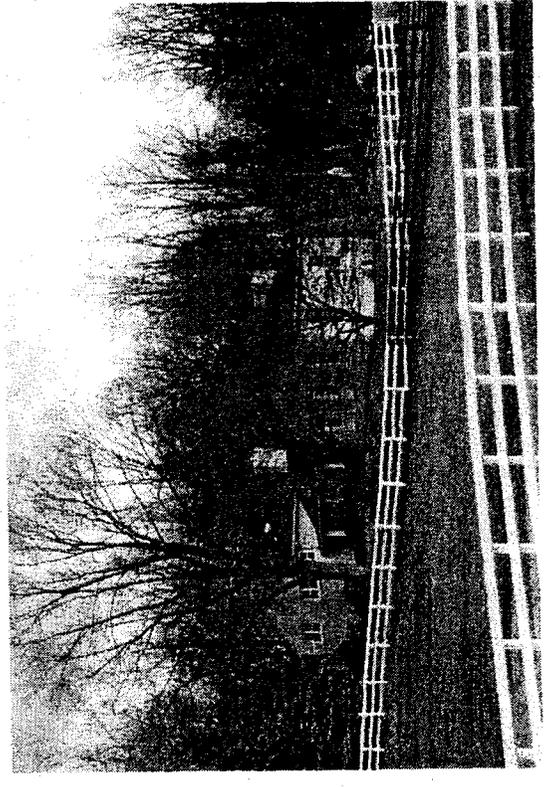
IMAGE # 15



01/11/08

VIEW FROM THE S. WEST (ADJACENT PROPERTY 75-1((1))-04)
TO THE EXISTING RESIDENCE OF THE SUBJECT PROPERTY

IMAGE # 16

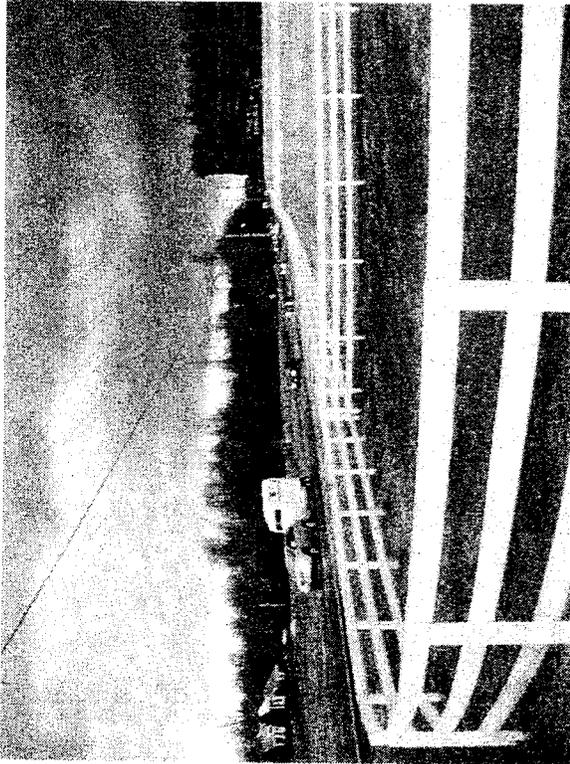


01/11/08

VIEW FROM THE S. WEST (ADJACENT PROPERTY 75-1((1))-04)
TO THE WEST BOUNDARY OF THE SUBJECT PROPERTY

01/11/08

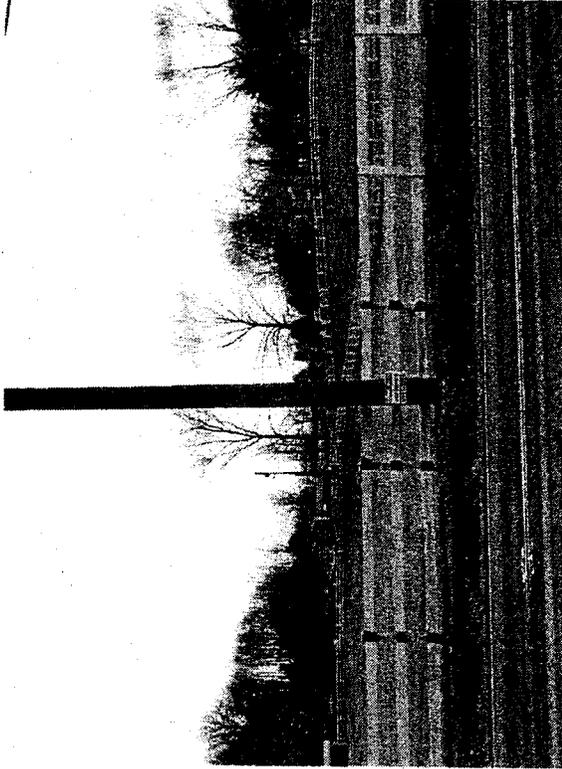
IMAGE # 17



VIEW FROM THE WEST (ADJACENT PROPERTY 66-3((5))-01)
TO THE SUBJECT PROPERTY

01/11/08

IMAGE # 18



VIEW FROM THE NORTH (ADJACENT PROPERTY 66-3((1))-35)
TO THE NORTH BOUNDARY OF THE SUBJECT PROPERTY

01/11/08

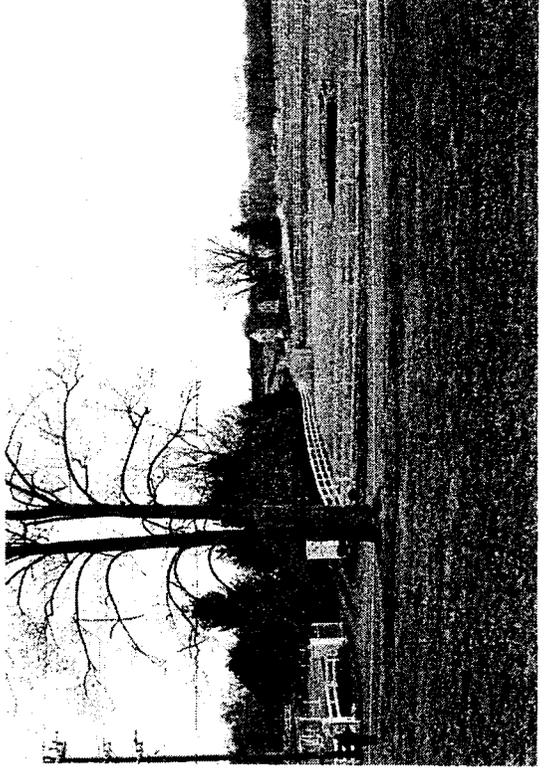
IMAGE # 19



VIEW FROM THE NORTH (ADJACENT PROPERTY 66-3((1))-35)
TO THE NORTH BOUNDARY OF THE SUBJECT PROPERTY

01/11/08

IMAGE # 20



DESCRIPTION OF THE APPLICATION

Special Permit Amendment Request: To amend SP 00-S-044 previously approved for a riding and boarding stable to permit change in development conditions and change in permittee.

This application proposes to reestablish a riding and boarding stable approved previously for the application site with SP 00-S-044. This amendment is to request the addition of a riding school (change in development conditions) and a change in permittee, to add the Northern Virginia Therapeutic Riding Program, Inc. (NVTRP), as a permittee.

No new construction or land disturbing activities are proposed with this application at this time. The applicants propose a future phase of development where they are requesting to build a restroom facility, as shown on the plat.

	<u>Existing</u>	<u>Proposed</u>
Size:	17.0 acres	17.0 acres
Hours of operation:	None	8:00 a.m. to 7:30 p.m. – Monday through Friday 8:00 a.m. to 8:15 p.m. during June through August 8:00 a.m. to 6:15 p.m. – Saturday and Sunday
Students/patrons per day:	None	Fourteen (14) students – Monday through Friday Twenty-one (21) students – Saturday Twenty (20) students – Sunday
Parking Spaces:	Sixteen (16)	Twenty-six (26) – Twenty-Four for daily operations and two (2) for the dwelling
Employees:	None	NVTRP currently has three (3) salaried employees and one part- time employee and five (5) certified instructors. Additionally, there are volunteers on site during instruction to assist riders.
Horses:	Seventeen (17)	Maximum of twenty (20) horses will be maintained on the site.

Waivers and Modifications Requested:

Modification of transitional screening and barrier requirements along all lot lines.

LOCATION AND CHARACTER

Existing Site Description:

The subject property is located in the Clifton area at the intersection of Clifton Road and Popes Head Road. The existing topography consists of gently sloping pasture falling from the northeast. Existing uses on the site include a single family dwelling with accessory structures including a barn and several metal and framed sheds, a riding ring and large fenced pasture areas designed to accommodate horses.

Surrounding Area Description:

Direction	Use	Zoning	Plan
North	Single family dwelling	RC and WS	Residential .1-2 du/ac
South	Single family dwelling	RC and WS	Residential .1-2 du/ac
East	Single family dwelling	RC and WS	Residential .1-2 du/ac
West	Single family dwelling	RC and WS	Residential .1-2 du/ac

BACKGROUND

Special permit application SP 90-S-024 was approved by the Board of Zoning Appeals (BZA) on July 18, 1990, to allow a riding and boarding stable and riding school for a five (5) year term. A subsequent special permit amendment SPA 90-S-024 was approved by the BZA on September 16, 1997, to amend the original special permit to permit continuation of the use, with a reduced operation of the riding school, for an additional five (5) year term. Due to the expiration of the special permit amendment, the applicant filed special permit SP 00-S-044, which was approved by the BZA on October 31, 2000, which approved the riding and boarding stable for an unlimited term. There was no riding school requested with that application. A copy of the Resolution and plat application in conjunction with SP 00-S-044 is included as Appendix 4

COMPREHENSIVE PLAN PROVISIONS (Appendix 5)

Plan Area: Pohick Planning District, Area III

Planning Sector: P3 Johnny Moore Community Planning Sector

Plan Map: Large lot residential - .1 to .2 dwelling units per acre (du/ac)

ANALYSIS

Special Permit Plat (Copy at front of staff report)

Title of SP Plat: Special Permit Amendment Plat, Fully Cry Farm, Springfield District, Fairfax County, Virginia

Prepared By: Bowman Consulting Group, Ltd.

Dated: January 22, 2008 as revised through April 7, 2008

Proposed Use

The applicants are proposing a riding and boarding stable with a riding school and a change in permittee. The applicants propose a change to the approved development conditions, as outlined below, as well as to add the Northern Virginia Therapeutic Riding Program, Inc. ("NVTRP"), as a permittee. Although no physical changes are proposed at this time, the applicants are proposing a future phase of development to construct a restroom facility on site, as shown on the plat.

Currently NVTRP has entered into a contract with the Junior Equitation School, Inc. ("JES"), as a boarder at the Full Cry Farm. They currently have a lease agreement with JES. If the special permit amendment is approved to add the riding school, the applicants propose a) to operate the facility jointly; b) delete JES as a permittee in the event that the sale to NVTRP is completed; or, c) delete NVTRP as a permittee in the event that the sale is not consummated. In this last case, this special permit amendment will not be implemented, and JES will retain the riding and boarding stable approved under SP 00-S-044. Therefore, Development Condition 1 is written to address all three possibilities.

NVTRP is a non-profit organization which provides equine-assisted activities for children and adults with disabilities, youth-at-risk, wounded veterans and their families. With this application, NVTRP proposes the addition of the riding school as a use on the property to provide their services to 111 students each week as follows: Fourteen (14) students per day, Monday through Friday; Twenty-one (21) students on Saturday; and, Twenty (20) students on Sunday.

To accommodate this use, the applicants propose twenty (20) horses to be boarded on site. No horses will be brought into the facility for instruction or proposed horse shows and/or special events.

Riding lessons will be provided within an existing riding ring and surrounding fields. The hours of operation for the riding school are proposed as follows: 8:00 a.m. to 7:30 p.m., Monday through Friday; 8:00 a.m. to 6:15 p.m., Saturday and Sunday, in three (3) riding sessions (spring and fall) and up to 8:15 p.m. in the summer. These sessions range in length from six (6) to fifteen (15) weeks. During January and February, NVTRP offers a winter leasing program which gives its more independent riders one lesson per week and a practice ride, each one (1) hour long. These lessons are conducted seven (7) days a week, Monday through Friday between 4:30 p.m. and 7:30 p.m. In addition to the regular riding lessons, other services, such as hippotherapy and other lessons may be scheduled at various intervals between 8:00 a.m. and 4:30 p.m., Monday through Friday and 9:30 a.m. to 12:15 p.m. on Saturday and 3:30 p.m. to 6:15 p.m. on Sunday. At no time will any of the additional services be outside of the proposed scope of the hours of operation. During the winter months, existing lighting in the riding ring will be used when necessary.

In addition to riding instruction, the applicants propose to have two (2) horse shows per year, as well as a summer camp and vaulting workshops. Students in these lessons are in addition to the riding lesson students. The applicants propose to use loud speakers for the two (2) horse shows and/or special events per year. Summer camp is proposed to be a half-day, week long camp/ride activity experience held June through August between the hours of 9:00 a.m. and 1:00 p.m.

The applicants have provided a detailed parking tabulation within their statement of justification which provides that lessons will be held seven (7) days a week at various time increments so the traffic will be staggered. As noted on sheet 2 of the plat, the parking note states that there will be no more than 23 vehicles on site at any one time during normal operations. It should be noted that it is proposed that the students do not remain on site after the conclusion of the lesson. There are usually no more than 9 volunteers on site at any one time during instruction, and one parking space is allocated to each person. Although the request is to increase the parking area from 14 spaces to 24 spaces, not including the two (2) existing spaces for the dwelling, no additional impervious surface is proposed over what exists on site presently. Adjacent to the parking area, there is an existing graveled area, approximately 130 feet long by 75 feet wide, used for parking horse trailers, that can be used if needed for overflow parking.

The applicants propose utilizing portable restrooms on the site during special events and horse shows as well as during the renovation of the restrooms inside the residence to convert them to be compliant under the Americans with Disabilities Act (ADA). It was noted in the original special permit application, SP 90-S-024, that the applicant had converted the attached partially enclosed carport into an office and restrooms for the students. It is proposed with this application that the restrooms at the residence can be used for students on a daily basis. A development condition has been included to address this issue. In the future (phase II), the applicants propose construction of an approximate 15' x 15' restroom building adjacent to the dwelling. The applicants also propose that at a future date the residence will be used as office space for the

employees of NVTRP. No changes to the outside of the structure are proposed; it will retain its residential appearance.

As shown on the special permit plat, there are currently five (5) accessory structures on the property, placed subsequent to the approval of the original special permit. Section 8-609 of the Zoning Ordinance, Additional Standards for Riding and Boarding Stables, requires that, except for light poles, no structure associated with a riding or boarding stable shall be located closer than 100 feet to any lot line. The special permit plat depicts these structures to be relocated to meet the requirement.

Land Use Analysis (Appendix 5)

The Comprehensive Plan shows the application property to be planned for large lot residential development at a density of .1 to .2 du/ac. In staff's evaluation, the intensity of development and proposed use are within the guidelines contained in the Comprehensive Plan. There are no land use issues associated with this request.

Environmental Analysis (Appendix 5)

Issue: Water Quality Protection: The Junior Equitation School in conjunction with the Northern Virginia Therapeutic Riding Program proposes to board 20 horses on the Full Cry Farm, which is located within the County's Water Supply Protection Overlay District, the Johnny Moore Creek watershed and the County's Chesapeake Bay Preservation Area. No Resource Protection Area (RPA) or Environmental Quality Corridor (EQC) exists on the subject property. However, because the property falls within the County's Chesapeake Bay Preservation Area, the applicants should update their Water Quality Management Plan with the Northern Virginia Soil and Water Conservation Service to ensure compliance with the County's Chesapeake Bay Preservation Ordinance (CBPO). The applicants should address how the horse excrement will be disposed of in the Water Quality Management Plan.

Resolution: A copy of the existing approved Conservation Plan is included with the applicant's statement of justification contained in Appendix 3. A development condition has been included that requires the Conservation Plan to be updated based on the additional horses and change in operation of the stable.

Transportation Analysis (Appendix 6)

Both the Fairfax County Department of Transportation (DOT) and the Virginia Department of Transportation (VDOT) have indicated concern regarding the following:

Issue: Adequacy of parking on site for horse shows and/or special events. There is no proposal from the applicant as to the number of cars expected on site during a horse show. It is noted that these events will happen only once or twice a year and the applicant states that parking can be accommodated in a field on site.

Resolution: A development condition has been included requiring parking signage to be posted during special events and the provision of staff/volunteers to direct people to parking areas. With adoption of the condition, this issue is addressed.

Issue: The site entrance is currently substandard, and does not meet standard requirements for a commercial entrance.

Resolution: The applicants are working with VDOT staff to ensure that the standards for a commercial entrance are adequately addressed. The applicant has vetted a drawing of an enlarged entrance to VDOT staff, which appears to address the issue. A development condition has been included requiring the entrance to meet the standard to the satisfaction of VDOT.

VDOT also mentions the possibility of an additional entrance to the site being provided. Staff does not believe that an additional entrance into the site is warranted since no horse trailers will be brought into the site on a daily basis, special events are only proposed twice a year, and the daily traffic is staggered onto the site.

In addition to the above, VDOT references several additional issues in their memorandum, to include:

Issue: What specific accessory uses are proposed for the existing residential structure.

Resolution: The accessory use proposed is office use. The development condition stating that the dwelling be used solely for a residence was modified to include this additional office use.

Issue: More details should be provided on the proposed outdoor speakers. These should not cause distractions to traffic on the public streets.

Resolution: Proposed Development Condition 12 addresses the limits of the use of loud speakers to the special events and requires that they meet Noise Ordinance standards.

Staff believes that the other recommendations presented in the VDOT memorandum have been adequately addressed with the proposed development conditions.

Stormwater Management Analysis (Appendix 7)

There are no stormwater management issues associated with this application.

ZONING ORDINANCE PROVISIONS

RC DISTRICT BULK REGULATIONS	REQUIRED	PROVIDED
Lot Size	5 acres	17 acres (5.5 and 11.5)
Lot Width	200 feet	970.54 feet (Popes Head Road) 670.19 feet (Clifton Road)
Building Height	35 feet (residence) 60 feet (other)	12 feet to 21 feet
Front Yard	100 feet	470 feet, approximately (Clifton Road) 245 feet, approximately (Popes Head Road)
Side Yard	100 feet	152 feet, approximately
Rear Yard	100 feet	345 feet, approximately
Parking	21 spaces	26 spaces

STANDARD	REQUIRED	PROVIDED
Transitional Screening		
North (residential)	TS 1 (unbroken open space, 25 feet in width, planted with mixed evergreens)	Pasture open space*
South (Residential)	TS 1	Pasture open space*
East (Residential)	TS 1	Pasture open space*
West (Residential)	TS 1	Pasture open space*
Barrier		
North (residential)	D, E or F (ranging from a 42" chain link fence to a 6' solid board or masonry fence)	4' split rail board fence*
South (Residential)	D, E or F	4' split rail board fence*
East (Residential)	D, E or F	4' split rail board fence*
West (Residential)	D, E or F	4' split rail board fence*

*Approved in conjunction with SP 00-S-044

WAIVERS/MODIFICATIONS REQUESTED

Waiver/Modification: Modification of transitional screening and barrier requirements along all lot lines.

Basis: Par. 3 of Sect. 13-304 states that existing vegetation may be used to satisfy transitional screening requirements and that transitional screening may be modified where the building and/or the land between the building and the property line has been specifically designed to minimize adverse impacts through a combination of architectural and landscaping techniques. Existing vegetation on the site is minimal; however, the site is primarily utilized for pasture and grazing in addition to the riding and boarding stable use. The surrounding properties are developed in large lots as well and therefore staff does not believe that further screening from these properties is necessary. The existing split rail 4 foot high board fence completely surrounding the site is in keeping with the rural and equestrian character of the area, thus it is the opinion of staff that it is sufficient to satisfy the barrier requirement. The BZA approved the requested modification with all previous applications, and no physical features are proposed to be altered on the site. Staff supports the continuation of all waivers and modifications previously approved by the BZA.

OTHER ZONING ORDINANCE REQUIREMENTS

Special Permit Requirements (See Appendix 8)

- General Special Permit Standards (Sect. 8-006)
- Group 9 Standards (Sect. 8-903)
- Additional Standards for Riding and board Stables (Sect. 8-609)

Overlay District Requirements

- Water Supply Protection (WSPOD) (Sect. 7-800)

Summary of Zoning Ordinance Provisions

All applicable standards have been satisfied with the proposed development conditions.

CONCLUSIONS

Staff concludes that the subject application is in harmony with the Comprehensive Plan and in conformance with the applicable Zoning Ordinance provisions with the implementation of the Proposed Development Conditions contained in Appendix 1 of the Staff Report.

RECOMMENDATIONS

Staff recommends approval subject to the Proposed Development Conditions in Appendix 1.

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.

APPENDICES

1. Proposed Development Conditions
2. Applicant's Affidavit
3. Applicant's Statement of Justification
4. Approved Resolutions
5. Plan Citations and Environmental Analysis
6. Transportation Analysis
7. Stormwater Management Analysis
8. Applicable Zoning Ordinance Provisions

PROPOSED DEVELOPMENT CONDITIONS**SPA 00-S-044****April 22, 2008**

If it is the intent of the Board of Zoning Appeals to approve SPA 00-S-044 located at Tax Map 66-3 ((1)) 36 and 66-4 ((1)) 15 for an amendment to SP 00-S-044 previously approved for a riding and boarding stable to permit modifications of development conditions and a change in permittee, pursuant to Section 3-C03 of the Fairfax County Zoning Ordinance, staff recommends that the Board condition the approval by requiring conformance with the following development conditions. Those conditions carried forward from the previous special permit are marked with an asterisk. Minor edits have been made to these conditions to conform to current terminology. Edits and subsequent revisions are underlined.

1. This approval is granted to the applicants, Junior Equitation School, Inc. (JES) and/or the Northern Virginia Therapeutic Riding Program (NVTRP), and is for the location indicated on the application, 6429 Clifton Road (17 acres), and is not transferable to other land.
2. This special permit is granted only for the purpose(s), structures and/or use(s) indicated on the special permit plat prepared by ~~KJ & Associates dated August, 2000 through August 8, 2000~~ Bowman Consulting Group, Ltd., dated January 22, 2008, as revised through April 7, 2008, and approved with this application, as qualified by these development conditions.
3. A copy of this special permit and the Non-Residential Use Permit SHALL BE POSTED in a conspicuous place on the property of the use and be made available to all departments of the County of Fairfax during the hours of operation of the permitted use.*
4. This special permit is subject to the provisions of Article 17, Site Plans, as may be determined by the Director, Department of Public Works and Environmental Services (DPWES). Any plan submitted pursuant to this special permit shall be in substantial conformance with these development conditions. Minor modifications to the approved special permit may be permitted pursuant to Par. 4 of Sect. 8-004 of the Zoning Ordinance.*
5. ~~No students shall be taught by Junior Equitation School, Inc., however riding lessons may be arranged by the individual boarders and may be scheduled between 9:00 a.m. and 6:00 p.m. daily.~~

5. Upon issuance of a new Non-RUP, there shall be a maximum number of 111 students per week with a maximum of fourteen (14) students per day Monday through Friday; twenty-one (21) students per day on Saturday and twenty (20) students per day on Sunday.
6. The maximum hours of operation for the riding school shall be limited to Monday through Friday from 8:00 a.m. to 7:30 p.m., and Saturday and Sunday from 8:00 a.m. to 6:15 p.m. from September through May, and 8:00 a.m. to 8:15 p.m., June through August.
7. The maximum number of parking spaces on site shall be ~~fourteen (14)~~ twenty-six (26). All parking shall be on site as shown on the special permit plat. A field may be used for overflow parking for horse shows and/or special events. Signage and staff/volunteers shall be provided to direct drivers for use of the field parking.* ~~Excluding horse trailers owned by the applicants and/or permanently on site, there shall be no more than three (3) horse trailers on site at any one time on Mondays through Fridays and no more than five (5) at any one time on Saturdays and Sundays.~~
8. The maximum number of horses on site at any one time shall be ~~seventeen (17)~~ twenty (20).*
9. Summer camp activities may be permitted from June through August, between 9:00 a.m. and 1:00 p.m., Monday through Friday.
10. Vaulting workshops, with a maximum of three (3) hour sessions and four (4) to eight (8) participants, shall be permitted during hours in which regular riding instruction is not given, which is within the maximum proposed hours of operation.
11. ~~There shall be no horse shows nor shall there be other special functions permitted on site.~~ Horse shows and/or special events shall be limited to no more than two (2) per year. All horses in the events/shows shall be limited to those horses boarded on site.
12. The use of loud speakers or amplified music on site shall only be permitted during the two (2) horse shows and/or special events planned each year in accordance with the provisions of Chapter 108 of the Code of Fairfax County (the "Noise Ordinance"), which currently sets a maximum sound pressure level of 55 dBA. If the limits in the Noise Ordinance are lowered, the sound level shall conform to the new requirements; however, in no instance shall the sound pressure level exceed 55 dBA.

13. Portable restrooms may be provided on site during the two (2) horse shows and/or special events as well as on a temporary basis while the restrooms in the residence are converted to be compatible with the Americans with Disabilities Act (ADA). The use of the portable restrooms shall be approved by the Health Department.
14. The existing house on the site shall be used ~~solely~~ as a residence for the owner or caretaker of the subject property and/or as office space for the staff of NVTRP. *
15. The dwelling on the property shall maintain the appearance of a residence.
16. A conservation plan outlining Best Management Practices (BMPs) for the operation shall be developed and implemented, prior to approval of a new Non-Residential Use Permit, in coordination with the Northern Virginia Soil and Water Conservation District. The conservation plan shall include management techniques for the operation, including pasture management, animal waste management, composting and nutrient management. No animal waste shall be permitted to decay in place or to be washed into the natural drainage from the site.*
17. The existing light poles shall be in conformance with the glare standards specified in Article 14 of the Zoning Ordinance. If it is determined that these standards have been violated, the lights shall be removed or altered through the use of shields (to be made fully shielded) or other methods to prevent glare from projecting onto adjacent properties or the roads. ~~There shall be no lighting of the ring after 6:00 p.m.~~ All ring lights shall be turned off within ½ hour following the end of riding lessons.*
18. The Transitional Screening requirements shall be waived along all lot lines. The existing fencing shall be deemed to satisfy the barrier requirements.*
19. The site entrance shall meet Virginia Department of Transportation (VDOT) requirements, unless waived or modified by VDOT.*
20. As depicted on the special permit plat, the applicants propose to locate a future bath house on the property for a date to be determined, Phase II of development, without approval of an amendment to this special permit.

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 the use has been established. Commencement of Phase I shall establish the use as approved pursuant to this special permit as outlined above. The Board of Zoning Appeals may grant additional time to establish the use if a written request for additional time is filed with the Zoning Administrator prior to the date of expiration of the special permit. The request must specify the amount of additional time requested, the basis for the amount of time requested and an explanation of why additional time is required.

Application No.(s): SPA 00-5-044
 (county-assigned application number(s), to be entered by County Staff)

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: April 1, 2008
 (enter date affidavit is notarized)

I, Linda S. Broyhill, Esq., Agent, 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 9879/a

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)
Northern Virginia Therapeutic Riding Program, Inc. Agents: Breeana G. Bornhorst, Executive Director Rhonda S. VanLowe, Chair, Board of Governors	P.O. Box 184 Clifton, Virginia 20124	Applicant/Lessee
Full Cry Farm, LLC Agent: Charles C.R. Dillon	6429 Clifton Road Clifton, Virginia 20124	Title Owner
Bowman Consulting Group, Ltd. Agent: Matthew J. Tauscher	14020 Thunderbolt Place, Suite 300 Chantilly, Virginia 20151	Engineers/Agents

(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).

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Special Permit/Variance Attachment to Par. 1(a)

DATE: April 1, 2008
(enter date affidavit is notarized)

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(NOTE: All relationships to the application are to 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)
Reed Smith LLP Agents: Grayson P. Hanes Robert A. Lawrence Benjamin F. Tompkins J. Howard Middleton, Jr. Linda S. Broyhill	3110 Fairview Park Drive, Suite 1400 Falls Church, Virginia 22042	Attorneys/Agents
Junior Equitation School, Inc. Agent: Charles C.R. Dillon	6429 Clifton Road Clifton, Virginia 20124	Applicant/Sublessee

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

Application No.(s): SPA 00-5-044
(county-assigned application number(s), to be entered by County Staff)

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: April 1, 2008
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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)
Northern Virginia Therapeutic Riding Program, Inc.
P.O. Box 184
Clifton, Virginia 20124

DESCRIPTION OF CORPORATION: (check one statement)

- There are 10 or less shareholders, and all of the shareholders are listed below.
- N/A 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)

Northern Virginia Therapeutic Riding Program, Inc. is a nonstock, nonprofit organization

(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.

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Special Permit/Variance Attachment to Par. 1(b)

DATE: April 1, 2008
(enter date affidavit is notarized)

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NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
Full Cry Farm, LLC
6429 Clifton Road
Clifton, Virginia 20124

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 THE SHAREHOLDERS: (enter first name, middle initial, and last name)
Charles C.R. Dillon, Sole Member

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
Bowman Consulting Group, Ltd.
14020 Thunderbolt Place, Suite 300
Chantilly, Virginia 20151

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 THE SHAREHOLDERS: (enter first name, middle initial, and last name)
Gary P. Bowman

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

Application No.(s): SPA 00-S-044
(county-assigned application number(s), to be entered by County Staff)

Special Permit/Variance Attachment to Par. 1(b)

DATE: April 1, 2008
(enter date affidavit is notarized)

98791a

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
Junior Equitation School, Inc.
6429 Clifton Road
Clifton, Virginia 20124

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 THE SHAREHOLDERS: (enter first name, middle initial, and last name)
Charles C.R. Dillon, Sole Stockholder

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

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

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

Application No.(s): SPA 00-5-044
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DATE: April 1, 2008
(enter date affidavit is notarized)

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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)

Reed Smith LLP
3110 Fairview Park Drive, Suite 1400
Falls Church, Virginia 22042

(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)

Abbott, Kevin C.
Alfandary, Peter R.
Allen, Thomas L.
Altorelli, John J.
Andrews, Alex T.
Arkebauer, J. Todd
Arnold, Roy W.
Baker, Scott D.
Ballantine, Frank D.
Banzhaf, Michael A.
Barnes, James J.
Barry, Kevin R.
Beale, Giles W.
Begley, Sara A.
Beirme, Nola M.
Bernier, Maria N.
Bernstein, Leonard A.
Bevan, III, William
Bhattacharyya, Gautam

Bickham, J. David
Binis, Barbara R.
Blasier, Peter C.
Blitch, Stephen G.
Bobo, Stephen T.
Boehner, Russell J.
Bohan, David C.
Bolden, A. Scott
Bonessa, Dennis R.
Booker, Daniel I.
Borrowdale, Peter E.
Boutcher, David J.
Boven, Douglas G.
Bovich, John P.
Bradford, Timothy B.
Bradley, Patrick E.
Brand, Mark A.
Bresch, Jeffrey J.
Brown, Charles A.

Brown, George
Brown, Michael K.
Buckley, Mike C.
Burroughs, Jr., Benton
Cameron, Douglas E.
Caplan, Gary S.
Carder, Elizabeth B.
Cardozo, Raymond A.
Charot, Benoit
Christman, Bruce L.
Clark, II, Peter S.
Cobetto, Jack B.
Colen, Frederick H.
Colman, Abraham J.
Connoley, Mark F.
Connors, Eugene K.
Convery, III, J. Ferd
Cotler, Alan K.
Davies, Colleen T.

(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.*

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Special Permit/Variance Attachment to Par. 1(c)

DATE: April 1, 2008
(enter date affidavit is notarized)

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

Reed Smith LLP
3110 Fairview Park Drive, Suite 1400
Falls Church, Virginia 22042

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

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

- | | | |
|---------------------------|-------------------------|---------------------------|
| Demase, Lawrence A. | Greenblatt, Lewis B. | Johnston, Paul F. |
| DeNinno, David L. | Greeson, Thomas W. | Jordan, Gregory B. |
| Dermody, Debra H. | Grimes, David M. | Kabnick, Lisa D. |
| DiFiore, Gerard S. | Gross, Dodi Walker | Karides, Constantine |
| Dilling, Robert M. | Guadagnino, Frank T. | Kearney, Kerry A. |
| DiNome, John A. | Gwynne, Kurt F. | Kiel, Gerald H. |
| Dittoe, John E. | Hackett, Mary J. | King, Robert A. |
| Dolin, Stewart | Haggerty, James R. | Kirkpatrick, Stephen A. |
| Doran, William E. | Halbreich, David M. | Kleier, James |
| Dubelier, Eric A. | Hall, Kevin A. | Klein, Murray J. |
| Dumville, S. Miles | Hanes, Grayson P. | Kohn, Steven M. |
| Duronio, Carolyn D. | Hargreaves, Philip M. | Kolaski, Kenneth M. |
| East, Lindsay T. | Harris, Judith L. | Kozlov, Herbert F. |
| Edwards, Stephen S. | Hartley, Simon P. | Krebs-Markrich, Julia |
| Eggert, Russell R. | Hartman, Ronald G. | Kuglar, Stefan |
| Epstein, Bette B. | Harvey, Richard H. | Kwuon, Janet H. |
| Eskilson, James | Hawley, Terence N. | Lacy, Jr., D. Patrick |
| Evagora, Kyri | Heard, David J. | Lasher, Lori L. |
| Evans, David C. | Heffler, Curt L. | LeDonne, Eugene |
| Fagelson, Ian B. | Heidelberg, Louis M. | Leech, Frederick C. |
| Fagelson, Karen C. | Hemming, Seth M. | Leiderman, Harvey, L. |
| Fischer, Michael I. | Hewetson, Charles M. | Levine, Edward H. |
| Fisher, Stanley P. | Hibbert, Thomas | Lo Vallo, Michael A. |
| Flatley, Lawrence E. | Hierons, Richard | Lewis, Lars |
| Floyd, Michele | Hill, Christopher A. | Loepere, Carol C. |
| Fogel, Paul D. | Hill, Robert J. | London, Alan E. |
| Foster, Timothy G. | Hitt, Leo N. | Lowenstein, Michael E. |
| Fox, Thomas C. | Hirsch, Austin L. | Luchini, Joseph S. |
| Francis, Jr., Ronald L. | Hofstetter, Jonathan M. | Lyons, III, Stephen M. |
| Frank, Ronald W. | Holmes, Katherine M. | Magera, George F. |
| Freeman, Lynne P. | Honigberg, Carol C. | Mahone, Glenn R. |
| Frenier, Diane M. | Hultquist, James T. | Mantell, Nanette W. |
| Fritton, Karl A. | Hunt, Mark T. | Marger, Joseph M. |
| Gallagher, Jr., Daniel P. | Iino, John M. | Martin, James C. |
| Gallatin, Jr. James P. | Innamorato, Don A. | Martini, John D. |
| Gasparetti, Lorenzo E. | Jared, Cynthia | Maxtone-Smith, Michael J. |
| Gentile, Jr. Pasquale D. | Jaskot, Paul J. | McAllister, David J. |
| Gilbert, Jeffrey T. | Jeffcott, Robin B. | McCarroll, James C. |
| Greenberger, James J. | Jenkinson, Andrew P. | McCarthy, Michael P. |

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

Application No.(s): SPA 00-5-044
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Special Permit/Variance Attachment to Par. 1(c)

DATE: April 1, 2008
(enter date affidavit is notarized)

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

Reed Smith LLP
3110 Fairview Park Drive, Suite 1400
Falls Church, Virginia 22042

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

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

McDavid, George E.
McGarrigle, Thomas J.
McGough, Jr., W. Thomas
McGuan, Kathleen H.
McKenna, J. Frank
McNichol, Jr., William J.
Mehfoud, Kathleen S.
Melodia, Mark S.
Metro, Joseph W.
Meyers, Michael A.
Miller, Edward S.
Miller, Robert J.
Miller, Steven A.
Moberg, Marilyn A.
Montague-Jones, Roy R.
Morgan, Adam R.
Morris, Robert K.
Munoz, Peter S.
Munsch, Martha Hartle
Myers, Donald J.
Napolitano, Perry A.
Naugle, Louis A.
Nelson, Jack R.
Neiman, Robert K.
Nicholas, Robert A.
Nicoll, Richard C.
O'Neil, Mark T.
Oppedahl, Mary C.
Paisley, Belinda L.
Parker, Roger J.
Patterson, Lorin E.
Pearman, Scott A.
Peck, Jr., Daniel F.
Pedretti, Mark G.
Perfido, Ruth S.
Peterson, Kurt C.
Phillipps, Richard P.
Phillips, Robert D.
Pike, Jon R.

Pollack, Michael B.
Powell, David C.
Quinn, Jonathan S.
Radley, Lawrence J.
Raju, Ajay K.
Rambaud, Mathieu
Rawles, Douglas C.
Raymond, Peter D.
Reed, W. Franklin
Reid, Graham M.
Reinke, Donald C.
Restivo, Jr., James J.
Rhatigan, Sean M.
Risetto, Christopher L.
Ritchey, Patrick W.
Roche, Brian D.
Rofe, Douglas J.
Rolfes, James A.
Rosales, Rex K.
Rosen, Barry S.
Rosenbaum, Joseph I.
Rosenberg, Carolyn H.
Roth, Robert A.
Rubenstein, Donald P.
Rudolf, Joseph C.
Sabourin, Jr., John J.
Sanders, Michael
Schaffer, Eric A.
Schaider, Joel R.
Schatz, Gordon B.
Schlesinger, Matthew J.
Schmarak, Bradley S.
Schumacher, Jeffrey A.
Scott, Michael T.
Seaman, Charles H.
Sedlack, Joseph M.
Seeder, Marshall
Shanus, Stuart A.
Shapiro, Clifford J.

Shaw, Nick J.
Short, Carolyn P.
Siamas, John S.
Sigelko, Duane F.
Simons, Bernard P.
Simons, Robert P.
Singer, Paul M.
Skrein, Michael P.
Smersfelt, Kenneth N.
Smith, Barry H.
Smith, III, John F.
Smith, John Lynn
Smith, Robert M.
Sollie, Kyle O.
Spafford, Richard A.
Spaulding, Douglas K.
Speed, Nicholas P.
Springer, Claudia Z.
Stanley, David E.
Stephenson, Leon
Stewart, II, George L.
Stoney, Jr., Carl J.
Suddath, Thomas
Swinburn, Richard R.
Tabachnick, Gene A.
Tandler, James R.
Taylor, Andrew D.
Taylor, Philip M.
Teare, Peter A.
Thallner, Jr., Karl A.
Thomas, Alexander Y.
Thomas, William G.
Thompson, Barry J.
Thompson, David A.
Thompson, Gary S.
Tillman, Eugene
Tocci, Gary M.
Todd, Thomas
Tompkins, Benjamin F.

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

Application No.(s): SPA 00-5-044
(county-assigned application number(s), to be entered by County Staff)

Special Permit/Variance Attachment to Par. 1(c)

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(enter date affidavit is notarized)

98791a

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

Reed Smith LLP
3110 Fairview Park Drive, Suite 1400
Falls Church, Virginia 22042

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

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

- | | |
|----------------------|-----------------------------|
| Tovey, Morgan W. | Additional Equity Partners: |
| Trevelise, Andrew J. | Bartfeld, Arnold L. |
| Unkovic, John C. | Cooper, Steven I. |
| Vishneski, John S. | Dellenbach, Robert B. |
| Vitsas, John L. | Glatzer, Jeffrey L. |
| Von Waldow, Arnd N. | Hooper, John P. |
| Wallis, Eric G. | Kramer, Ann |
| Warne, David G. | Lewis, Richard P. |
| Wasserman, Mark W. | Mann, Sharon J. |
| Weissman, David L. | O'Brien, Kathyleen A. |
| Weissman, Sonja S. | Rahl, James A. |
| Weller, Charles G. | Schlecker, David M. |
| Wilkinson, James F. | Scogin, Hugh T. |
| Wilkinson, John | Siev, Jordan |
| Wilson, Stephanie | Silverschotz, Mark D. |
| Wolff, Sarah R. | Weyman, Mark L. |
| Witty, Huw R. | Yavitz, Judith A. |
| Wood, Douglas J. | York, Stephen |
| Wood, James M. | Zhang, Jinshu |
| Wray, Richard K. | |
| Yoo, Thomas J. | |
| Zaimes, John P. | |
| Zoeller, Lee A. | |
| Zurzolo, Tracy Leigh | |

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

Application No.(s): SPA 00-5-044
(county-assigned application number(s), to be entered by County Staff)

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: April 1, 2008
(enter date affidavit is notarized)

98791a

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): SPA 00-5-044
(county-assigned application number(s), to be entered by County Staff)

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: April 1, 2008
(enter date affidavit is notarized)

98791a

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 Applicant's Authorized Agent

Linda S. Broyhill, Esq., Agent

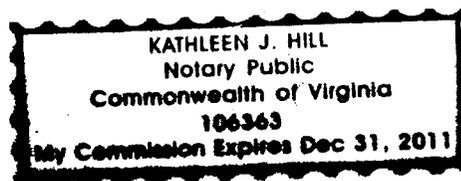
(type or print first name, middle initial, last name, and title of signee)

Subscribed and sworn to before me this 1st day of April 2008, in the State/Comm. of Virginia, County/City of Fairfax.

Kathleen J. Hill

Notary Public

My commission expires: 12-31-2011



**JUNIOR EQUITATION SCHOOL, INC. AND
NORTHERN VIRGINIA THERAPEUTIC RIDING PROGRAM, INC.
TAX MAP 66-3 ((1)) PARCEL 36 AND
TAX MAP 66-4 ((1)) PARCEL 15**

JANUARY 22, 2008
RECEIVED
Department of Planning & Zoning
JAN 22 2008
Zoning Evaluation Division

**STATEMENT OF JUSTIFICATION
SPECIAL PERMIT AMENDMENT**

Introduction:

On July 10, 1990, the Fairfax County Board of Zoning Appeals (the "BZA") approved the application for special permit SP 90-S-024 filed by the Junior Equitation School, Inc. ("JES") as the lessee of property located at Tax Map 66-3 ((1)) parcel 36 and Tax Map 66-4 ((1)) parcel 15 (collectively, the "Subject Property") and owned at that time by Jane M. Dillon, a widow. The BZA authorized the use of the Subject Property as a riding and boarding stable and riding school for a five (5) year term expiring on July 18, 1995. The BZA limited its approval of the special permit with eighteen (18) Development Conditions. The enrollment in the school was limited to fifteen (15) students on Monday through Friday and thirty-six (36) students on Saturdays.

On September 16, 1997, the BZA approved the application for special permit amendment SPA 90-S-024 to extend the term of the use of the Subject Property for a riding and boarding stable and riding school for an additional five (5) year term expiring on August 12, 2002. Due to the advanced age of Mrs. Dillon, the number of classes and the number of students had been reduced. Accordingly, the BZA approved Development Conditions Number 4 and Number 5 that reflected the reduced operation of the riding school. The BZA decision became final on September 24, 1997. The BZA resolution provided that the special permit would automatically expire thirty (30) months after the date of approval unless a new Non-Residential Use Permit ("Non-RUP") had been obtained. JES failed to obtain the new Non-RUP as required by the BZA. Accordingly, the special permit expired on March 23, 2000.

Due to the expiration of SPA 90-S-024, JES filed an application for a special permit to continue the use of the Subject Property solely as a riding and boarding stable since Mrs. Dillon was no longer conducting riding instruction. On October 31, 2000, the BZA approved the application for special permit SP 00-S-044 (the "Special Permit") filed by JES. The BZA authorized the use of the Subject Property as a riding and boarding stable for an unlimited term. The BZA limited its approval of the Special Permit with thirteen (13) Development Conditions. One of these Conditions provided that, "[n]o students shall be taught by Junior Equitation School, Inc., however, riding lessons may be arranged by the individual boarders and may be scheduled between 9:00 am and 6:00 pm daily." (Development Condition Number 5). Mrs. Dillon subsequently died. Charles C.R. Dillon, her son and heir, transferred the Subject Property to Full Cry Farm, LLC (the "Owner").

A. Type of Operation(s):

The Northern Virginia Therapeutic Riding Program, Inc. ("NVTRP"), is a non-profit 501(c)(3) organization that provides equine-assisted activities for children and adults with disabilities, youth-at-risk, wounded veterans and their families in an inclusive, community

setting. Lesson plans include riding skills, exercise, trail or field rides and games, as well as care and grooming of the horses. Through riding, students improve balance, coordination, muscular strength, social skills and self-confidence. Within the next two (2) years, NVTRP plans to add hippotherapy to its portfolio of services. Hippotherapy is a treatment that uses the multi-dimensional movement of the horse. Specially trained physical, occupational and speech therapists use this treatment for patients who have movement dysfunction. NVTRP is a Premier Center accredited by the North American Riding for the Handicapped Association ("NARHA") and a member center of the Therapeutic Riding Association of Virginia. All of its instructors are certified through NARHA. The Executive Director of NVTRP, Breeana Bornhorst, is a NARHA certified Master Instructor, the only such instructor to have achieved this certification within the State of Virginia.

On July 19, 2007, a fire destroyed the facility from which NVTRP conducted its operations. As a result, NVTRP was forced to find a new location from which to conduct its activities. On January 11, 2008, NVTRP executed a Lease and Purchase Option with the Owner, having a commencement date of January 1, 2008, pursuant to which NVTRP is leasing the Subject Property from the Owner and has an option to purchase the Subject Property in accordance with the terms provided therein (the "Lease," including any amendments or extensions thereof). On January 11, 2008, NVTRP executed an Equipment Rental and Management Agreement with JES pursuant to which NVTRP agreed to manage on behalf of JES the horse boarding facility on the Subject Property, and JES permitted NVTRP to board its twelve (12) horses on the Subject Property. NVTRP also executed a Sublease with JES for the Subject Property on January 11, 2008.

Pursuant to the Lease and in anticipation of the purchase of the Subject Property, JES and NVTRP have filed an application for an amendment of the Special Permit (the "Application") to add NVTRP as a Permittee and to amend the Development Conditions, including Condition Number 5 to delete the restriction on operating a riding school.

JES and NVTRP (the "Applicants") are proposing that the BZA modify its standard form of Development Condition to provide that the approval is granted to both JES and NVTRP subject to (a) deletion of JES as a permittee in the event that the sale to NVTRP is completed; and (b) deletion of NVTRP as a permittee in the event that the sale is not consummated and the Lease expires. Upon approval of the Application, a new Non-RUP will be obtained in the name of both JES and NVTRP. The applicable permittee will be deemed to be deleted from the Special Permit upon the date of issuance of a new Non-RUP in the name of either JES or NVTRP, with a copy of such Non-RUP delivered to the clerk of the BZA for inclusion in the Application file, based upon either the consummation of the sale or the expiration of the Lease.

B. Hours of Operation:

NVTRP offers three (3) riding sessions throughout the year (Spring, Summer and Fall) that range in length from six (6) to fifteen (15) weeks. During January and February, NVTRP offers a winter leasing program that gives its more independent riders, family members and volunteers an opportunity to have one lesson per week and a practice ride, each one (1) hour long. The lessons are conducted seven (7) days a week during each of the three sessions. Monday through Friday, lessons would be conducted primarily between the hours of 4:30 pm and 7:30 pm. Hippotherapy services and additional lessons may be scheduled at various intervals between 8:00 am and 4:30 pm. On Saturday and Sunday,

lessons would be conducted primarily between 9:30 am and 12:15 pm and between 3:30 pm and 6:15 pm. Hippotherapy services and additional lessons may be scheduled at various intervals between 8:00 am and 9:30 am and between 12:15 pm and 3:30 pm.

In addition to riding instruction, the riders have the opportunity to participate in the following activities:

1. Two Horse Shows. Ride to Thrive (a local show developed by NVTRP to showcase the riders to family and friends) and a schooling horse show. These events each involve up to twenty-five (25) and five (5) riders, respectively, and are typically held in the Spring. NVTRP horses are used in the event. Additional horses will not be transported to the Subject Property.
2. Summer Camp. A half-day, week-long camp ride/activity experience historically held during June or August between 9 am and 1 pm. Currently offered once each summer, it has five (5) to six (6) participants. The Camp is run by two (2) instructors and approximately six (6) volunteers.
3. Vaulting Workshops. These sessions focus on combining elements of gymnastics and dance on a moving horse to develop coordination, balance, strength and creativity. The three (3) hour sessions have four (4) to eight (8) participants. There are typically two (2) instructors and four (4) volunteers. The workshops are held during hours in which regular riding instruction is not given.

C. Estimated Number of Students/Patrons:

NVTRP currently has approximately eighty (80) riders and plans to expand that number to one hundred and eleven (111), the total number approved with the first special permit in 1990, within the next two to three years. During the three riding sessions, there ultimately will be approximately fourteen (14) students/patrons per day on Monday through Friday and twenty-one (21) students/patrons per day on Saturday and twenty (20) on Sunday.

D. Proposed Number of Employees/Instructors/Volunteers:

1. Program Staff. NVTRP currently has three (3) salaried employees and one part-time employee.
 - a. *Executive Director*. Provides day-to-day operational guidance and leadership for the program.
 - b. *Program Director*. Oversees and manages all activities associated with the program volunteers. She will ultimately also manage two (2) additional full-time staff and six (6) volunteer Day Coordinators and is responsible for developing, executing and managing all NVTRP programs and services.
 - c. *Operations Manager*. Oversees and manages the riding facility, including the barn, riding rings, horses and pastures and manages the training of program horses.

2. Volunteer Corps. Depending upon the independence level of the individual rider, each rider may require up to three (3) assistants: a horse leader and two (2) side walkers. In addition, horse care and barn management require daily attention. As a result, NVTRP relies upon a roster of 725 volunteers to operate the program on a daily basis, 250 of which are active during any particular session.

The core of the volunteer base is high school students. Participation in the NVTRP program qualifies toward the community service requirement for graduation. Each volunteer receives NARHA-mandated training, as well as specialized training developed by NVTRP program staff for many of the roles such as side walkers, horse leaders and day coordinators.

3. Instructors. NVTRP has five (5) certified instructors.

E. Estimate of Traffic Impact of the Proposed Use, including the maximum expected trip generation and the distribution of such trips by mode and time of day:

1. The proposed use of the Subject Property for riding instruction will generate the primary traffic impact. Lessons will be held seven (7) days a week at various time increments so the traffic will be staggered. There are typically three (3) riders per lesson, one (1) instructor and potentially nine (9) volunteers (three [3] volunteers per student). Each lesson is forty-five (45) minutes with a fifteen (15) minute break for riders to arrive and depart. The volunteers arrive thirty (30) minutes before lessons begin and remain until after approximately three (3) lessons are completed. The trips will be made by passenger vehicle. The driver of the vehicle will remain on site during the student's lesson.

2. Example of a weekday schedule:

8:00 am – two (2) volunteers arrive to feed and leave upon completion (1-2 hours)
4:00 pm - nine (9) volunteers and instructor arrive to tack up horses and to feed
4:30 pm to 5:15 pm - three (3) riders have their lesson
5:30 pm to 6:15 pm - three (3) riders have their lesson
6:30 pm to 7:15 pm - three (3) riders have their lesson
7:30 pm to 7:45 pm - volunteers and instructor finish and leave

Example of a Saturday and Sunday schedule:

8:00 am - four (4) volunteers arrive to feed
9:00 am - five (5) additional volunteers and an instructor arrive to tack up horses
9:30 am to 10:15 am - three (3) riders have their lesson
10:30 am to 11:15 am - three (3) riders have their lesson
11:30 am to 12:15 pm - three (3) riders have their lesson
12:30 pm to 1:00 pm – volunteers and instructor finish and leave
3:00 pm - nine (9) volunteers and instructor arrive for afternoon lessons and to feed
3:30 pm to 4:15 pm - three (3) riders have their lesson
4:30 pm to 5:15 pm - three (3) riders have their lesson
5:30 pm to 6:15 pm - three (3) riders have their lesson
6:30 pm to 6:45 pm – volunteers and instructor finish and leave

3. When lessons are not in session, two (2) volunteers arrive at 8:00 am and then again at 4:00 pm to feed and depart upon completion (1-2 hours).
4. During the term of the Lease, the staff members will be in the office periodically during normal business hours on weekdays and weekends due to the size constraints. Once NVTRP purchases the Subject Property and expands its operations into the residence, it expects to have no more than five (5) staff members on-site during any one time on weekdays and weekends. The Operations Manager will live in the residence.

F. Vicinity or general area to be served by the use:

Volunteers and students are drawn from Northern Virginia, including Fairfax, Arlington and Prince William Counties and the Cities of Alexandria and Falls Church. Volunteers also reside in Loudoun County, Virginia and Montgomery County, Maryland.

G. Description of building façade and architecture of proposed new building or additions:

The existing house is brick and frame. The existing barn depicted on the Special Permit plat to the east of the gravel parking area was destroyed by fire and has not been rebuilt. New sheds have been added to the property that were not depicted on the Special Permit plat, including two (2) wood sheds on the site of the former barn, three (3) wood sheds in the northeast corner, one (1) wood shed adjacent to the driveway, one (1) wood shed south of the drainfield and one (1) wood shed in the southeast corner. No new buildings or additions are proposed with this Application.

H. A listing, if known, of all hazardous or toxic substances as set forth in Title 40, Code of Federal Regulations Parts 116.4, 302.4 and 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 and contents of any existing or proposed storage tanks or containers.

There is a 1,000 gallon underground fuel tank located adjacent to the residence for the storage of home heating fuel. There is also a 500 gallon underground propane fuel tank located adjacent to the swimming pool. There are two (2) above-ground fuel tanks. A storage tank for diesel fuel adjacent to the large wood shed, and a storage tank for gasoline in the yard adjacent to the fence.

A 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 modification.

Except as hereinafter set forth, the proposed use conforms to the provisions of all applicable ordinances, including the additional standards for riding and boarding stables in Sect. 8-609, regulations, adopted standards and any applicable conditions.

The Applicants are requesting the following changes to the Development Conditions upon which the BZA approved the Special Permit:

1. Condition Number 5. Delete the limitations and add the accessory riding school;
2. Condition Number 6. Increase the number of parking spaces to twenty-four (24);
3. Condition Number 8. Increase the number of horses from seventeen (17) to twenty (20);
4. Condition Number 9. Permit lighting of the riding ring until 7:30 pm on weekdays and until 6:30 pm on weekends;
5. Condition Number 12. Permit horse shows and other special events; and
6. Condition Number 13. The Applicants propose to include the residence in the Special Permit. Upon the purchase of the Subject Property, NVTRP proposes to use the residence for accessory uses to the riding and boarding stable.

The previously approved Special Permit granted certain waivers and modifications of the transitional screening and barrier requirements of Part 3 of Article 13 of the Zoning Ordinance. Pursuant to Par. 6 of Sect. 13-301, the Applicants request a renewal of such waivers and modifications as shown on the plat submitted with the application, dated January 22, 2008, entitled "Full Cry Farm" prepared by Bowman Consulting Group, Ltd. of Chantilly, Virginia.

The Applicants also request continuation of the previously approved waivers of the following requirements approved in furtherance of the Special Permit:

1. Dedication of Right-of-Way Waiver #024112;
2. Fairfax County Public Facilities Manual Modification Request #024111 for commercial entrance on the Subject Property;
3. Dustless Surface Waiver #024108 for the parking lot area;
4. Trail Waiver #024822; and
5. Street Light Waiver #024821.


Linda S. Broyhill, Agent
Date: January 22, 2008

RECEIVED
Department of Planning & Zoning

JAN 22 2008

Zoning Evaluation Division

Please Welcome NVTRP

December 1, 2007

Dear Friends and Neighbors of Little Full Cry Farm,

Many of you are aware that Northern Virginia Therapeutic Riding Program, Inc., was burned out of its barn this past July. Fortunately, no horse was injured. Through the kindness, donations and Herculean efforts of many people in the Clifton area, NVTRP has been able to replace a substantial amount of the tack and other equipment it lost, and has been operating from two temporary locations in Clifton since this summer.

For those who are not familiar with NVTRP, it provides riding instruction to children and adults with physical, emotional and cognitive disabilities, and has done so for more than 25 years. Oftentimes, a child's pediatrician or other health professional recommends therapeutic riding as a way for a child with a disability to improve balance, muscle strength and coordination and to have a social experience with peers. Recently, NVTRP started working with disabled veterans. For the many Clifton-area residents who *are* involved with therapeutic riding, I need not tell you of the joy of the students from their involvement with a horse; nor of the professionalism and competence of its staff; nor of the dedication of its volunteers.

NVTRP is now looking for a permanent home in the Clifton area. I am very pleased to tell you that NVTRP and I have entered into an agreement that may eventually result in Little Full Cry Farm becoming that home. For the immediate future, however, Little Full Cry and Junior Equitation School, Inc. will welcome NVTRP's horses here under a boarding agreement.

A few of you know that, after our own barn fire, I had considered subdividing Little Full Cry into 5-acre lots. Indeed, just prior to being contacted by NVTRP this past summer, I had sought and received a subdivision proposal from a local civil engineering firm. But I know that many in the Clifton community consider this farm to be something of a local landmark and enjoy the sight of green fields, white fences, and grazing horses; rarely does a day go by when someone does not slow along Popes Head Road to allow his or her children a look at the horses in the fields. If NVTRP is successful in eventually acquiring Little Full Cry, it will be a source of great satisfaction to me and, I think, all of us that it will be preserved as open space with grazing horses for many years to come.

So please join me in welcoming NVTRP.

Very truly yours,

Randy Dillon



Linda S. Broyhill
Direct Phone: 703.641.4328
Email: lbroyhill@reedsmith.com

Reed Smith LLP
3110 Fairview Park Drive
Suite 1400
Falls Church, VA 22042-4503
703.641.4200
Fax 703.641.4340

January 22, 2008

HAND DELIVERED

Ms. Virginia H. Ruffner
Senior Planner
Department of Planning & Zoning
12055 Government Center Parkway
Suite 801
Fairfax, Virginia 22035

RECEIVED
Department of Planning & Zoning
JAN 22 2008
Zoning Evaluation Division

**Re: Junior Equitation School, Inc.
Northern Virginia Therapeutic Riding Program, Inc.
Application for Amendment of Special Permit SP 00-S-044 (the "Application")
Tax Map 66-3 ((1)) Parcel 36 and Tax Map 66-4 ((1)) Parcel 15 (the "Subject Property")**

Dear Ms. Ruffner:

This firm is the authorized agent of Junior Equitation School, Inc., and Northern Virginia Therapeutic Riding Program, Inc., the above-referenced Applicants. Pursuant to Sect. 8-011, we hereby request a waiver of the requirement of Par. 2L of Sect. 8-011, that requires existing topography of the Subject Property to be determined by an air survey or field run. This request is based upon the following:

1. The topography depicted on the plat approved for the existing Special Permit was not based upon an air survey or field run;
2. The Application is not proposing any new construction or land disturbance activity in excess of 2,500 square feet;
3. The two-foot topography has been interpolated from the Fairfax County GIS data; and
4. The site has remained undisturbed and in its current state since the approval of the existing Special Permit.

Ms. Virginia H. Ruffner
January 22, 2008
Page 2

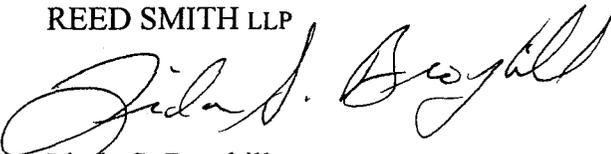
ReedSmith

Accordingly, we believe that this requirement is not necessary for the review of the Application. The Subject Property has been used as an equestrian riding and boarding facility since 1990. The only proposed change in use is to add the accessory riding school that was approved for the Subject Property with the original Special Permit in 1990.

We appreciate your consideration of this request. Please contact me if you have any questions or require further information.

Sincerely,

REED SMITH LLP



Linda S. Broyhill

LSB/pls

cc: Rhonda S. VanLowe
Breeana G. Bornhorst
Matthew J. Tauscher
Sarah E. Hall, Esquire
Charles C.R. Dillon

RECEIVED
Department of Planning & Zoning
JAN 22 2008
Zoning Evaluation Division

Linda S. Broyhill
Direct Phone: +1 703 641 4328
Email: lbroyhill@reedsmith.com

Reed Smith LLP
3110 Fairview Park Drive
Suite 1400
Falls Church, VA 22042-4503
+1 703 641 4200
Fax +1 703 641 4340

February 18, 2008

RECEIVED
Department of Planning & Zoning

FEB 19 2008

Zoning Evaluation Division

OVERNIGHT DELIVERY

Ms. Virginia H. Ruffner
Senior Planner
Department of Planning & Zoning
12055 Government Center Parkway
Suite 801
Fairfax, Virginia 22035

**Re: *Junior Equitation School, Inc. ("JES")
Northern Virginia Therapeutic Riding Program, Inc. ("NVTRP")
Application for Amendment of Special Permit SP 00-S-044 (the "Application")
Tax Map 66-3 ((1)) Parcel 36 and Tax Map 66-4 ((1)) Parcel 15 (the "Subject Property")
File: SPA-2008-0016***

Dear Ms. Ruffner:

Pursuant to your letter of February 4, 2008, enclosed are the following documents:

1. Twenty-three (23) copies of the Special Permit Plat dated January 2008, revised through February 19, 2008; and
2. One (1) 8-1/2" x 11" reduction of the Plat.

By letter dated February 13, 2008, the original and three copies of the revised form of Special Permit Application were mailed to your attention.

Pursuant to our conversation of February 15, 2008, enclosed is a copy of the August 6, 1990, letter from the Fairfax County Health Department regarding the adequacy of the existing sewage disposal system and well water supply serving the Subject Property for the original use as a riding and boarding stable. As set forth in Paragraph C of the Statement of Justification, the Applicants do not propose to increase the total number of students approved with the original special permit in 1990 (thirty six persons on Saturdays and fifteen persons Monday through Friday). The Applicants propose fourteen students Monday through Friday, twenty-one students on Saturday and twenty students on Sunday.

Ms. Virginia H. Ruffner
February 18, 2008
Page 2

ReedSmith

Also enclosed for your information is a copy of the Conservation Plan, required by Development Condition Number 7 in connection with SP 00-S-044.

Please contact me if you require further information or documentation regarding this Application. Thank you again for your prompt assistance in completing the initial review of the Application.

Sincerely,

REED SMITH LLP



Linda S. Broyhill

LSB/pls
Enclosures

cc: Breeana G. Bornhorst (w/enclosures, Plat)
Rhonda S. VanLowe (w/enclosures, Plat)
Charles C.R. Dillon (w/enclosures, Plat)
Sarah E. Hall, Esquire (w/enclosures, Plat)
Matthew J. Tauscher (w/enclosures except Plat)



COMMONWEALTH of VIRGINIA

IN COOPERATION WITH THE
STATE DEPARTMENT OF HEALTH
FAX NO 278-8157
TDD 591-6435

Fairfax County Health Department
DIVISION OF ENVIRONMENTAL HEALTH
ENVIRONMENTAL SERVICES SECTION
10777 Main Street, Suite 102B
Fairfax, Virginia 22030

PHONE
246-2201

August 6, 1990

Monaco and Strickhouser, P.C.,
Joseph Monaco
4248-B Chain Bridge Road
Fairfax, Virginia 22030

RE: 6429 Clifton Road, Clifton, VA 22024, TM: 66-3-001-36

Dear Mr. Monaco:

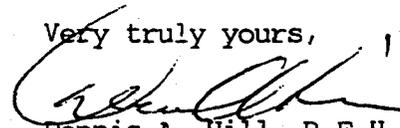
After review of the information provided in your letter of July 31, 1990, and review of existing records concerning Mrs. Jane M. Dillon's property we have determined the following:

1. The maximum number of permanent occupants, employees and patrons using the property will not exceed the design capacity of the on-site sewage disposal system. The system is designed to accommodate 1000 gallons of sewage per day. The projected use is approximately 400 gallons per day.
2. The well water supply serving the property meets the minimum construction standards of Chapter 70 of the Fairfax County Code. The well can be used as a potable water source based on previous inspections and satisfactory bacteriological water samples.

Based on the available information the sewage disposal system and well water supply serving the property are adequate for the change of use from residential to a mixed use of residential and light commercial. Mrs. Dillon's application will be attached to the records to indicate the change. Any future expansion or change in use must be brought to the attention of the Health Department.

If you need further information, please contact me at this office.

Very truly yours,


Dennis A. Hill, R.E.H.S.,
Program Manager

DAH:cd

monacocd



Application for a Sewage Disposal System Construction Permit

Commonwealth of Virginia
Department of Health

For Department Use Only

Health Department
Identification Number _____
Map Reference _____

_____ Health Department Date Received _____

To Be Completed By The Applicant

Type sewage system: New Repair Expanded Conditional
FHA/VA yes no Existing

Owner Jane M. Dillon Address 6429 Clifton Road Phone 631-9709
Clifton, VA 22024

Agent Joseph Monaco Address 4248-B Chain Bridge Rd. Phone 591-5800
Fairfax, VA 22030

Directions to Property Ox Rd. (Rt. 123) to Popes Head Rd., west on Popes Head Rd.
approximately 4 miles to property on the left.

Subdivision N/A, acreage parcel Section _____ Block _____ Lot _____

Other Property Identification T.M. 66-3-1-36

Dimensions/size of Lot/Property 993' x 676'

Other Application Information

I. Building/facility New Existing
Intermittent Use Yes No If yes, describe: _____

II. Residential Use Yes No
Termite Treatment Yes No
 Single Family Multifamily Number of Units _____ Number of Bedrooms _____
Basement Yes No
Fixtures in Basement Yes No

III. Commercial Use Yes No Describe: Riding & boarding stable offi
In a 302 sq. ft. portion of t
residential dwelling.

Commercial/Wastewater Yes No Number of Patrons _____ Number of Employees _____
If yes, give volumes and describe _____

IV. Water Supply: Public New Describe: on site well
 Private Existing

V. Proposed Installation: Septic tank and drainfield Other
If other, describe Septic tank & drainfield are existing; request change from resi-
dential use to the mixed use of residential/light commercial.

SITE Attach a site plan (rough sketch) showing dimensions of property, proposed and/or existing structures and
PLAN driveways, underground utilities, adjacent soil absorption systems, bodies of water, drainage ways, and wells
and springs within 200 feet radius of the center of the proposed building or drainfield. Distances may be paced
or estimated.

The property lines and building location are clearly marked and the property is sufficiently visible to see the topography. I give permission to the Department to enter onto the property described for the purpose of processing this application.

Jane M. Dillon
Signature of owner/agent

7-18-90
Date

**PERMIT TO INSTALL OR REPAIR, OR REASONS FOR REJECTION
WATER SUPPLY and/or SEWAGE DISPOSAL SYSTEMS**

(1) Void after (12) twelve months. (2) Automatically cancelled when site conditions are changed from those shown on permit.
 (3) Automatically cancelled should facts later become known that a potential hazard would be created by continuing installation.
 FHA/VA Yes No Date 6-8-72 Case No. _____

Owner: Eldon J. Merritt Address 6429 Clifton Rd., Clifton Phone _____
 (Mailing Address)
 Occupant _____ Address _____ Phone _____
 (Mailing Address)

Exact Location of premises 6429 Clifton Road, Clifton, Virginia 66-001-20B
 (Subdivision, Street or Road Name, Section or Lot No.)

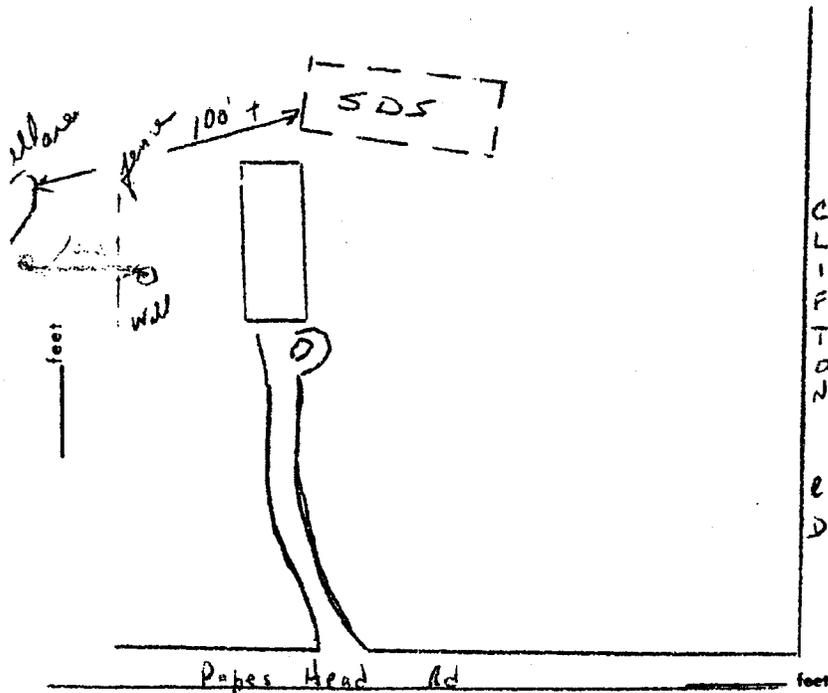
INSTALL REPAIR WATER SUPPLY SYSTEM SEWAGE DISPOSAL SYSTEM
 FOR Dwelling Other _____ Actual or potential Bedrooms _____ Automatic Washing Machine Yes No
 Actual or estimated Water Consumption _____ gal. per day Garbage Disposal Unit Yes No
 Additional wastes _____ Signature _____ Owner or Representative

DETAILS OF SYSTEM

- (1) WATER SUPPLY (Existing) Class _____ Approved Yes No
 Other _____
 (Location & Class to be approved by Sanitarian.)
 Class _____ Cased 2 ft. to be grouted 2 ft.
 (Unless supported by positive evidence Class III is to be considered as to be installed.) * per County Code
 (2) SOIL STUDY Naturally drained, suitable by sight Yes No
 Technical Classification _____
 Rough Classification Sandy Medium Clay Pipe
 Clay. Percolation Test Required Yes No. Rate _____
 Minutes per inch. Depth of Water Table _____ feet
 (Estimated)
 Surface drainage required Yes No Area Drainage
 by Lowering Ground Water Table required Yes No
 (3) HOUSE SEWER LINE Size _____ inches. Type of material re-
 quired _____. Distance from Water Supply _____ feet.

- (4) DETAILS OF CONSTRUCTION Watertight Septic Tank of
 _____ Inside Dimensions Length _____ feet.
 (Kind of Material)
 Width _____ feet. Liquid Depth _____ feet. Depth of
 Air Space _____ feet. Liquid Capacity _____ gallons.
 (5) SUBSURFACE ABSORPTION FIELD Distribution Box re-
 quired. Ditches of equal length required.
 Number of square feet required _____ Type aggregate
 required Broken Stone Gravel Slag. Size range
 from 1/2 inches to 2 1/2 inches. Depth of aggregate from base
 of tile to bottom of ditches _____ inches. Allowable
 fall _____ to _____ inches. Total aggregate must equal
 minimum depth of _____ inches or more. Depth of drainfield
 not to exceed _____ inches from surface of original ground.
 Distance from well to septic tank _____ feet; distance from
 well to drainfield _____ feet.

Rough Sketch of Premises (including adjacent properties if pertinent, Showing Location of Lot Line, Buildings, Water Supplies, Sewage Disposal Systems, Trees, and Other Possible Sources of Contamination of Water Supplies, by Indicating Distances and Slope with regard to one another.



1. This is a permit for installation of a water supply system only.
 2. Bored well, currently being used, to be separated from system. if abandoned, it should be filled with clean dirt and sealed in accordance with Code.
 3. Install system in accordance with Fairfax County Code.
 Renewed until 6-8-74
 WTB/Buyer

Note: Owner or his agent must notify FAIRFAX COUNTY Health Department, Phone 691-2101 when installation is ready for inspection. If any Sewage Disposal System, or part thereof, is covered before being inspected by the Health Department, it shall be uncovered at the direction of the Health Director or his agent. CONDITIONS DISCOVERED DURING INSTALLATION MAY REQUIRE ADJUSTMENTS OF SYSTEM DESIGN. Changes from above specifications require Health Department approval before being made.
 Based on the above information, the undersigned recommends that this permit be issued.
 Date: 6/8/72 Approved: [Signature] Date: 6/8/72 Signed: Martin Green
 (Seal of Health Department)

DUPLICATE

T. Wise, Elder.
222 Kenmore
Fairfax, Va.

PERMIT TO INSTALL OR REPAIR
WATER SUPPLY and/or SEWAGE DISPOSAL

JMS #1

Date 5-7- Case No. _____

Owner MERRITT, E. J. Address 400 Layton Hall Dr. Phone CR 3 4487
(Mailing Address)

Occupant _____ Address _____ (Mailing Address) Phone _____

Exact Location Map 66, Parcel 20-B corner of 645 and 654
of Premises _____
(Subdivision, Street or Road Name, Section or Lot No.)

OWNER DESIRES TO

- INSTALL
- Water Supply System
- Sewage Disposal System
- Septic Tank

- REPAIR
- Water Supply System
- Sewage Disposal System
- Septic Tank

Health Department recommends _____

FOR

- Dwelling Other _____
- Actual or potential Bedrooms 5 Actual or estimated Water Consumption _____ gal. per day Automatic Washing Machine Yes No Garbage Disposal unit Yes No ~~Additional wastes~~

DETAILS OF RECOMMENDED SYSTEMS

- (1) WATER SUPPLY Location to be approved by Sanitarian. Type
 Drilled Well Driven Well Bored Well Dug Well
 Other _____ Cased _____ feet.

Casing to be properly sealed and vented if necessary. Casing to extend at least 6 inches above pump room floor. Grouted _____ feet. All surface drainage to flow away from water supply. Well to have a platform of concrete or other impervious material, at least 4 inches thick at casing, extending at least 24 inches in all directions from casing, gently sloped for drainage.

- (2) SOIL STUDY Naturally drained, suitable by sight Yes No
 Technical Classification _____
 Rough Classification Sandy Medium Clay Pipe Clay.
 Percolation Test required Yes No. Rate _____
 Minutes per inch. Depth of Water Table _____ (Estimated) feet

Surface drainage required Yes No. Area Drainage by Lowering Ground Water Table required Yes No

- (3) DETAILS OF CONSTRUCTION Watertight Septic Tank of

CONCRETE Inside Dimensions Length 7 feet.
 (Kind of Material) 5 1/2 feet.
 Width 4 1/2 feet. Liquid Depth 4 1/2 feet. 1875 Depth of Air Space +1-3 1/2 feet. Liquid Capacity 1250 gallons.

- (4) HOUSE SEWER LINE Size _____ inches. Type of material required _____ Distance from Water Supply _____ feet.

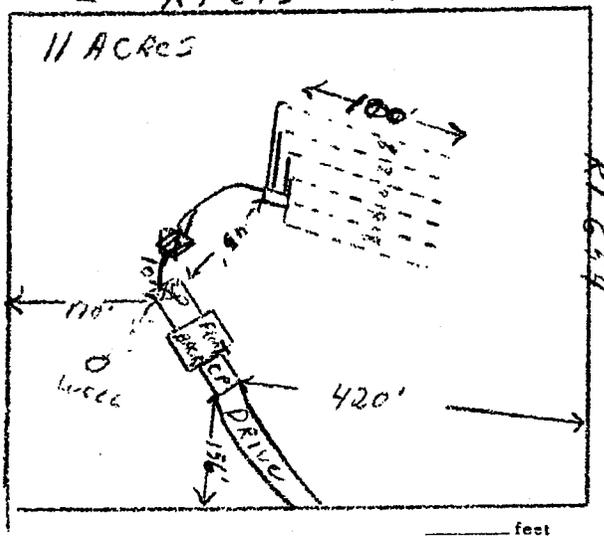
- (5) SUBSURFACE ABSORPTION FIELD Distribution Box required. Ditches of equal length required.

Number of square feet required 1075 Type aggregate required Broken Stone Gravel Slag. Size range from 1/2 inches to 2 1/2 inches. Depth of aggregate from base of tile to bottom of ditches 20 inches.

Total aggregate must equal minimum depth of 28 inches or more. Soil Cover over tile not to exceed 20 inches. Distance from Sewage Disposal System to the nearest point of a Water Supply System will be 100 feet.

Rough Sketch of Premises (including adjacent properties if pertinent, Showing Location of Lot Line, Buildings, Water Supplies, Sewage Disposal Systems, Trees, and Other Possible Sources of Contamination of Water Supplies, by Indicating Distances and Slope with regard to one another.

Keep 10 ft. from trees & property lines _____ ft. from bldg. Divert roofing drains away from drainfield.



- I GRADE AS NECESSARY
- II WELL TO BE 100 FT FROM SEPTIC FIELD.
- III DIST BOX TO BE 45' FROM CORNER OF HOUSE AS SHOWN - ALLOW SEPTIC FIELD IN PORC AREA

Note: Owner or his agent must notify Fairfax Co Health Department, Phone CR 3 2050 when installation is ready for inspection. If any Sewage Disposal System, or part thereof, is covered before being inspected by the Health Department, it shall be uncovered at the direction of the Health Director or his agent. CONDITIONS DISCOVERED DURING INSTALLATION MAY REQUIRE ADJUSTMENTS OF SYSTEM DESIGN. Changes from above specifications require Health Department approval before being made.

Based on the above information, the undersigned recommends that this permit be issued.
Date 5/7/62 Approved [Signature] (Reviewing Authority) Date 5/7/62 Signed [Signature] (Sanitarian or Health Director)

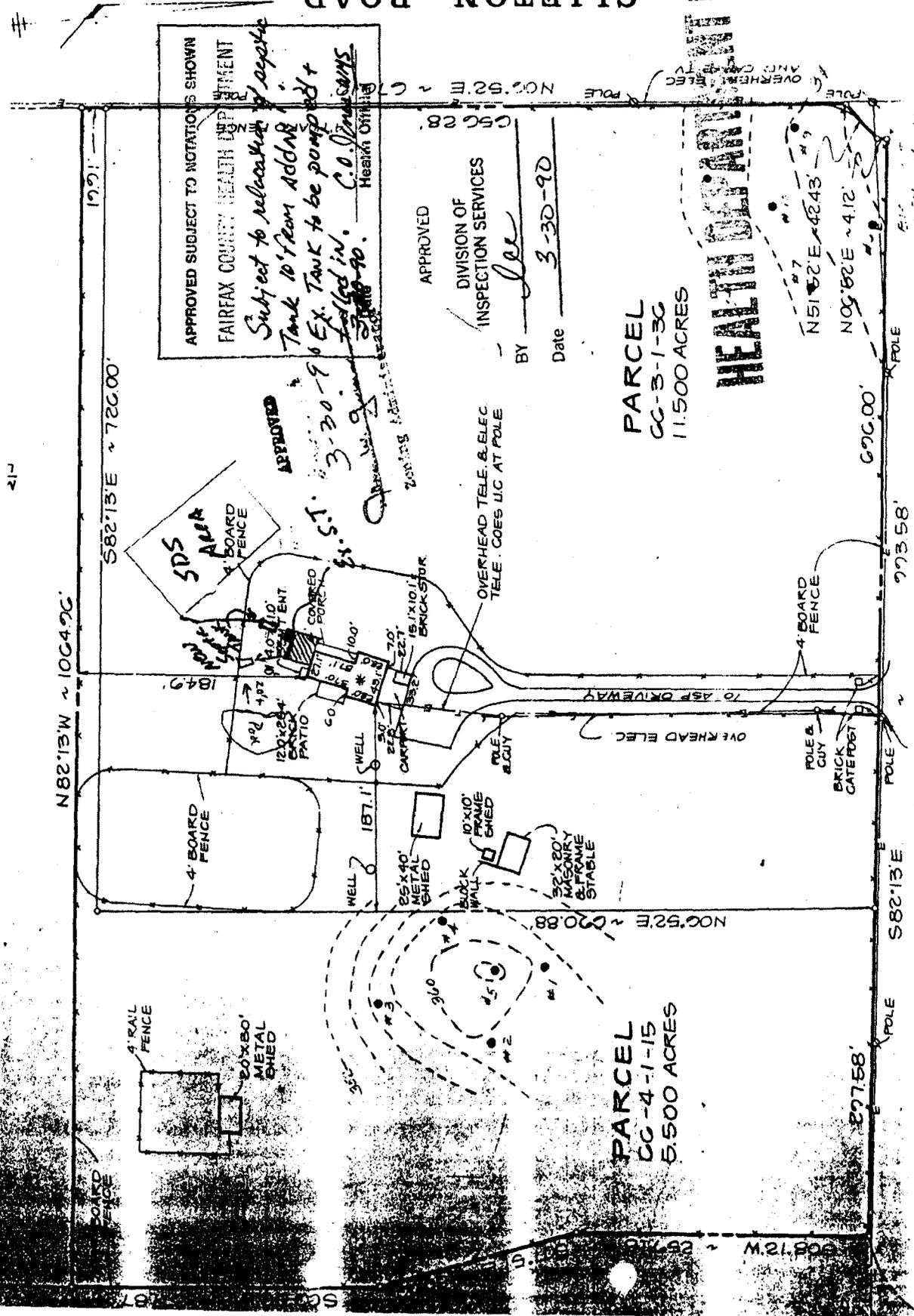
PROPERTY IS
 • #6 DENOTES
 I HEREBY CE
 PROFILES HOI
 FIELD SOAR
 STRUCTURE
 VERTICAL I
 ELEVATION F
 AERIAL TYP

CLIFTON ROAD
 (ROUTE 645) (50' WIDE)

COPY

PLAT SHOWI
 SOIL PROFILE HOLE
 PROPERTY
 MRS. JANE M. DII

CODING: 1001



APPROVED SUBJECT TO NOTATIONS SHOWN
 FAIRFAX COUNTY HEALTH DEPARTMENT
Subject to relocation of septic tank 10' from address
Ex. Tank to be pumped & loaded in. C.O. Jones SWS
 3-30-90
 Health Officer

APPROVED
 DIVISION OF
 INSPECTION SERVICES
 BY *[Signature]*
 Date 3-30-90

PARCEL
 CC-3-1-3C
 11.500 ACRES

PARCEL
 CC-4-1-15
 5.500 ACRES

HEALTH DEPARTMENT

N51°52'E 4243'
 N0°52'E 412'

217

N82°13'W ~ 1064.96'

S82°13'E ~ 726.00'

696.00'

973.58'

S82°13'E

277.58'

N0°52'E ~ 990.88'

S82°13'W ~ 657.96'

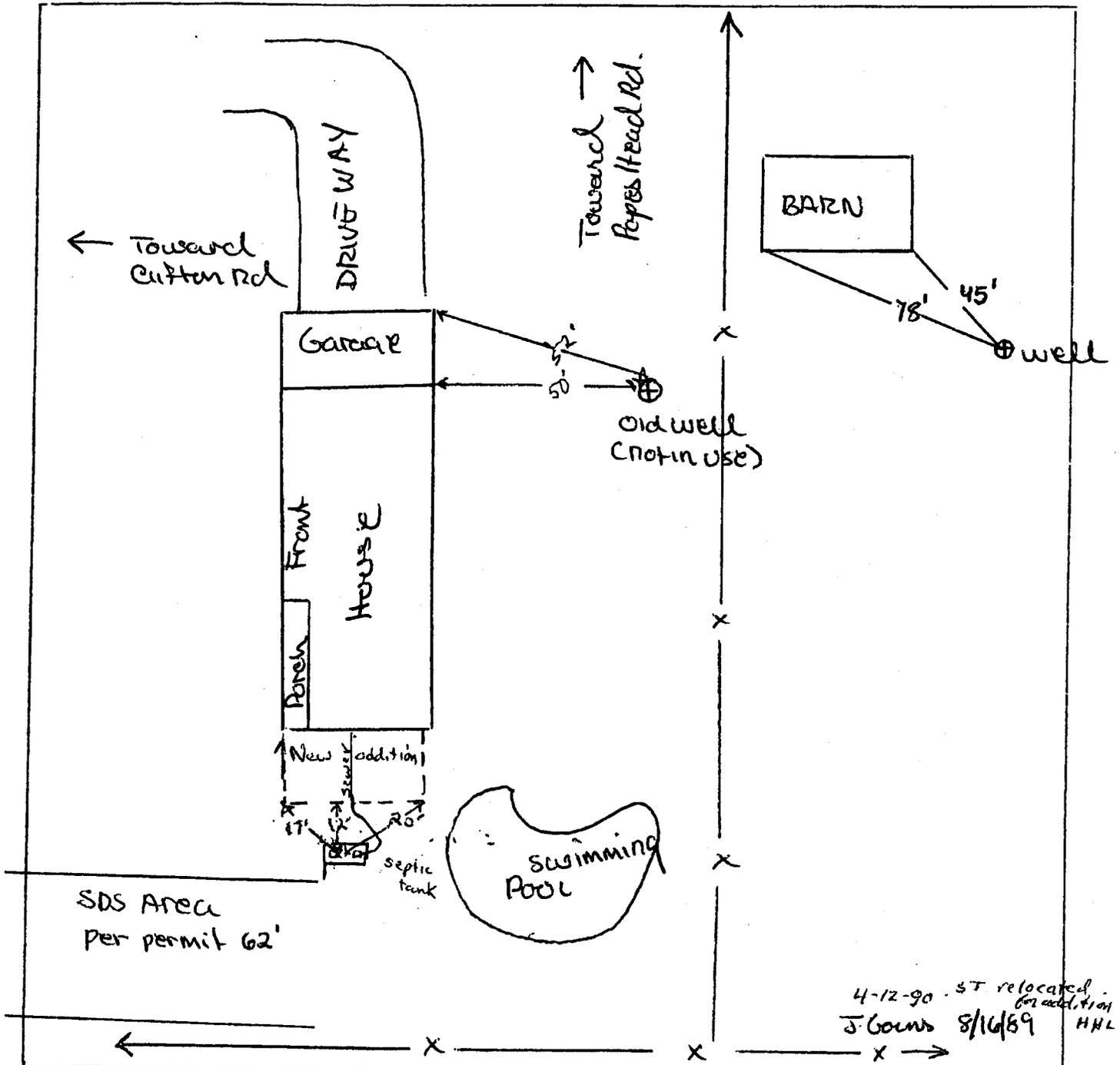
FAIRFAX HILLS CHURCH HEALTH DISTRICT
FAIRFAX, VIRGINIA

PERMIT # 129-90-0273 S.T. relocation
N/A

LOCATION 6429 Clifton Rd
(Subdivision or Tax Map Ref.)

WATER SUPPLY AND/OR SEWAGE DISPOSAL SYSTEMS AS INSTALLED

Tax Map # 66-3-001-36



Sketch and show location of septic tank flow diversion valve distribution boxes and well.

BOARD OF DIRECTORS

A. Dewey Bond

Chairman

Jean R. Packard

Vice Chairman

Gregory C. Evans

Secretary/Treasurer

David C. F. Ray

Director

Patricia McAleer

Director



COMMONWEALTH of VIRGINIA

Northern Virginia Soil and Water Conservation District
12055 Government Center Parkway • Suite 905 • Fairfax, VA 22035-5512

**DISTRICT
ADMINISTRATOR**
Diane Hoffman

TELEPHONE
703/324-1460

FAX
703/324-1421

EMAIL
nvswcd@erols.com

January 22, 2001

Dear Ms. Golden,

Attached is a copy of the completed signature page from your conservation plan. Please keep it in your folder with the rest of your conservation plan.

Should you have any questions, please call me at 703-324-1430.

Sincerely,

A handwritten signature in cursive script that reads "Willie Woode".

Willie Woode

— More Than 50 Years of Conservation Leadership —



CONSERVATION PLAN COVER PAGE

Golden, Annette

RCSid	ACRES	LAND UNIT NAME	OWNER NAME
DL001	17.0	Horse Operation	

17.0 ACRES

CONSERVATION PLAN

Golden, Annette

Assistant

LAND ID	PLANNED			APPLIED		PLANNED CONSERVATION TREATMENT
	MONTH	YEAR	AMOUNT	DATE		
						A Planned Horse Operation
KOL001	0ac					
KOL001	5ac	11	2000			NUTRIENT MANAGEMENT Nutrients will be applied based on soil test results for selected yield goals. All sources of available nutrients will be credited. The rate of application and other management decisions are shown on the attached Nutrient Management Practice Instructions.
	5ac	11	2000			
	5ac	11	2000			
	0ac	11	2000			
	5ac	11	2000			
KOL001	5ac	11	2000			PEST MANAGEMENT Pest Management will be carried out to control agriculture pest infestation (weeds, insects, disease) according to current recommendations from the Cooperative Extension Service. The Pest Management Guide is updated annually.
	5ac	11	2000			
	5ac	11	2000			
	0ac	11	2000			
	5ac	11	2000			
	0ac	11	2000			
JOL001	5ac	11	2000			PRESCRIBED GRAZING Graze an appropriate number of paddock/pasture units in an intensive rotation system by adjusting the recovery (rest) periods of the dominant forage or forage mixture throughout the grazing season. The grazing period will range from one half to several days. Grazing heights and appropriate rest periods will be observed throughout the grazing season. Provisions such as escape paddocks/fields will be developed to meet emergency situations such as drought or saturated soils. See specific management recommendations for additional information.
	5ac	11	2000			
	5ac	11	2000			
	0ac	11	2000			
	5ac	11	2000			
GOL001	5ac	11	2000			RECORD KEEPING A system of records, indicating the dates and application of tillage practices, nutrients, and pesticides will be developed and maintained. The attached Practice Instructions indicates items to be recorded.
	5ac	11	2000			
	0ac	11	2000			
	0ac	11	2000			
GOL001	0no	03	2001			WATERING TROUGH OR TANK Install a watering trough or tank according to the specification given at the time of installation. Specifications will be provided upon request. A trough can be installed to serve both fields 1 & 2.
	0no	03	2001			
GOL001	0no	11	2000			WASTE MANAGEMENT SYSTEM

CONSERVATION PLAN

Golden, Annette

LAND OWNER	PLANNED			APPLIED		PLANNED CONSERVATION TREATMENT
	NRCS ID	MONTH	YEAR	AMOUNT	DATE	
[REDACTED]	0000	11	2000			nutrients from liquid and solid waste will be recycled through the soil and plants
	0000	11	2000			By land application/incorporation of waste according to soil and crop needs.
	0000	11	2000			
	0000	11	2000			
00001	03	2001				<p>WASTE STORAGE FACILITY</p> <p>A stacking facility to store solid animal or other organic agricultural waste will be installed and maintained as a component of the waste management system. Location is shown on the plan map.</p> <p>Recommended location for manure storage structure is indicated with an "M" - next to an existing shed. This location provides partial screening of the structure from the view of neighbors, especially, if the back of the structure is toward the side of the shed. The diagram provided is for a composting structure, should the operator wish to do composting. If she is simply interested in storing, in order to spread or haul the waste, then a structure without the partitions can be designed. A minimum of six months storage capacity is recommended. A structure sized to hold 6,200 cubic feet of manure and bedding will provide storage for seventeen horses for six months. This estimate is based on the fact that a horse of average size (1000 pounds), generates approximately, 2 cubic feet of manure and bedding a day. The size of the structure can be reduced by considering if all seventeen horses are kept in stalls and what percentage of the 24 hr. day they spend in the stalls. More structural details can be provided upon request.</p>

NONDISCRIMINATION STATEMENT

The U.S. Department of Agriculture (USDA) prohibits discrimination in all its programs and activities on the basis of race, color, national origin, religion, age, disability, political beliefs, sexual orientation, and marital or family status. (Not all prohibitions apply to all programs.) Persons with disabilities who require alternative means for communication of program information (Braille, large print, audiotape, etc.) should contact USDA's TARGET Center at (202) 720-2600 (voice and TDD).

To file a complaint of discrimination, write USDA, Director, Office of Civil Rights, Room 326-W, Whitten Building, 14th and Independence Avenue, Washington, D.C. 20250-9410 or call (202) 720-5964 (voice or TDD). USDA is an equal opportunity provider and employer.

CONSERVATION PLAN APPROVAL

Golden, Annette

Assisted by _____

RCSid	ACRES	LAND UNIT NAME	OWNER NAME
OL001	17.0	Horse Operation	

17.0 ACRES

CHESAPEAKE BAY PRESERVATION ACT

Tract/Parcel Description

Tax Number: 64 (11)-15
64 (11)-36
City: Chesapeake

Tract: GOLDFI

~~CHESAPEAKE BAY ACT~~

I (We) understand that this tract/parcel is subject to the local Chesapeake Bay Act Program. I (We) have reviewed the Soil and Water Quality Conservation Plan for the above tract/parcel and request that it be approved by the Northern Virginia Soil and Water Conservation District Board. I (We) agree to notify the Northern Virginia Soil and Water Conservation District of any changes in operator, agricultural management, or land use. I (We) will ensure that any management measures necessary to qualify for buffer reductions are implemented.

Landowner: *Charles R. M.*

Date: 1/2/01

I have reviewed and understand the Soil and Water Quality Conservation Plan prepared for the above tract/parcel.

Operator: *Annette M. Golden*

Date: 11/2/01

This Soil and Water Quality Conservation Plan meets the Chesapeake Bay Preservation Act Program ordinances and is hereby approved by the Northern Virginia Soil and Water Conservation District Board.

Deborah Bond
District Director (as authorized by the Board)

Date: 12/29/00

All programs, services, and employment opportunities of the Northern Virginia Soil and Water Conservation District are offered on a non-discriminatory basis, without regard to race, color, national origin, religion, sex, age, marital status, handicap, or political affiliation.

14 Jan, 2008

Ms. Virginia H. Ruffner
Senior Planner
Department of Planning & Zoning
12055 Government Center Parkway, Suite 801
Fairfax, Virginia 22035

Re: Consent to File Application for Special Permit Amendment
Subject Property: Tax Map 66-3 ((1)) Parcel 36 and Tax Map 66-4 ((1)) Parcel 15
Applicants: Junior Equitation School, Inc.
Northern Virginia Therapeutic Riding Program, Inc.

Dear Ms. Ruffner:

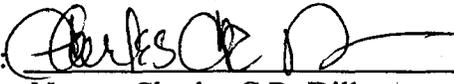
Full Cry Farm, LLC (the "Owner") is the owner of the Subject Property. This letter will serve to certify that the Applicants and the attorneys of Reed Smith LLP are authorized to file and process on behalf of the Owner the application for the amendment of Special Permit SP 00-S-044 (the "Application") for the Subject Property and that the Owner endorses the Application.

Please file this letter in the Department of Planning & Zoning's file for this Application.

Sincerely,

OWNER OF TAX MAP 66-3 ((1)) PARCEL 36 AND
TAX MAP 66-4 ((1)) PARCEL 15

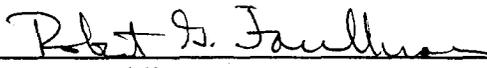
FULL CRY FARM, LLC

By: 
Print Name: Charles C.R. Dillon
Title: Sole Member
Date: 1/14/08

COMMONWEALTH OF VIRGINIA
COUNTY OF FAIRFAX

I, the undersigned Notary Public in and for the State and County aforesaid, do hereby certify this 14th day of January, 2008, that Charles C.R. Dillon as Sole Member of Full Cry Farm, LLC, Owner of Tax Map 66-3 ((1)) Parcel 36 and Tax Map 66-4 ((1)) Parcel 15, whose name is signed to the foregoing, has acknowledged the same before me in the State and County aforesaid.

ROBERT G. FAULKNER
Notary Public
Commonwealth of Virginia
130443
My Commission Expires Apr 30, 2009

 [SEAL]
Notary Public

Commission expiration date: April 30, 2009; notary registration number: 130443

January 11, 2008

Ms. Virginia H. Ruffner
Senior Planner
Department of Planning & Zoning
12055 Government Center Parkway, Suite 801
Fairfax, Virginia 22035

Re: Consent to File Application for Special Permit Amendment
Subject Property: Tax Map 66-3 ((1)) Parcel 36 and Tax Map 66-4 ((1)) Parcel 15
Applicants: Junior Equitation School, Inc.
Northern Virginia Therapeutic Riding Program, Inc.

Dear Ms. Ruffner:

Northern Virginia Therapeutic Riding Program, Inc. (the "Lessee") is the lessee of the Subject Property. This letter will serve to certify that the attorneys of Reed Smith LLP are authorized to file and process on behalf of the Lessee the application for the amendment of Special Permit SP 00-S-044 (the "Application") for the Subject Property and that the Lessee endorses the Application.

Please file this letter in the Department of Planning & Zoning's file for this Application.

Sincerely,

LESSEE OF TAX MAP 66-3 ((1)) PARCEL 36 AND
TAX MAP 66-4 ((1)) PARCEL 15

NORTHERN VIRGINIA THERAPEUTIC RIDING
PROGRAM, INC.

By: Rhonda S. VanLowe
Print Name: Rhonda S. VanLowe
Title: Chair, Board of Governors

Date: January 11, 2008

COMMONWEALTH OF VIRGINIA
COUNTY OF FAIRFAX

I, the undersigned Notary Public in and for the State and County aforesaid, do hereby certify this 11th day of January, 2008, that Rhonda S. VanLowe as Chair of the Board of Governors of Northern Virginia Therapeutic Riding Program, Inc., Lessee of Tax Map 66-3 ((1)) Parcel 36 and Tax Map 66-4 ((1)) Parcel 15, whose name is signed to the foregoing, has acknowledged the same before me in the State and County aforesaid.

Jane Lynn Vaughn [SEAL]
Notary Public

Commission expiration date July 31, 2009, notary registration number: 358330

14 Jan, 2008

Ms. Virginia H. Ruffner
Senior Planner
Department of Planning & Zoning
12055 Government Center Parkway, Suite 801
Fairfax, Virginia 22035

Re: Consent to File Application for Special Permit Amendment
Subject Property: Tax Map 66-3 ((1)) Parcel 36 and Tax Map 66-4 ((1)) Parcel 15
Applicants: Junior Equitation School, Inc.
Northern Virginia Therapeutic Riding Program, Inc.

Dear Ms. Ruffner:

Junior Equitation School, Inc. (the "Sublessee") is the sublessee of the Subject Property. This letter will serve to certify that the Co-Applicant/ Northern Virginia Therapeutic Riding Program, Inc. and its attorneys/agents Reed Smith LLP are authorized to file and process on behalf of the Co-Applicant/Sublessee the application for the amendment of Special Permit SP 00-S-044 (the "Application") for the Subject Property and that the Sublessee endorses the Application.

Please file this letter in the Department of Planning & Zoning's file for this Application.

Sincerely,

SUBLESSEE OF TAX MAP 66-3 ((1)) PARCEL 36 AND
TAX MAP 66-4 ((1)) PARCEL 15

JUNIOR EQUITATION SCHOOL, INC.

By: Charles C.R. Dillon

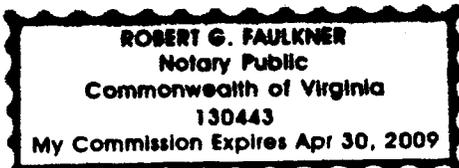
Print Name: Charles C.R. Dillon

Title: President

Date: 1/14/08

COMMONWEALTH OF VIRGINIA
COUNTY OF FAIRFAX

I, the undersigned Notary Public in and for the State and County aforesaid, do hereby certify this 14th day of January, 2008, that Charles C.R. Dillon as President of Junior Equitation School, Inc., Sublessee of Tax Map 66-3 (1) Parcel 36 and Tax Map 66-4 ((1)) Parcel 15, whose name is signed to the foregoing, has acknowledged the same before me in the State and County aforesaid.



Robert G. Faulkner [SEAL]
Notary Public

Commission expiration date: April 30, 2009; notary registration number: 130443

**STATEMENT CONFIRMING OWNERSHIP OF PROPERTY AND
NATURE OF APPLICANTS' INTEREST IN THE PROPERTY**

Full Cry Farm, LLC is the owner of certain property located at Tax Map 66-3 ((1)) Parcel 36 and Tax Map 66-4 ((1)) Parcel 15 (the "Subject Property") by virtue of a deed recorded in Deed Book 19686, at Page 1025, among the land records of Fairfax County, Virginia. The Applicant Northern Virginia Therapeutic Riding Program, Inc., is the lessee of the Subject Property by virtue of a Lease and Purchase Option dated January 11, 2008, with a commencement date of January 1, 2008. The Applicant Junior Equitation School, Inc., is the sublessee of the Subject Property by virtue of a Sublease dated January 11, 2008, and is also the permittee under SP 00-S-044 approved by the Board of Zoning Appeals on October 31, 2000, which authorized the use of the Subject Property as a riding and boarding stable.

RECEIVED
Department of Planning & Zoning
JAN 22 2008
Zoning Evaluation Division

Interpretation Number 47

Subject Provision: Sect. 11-106

**ZONING ORDINANCE
CHAPTER 112 OF THE 1976 CODE OF THE
COUNTY OF FAIRFAX, VIRGINIA**

Date: July 20, 1983
Revised November 9, 1988
and April, 1997*

Background/Issue:

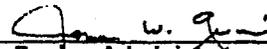
The question has been raised as to the number of parking spaces that are required for riding and boarding stables. An applicable requirement is not set forth in Part 1 of Article 11.

Zoning Administrator Interpretation:

In accordance with the provision set forth in Par. 19 of Sect. 11-102, it is my determination that the minimum number of parking spaces that are required for a riding and boarding stable shall be as follows:

One (1) space per 4 stalls, plus one (1) space per employee, plus sufficient spaces to accommodate the largest number of vans/trailers and vehicles that may be expected at any one time.

*Interpretation revised to reflect current Paragraph reference. (Necessitated by Amendments #88-164 and #93-241)


Zoning Administrator

RECEIVED
Department of Planning and Zoning
JAN 22 2008
Zoning Evaluation Division



FAIRFAX COUNTY

DEPARTMENT OF PLANNING AND ZONING

Zoning Evaluation Division
Special Permit and Variance Branch
12055 Government Center Parkway, Suite 801
Fairfax, Virginia 22035-5510

(703) 324-1280

Fax (703) 324-3924

V I R G I N I A

November 8, 2000

Mark J. Golden
6429 Clifton Road
Clifton, Virginia 20124

Re: Special Permit Application SP 00-S-044
Junior Equitation School, Inc.

Dear Mr. Golden:

At its October 31, 2000 meeting, the Board of Zoning Appeals took action to **APPROVE** the above-referenced application. The final approval date is November 8, 2000. A copy of the Resolution is attached.

This action does not constitute exemption from the various requirements of this County and State. The applicant is responsible for ascertaining if permits are required and for obtaining the necessary permits such as Building Permits, Residential Use Permits and Non-Residential Use Permits. Information concerning building permits may be obtained by calling 222-0801.

Sincerely,

Regina Thorn Corbett, Clerk
Board of Zoning Appeals

Enclosure: As stated

COUNTY OF FAIRFAX, VIRGINIA

SPECIAL PERMIT RESOLUTION OF THE BOARD OF ZONING APPEALS

JUNIOR EQUITATION SCHOOL INC., SP 00-S-044 Appl. under Sect(s). 3-C 03 of the Zoning Ordinance to permit a riding and boarding stable. Located at 6429 Clifton Rd. on approx. 17.0 ac. of land zoned R-C and WS. Springfield District. Tax Map 66-3 ((1)) 36; 66-4 ((1)) 15. (Moved from 10/3/00) Mr. Hammack 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 October 31, 2000; and

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

1. The applicant is the owner of the land.
2. The applicant presented testimony indicating compliance with the required standards for a special permit.

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 Sect(s). 3-C03 of the Zoning Ordinance.

NOW, THEREFORE, BE IT RESOLVED that the subject application is **APPROVED** 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, 6429 Clifton Road (17 acres), and is not transferable to other land.
2. This Special Permit is granted only for the purpose(s), structures and/or use(s) indicated on the special permit plat prepared by KJ & Associates dated August, 2000, through August 8, 2000, and approved with this application, as qualified by these development conditions.
3. A copy of this Special Permit and the Non-Residential Use Permit **SHALL BE POSTED** in a conspicuous place on the property of the use and be made available to all departments of the County of Fairfax during the hours of operation of the permitted use.
4. This Special Permit is subject to the provisions of Article 17, Site Plans, as may be determined by the Director, Department of Public Works and Environmental Services (DPWES). Any plan submitted 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. No students shall be taught by Junior Equitation School, Inc., however riding lessons may be arranged by the individual boarders and may be scheduled between 9:00 a.m. and 6:00 p.m. daily.
6. The maximum number of parking spaces on site shall be fourteen (14). All parking shall be on-site as shown on the Special Permit Plat prepared by KJ & Associates dated August, 2000 through August 8, 2000. Excluding horse trailers owned by the applicant and/or permanently on site, there shall be no more than three (3) horse trailers on site at any one time on Mondays through Fridays and no more than five (5) at any one time on Saturdays.
7. A conservation plan outlining best management practices for the operation shall be developed and implemented, prior to approval of a non-residential use permit, in coordination with the Northern Virginia Soil and Water Conservation District (NVSWCD). The conservation plan shall include management techniques for the operation, including pasture management, animal waste, composting and nutrient management. No animal waste shall be permitted to decay in place or to be washed into the natural drainage from the site.
8. The maximum number of horses on site at any one time shall be seventeen (17).
9. The existing light poles shall be in conformance with the glare standards specified in Article 14 of the Zoning Ordinance. If it is determined that these standards have been violated, the lights shall be removed or altered through the use of shields (to be made fully shielded) or other methods to prevent glare from projecting onto adjacent properties or the roads. There shall be no lighting of the riding ring after 6:00 p.m.
10. The site entrance shall meet Virginia Department of Transportation (VDOT) requirement, unless waived or modified by VDOT.
11. The Transitional Screening requirements shall be waived along all lot lines. The existing fencing shall be deemed to satisfy the barrier requirement.
12. There shall be no horse shows nor shall there be other special functions permitted on site.
13. The existing house on the site shall be used solely as a residence for the owner or caretaker of the subject property.

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 the use has been established.

The Board of Zoning Appeals may grant additional time to establish the use if a written request for additional time is filed with the Zoning Administrator prior to the date of expiration of the special permit. The request must specify the amount of additional time requested, the basis for the amount of time requested and an explanation of why additional time is required.

Mr. Pammel seconded the motion which carried by a vote of 6-0. Mr. Ribble was not present for the vote.

*This decision was officially filed in the office of the Board of Zoning Appeals and became final on November 8, 2000. This date shall be deemed to be the final approval date of this special permit.

A Copy Teste:



Regina Thorn Corbett, Clerk
Board of Zoning Appeals



County of Fairfax, Virginia

MEMORANDUM

DATE: April 4, 2008

TO: Regina Coyle, Director
Zoning Evaluation Division, DPZ

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

SUBJECT: Environmental Assessment for: SPA 00-S-044
Full Cry Farm & the Junior Equitation School, Inc.

RECEIVED
Department of Planning & Zoning

APR 04 2008

Zoning Evaluation Division

This memorandum, prepared by Mary Ann Welton, AICP, includes citations from the Comprehensive Plan that list and explain land use recommendations and 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 amendment plat, dated February 19, 2008. 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 and land use recommendations of the Comprehensive Plan is guided by the following citations from the Plan:

The Fairfax County Comprehensive Plan, 2007 Edition Area III, Pohick Planning District, as amended through August 6, 2007, P3-Johnny Moore Community Planning Sector, on pages 42-44, the Plan states:

“Occoquan Reservoir Watershed

1. The entire P3 Planning Sector is located within the watershed of the Occoquan Reservoir. Protection of the Occoquan Reservoir water quality is the primary objective for this area. Land in this sector should be planned for residential use within a density range of .1-.2 dwelling unit per acre. This conforms with findings in the Occoquan Basin Study and is commensurate with predominant densities and the well-established character of existing development in this sector. . . .

Department of Planning and Zoning
Planning Division
12055 Government Center Parkway
Fairfax, Virginia 22035
Phone 703-324-1380
Fax 703-324-3337
www.fairfaxcounty.gov/dpz

2. Non-residential uses requiring special exception or special permit approval should be rigorously reviewed. In general, these uses should be located at the boundary of Low Density Residential Areas and Suburban Neighborhoods or where their impact on existing residences is minimal. These uses should be granted only if the following conditions are met:
 - Access for the use is oriented to an arterial;
 - The use is of a size and scale that will not adversely impact the character of the area in which it is located; and
 - The use is designed to mitigate impacts on the water quality of the Occoquan Reservoir. . . .
3. Agricultural and forestal uses are alternatives to residential uses in Low Density Residential Areas. Such uses, depending upon the techniques used, can have positive impacts on water quality. Careful attention should be paid to insure that agricultural and forestal techniques are supportive of water quality goals for the Occoquan Reservoir watershed. . . .”

In the Fairfax County Comprehensive Plan, Policy Plan, 2007 Edition, Environment section as amended through February 25, 2008 on page 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.”

In the Fairfax County Comprehensive Plan, Policy Plan, 2007 Edition, Environment section as amended through February 25, 2008 on page 10, the Plan states:

“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”

ENVIRONMENTAL ANALYSIS

Water Quality Protection: The Junior Equitation School in conjunction with the Northern Virginia Therapeutic Riding Program proposes to board 12 horses on the Full Cry Farm, which is located within the County’s Water Supply Protection Overlay District, the Johnny Moore Creek watershed and the County’s Chesapeake Bay Preservation Area. No Resource Protection Area (RPA) or Environmental Quality Corridor (EQC) exists on the subject

property. However, because the property falls within the County's Chesapeake Bay Preservation Area, the applicants should update their Water Quality Management Plan with the Northern Virginia Soil and Water Conservation Service to ensure compliance with the County's Chesapeake Bay Preservation Ordinance (CBPO). The applicants should address how the horse excrement will be disposed of in the Water Quality Management Plan.

COUNTYWIDE TRAILS PLAN MAP:

The Countywide Trails Plan does not depict any trails adjacent to the subject property.

PGN: MAW



County of Fairfax, Virginia

MEMORANDUM

DATE: April 11, 2008

TO: Regina Coyle, Director
Zoning Evaluation Division
Department of Planning and Zoning

FROM: Angela Kadar Rodeheaver *AKR by CPA*
Site Analysis Section
Department of Transportation

FILE: 3-6 (SP 00-S-044)

SUBJECT: Transportation Impact

REFERENCE: SPA 00-S-044 Junior Equitation School, Inc.
& N. VA Therapeutic Riding Program, Inc. (NVTRP)
Traffic Zone: 1651
Land Identification Map: 66-3 ((1)) 36; 66-4 ((1)) 15

Transmitted herewith are the comments from the Department of Transportation with respect to the referenced application. These comments are based on the plat made available to this office dated January 22, 2008, and revised through February 19, 2008. The applicants wish to amend SP 00-S-044 approved October 31, 2000, for a riding and boarding stable in order to add NVTRP as a Permittee and to amend the development conditions to delete the restriction on operating a riding school.

- Proposed Condition #5 addresses the initial concern for the adequacy of the parking on site for "events" such as horse shows, summer camp activities, and any special events that may be planned during the year; by designating an adjacent field as an overflow parking area. This parking should be clearly signed for parking at any such events.
- The driveway into the site is a ten-foot wide asphalt drive which is not wide enough for opposing vehicles to pass one another. It would be desirable to provide a wider drive.

AKR/LAH/lah

cc: Michelle Brickner, Director, Office of Site Development Services, DPW&ES

4/29/08



COMMONWEALTH of VIRGINIA

DEPARTMENT OF TRANSPORTATION

DAVID S. EKERN, P.E.
COMMISSIONER

14685 Avion Parkway
Chantilly, VA 20151
(703) 383-VDOT (8368)

April 8, 2008

Ms. Regina Coyle
Director of Planning and Zoning
Office of Comprehensive Planning
12055 Government Center Parkway, Suite 801
Fairfax, Virginia 22035-5511

Re: SPA 2000-S-044 Junior Equitation School and NVTRP
Tax Map # 66-3((01))0036 & 66-4((01))0015
Fairfax County

Dear Ms. Coyle:

I have reviewed the above plan submitted on February 19, 2008, and received April 8, 2008. The following comments are offered:

1. The entrance to the site shall be improved to meet the VDOT commercial entrance standards. This includes a 30' wide entrance measured at the end of the radii and adequate sight distance for the design speed of the roadway. Please refer to the VDOT Minimum Standards Of Entrances To State Highways Manual. The property no longer functions as a residential property since the primary uses are commercial in nature.
2. The proposed changes to existing condition 12 to permit horse shows or other special events causes some concern. No data is provided to establish how large these events would be and the possible traffic impacts they will have on the surrounding area. The existing site access is inadequate for any type of event such as those proposed. A traffic plan for larger events should be provided for evaluation.
3. The turning movements at Clifton Road and Popes Head Road will be impacted by any special events and possibly some of the regular events on the site. Improvements to the left and right turning movements at this intersection are needed. The stopping sight distance for southbound vehicles making a left onto Popes Head Road to access the site is somewhat limited. This creates the possibility of rear end type accidents if traffic queues during events at the site.
4. Consideration should be given to providing an additional commercial entrance into the site.

5. The proposed changes to existing condition 13 are extremely vague. What specific accessory uses are proposed for the existing residential structure?
6. More details should be provided on the proposed outdoor speakers. These should not cause distractions to traffic on the public streets.
7. Access to the adjacent fields to be used as overflow parking should be addressed. Zoning Interpretation #47 dated July 20, 1983 (revised 11/9/88 & 4/1997), stated there shall be 1 space per stall plus one space per employee, plus sufficient spaces to accommodate the largest number of vans/trailers and vehicles expected at any one time. This would seem to require addressing the parking and traffic requirements for horse shows or other events as the maximum number of vehicles accessing the site.

If you have any questions, please call me at (703)383-2424.

Sincerely,

Kevin Nelson
Transportation Engineer

cc: Ms. Angela Rodeheaver

fairfaxspex2000-S-044spa1JuniorEquitationSchool4-B-08RC



County of Fairfax, Virginia

MEMORANDUM

MAR 21 2008

DATE:

TO: Susan C. Langdon, Chief
Special Permit/Variance Branch
Zoning Evaluation Division
Department of Planning and Zoning

FROM: Qayyum Khan, Chief Site Stormwater Engineer 
Stormwater and Geotechnical Section
Environmental and Site Review Division West
Department of Public Works and Environmental Services

SUBJECT: Special Permit Amendment Application, SPA 00-S-044, Junior Equitation School, Inc, Plan Dated February 19, 2008, LDS Project #1743-ZONA-001-1, Tax Map #066-3-01-0036 and 066-4-01-0015, Springfield District, Johnny Moore Creek Watershed

We have reviewed the subject application and offer the following comments.

Chesapeake Bay Preservation Ordinance

There is no Resource Protection Area on the site, it is located within the Water Supply Protection Overlay District.

Floodplain

There is no floodplain on the site.

SWM

This application deals with amendments to SP 00-S-044 and there appears to be no land disturbance or new construction increasing the impervious area. We have no comments related to SWM.

If further assistance is desired, please contact me at 703-324-1720.

QK/mw

cc: Craig Carinci, Director, Stormwater Planning Division, DPWES
Zoning Application Files

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



8-006 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.

8-609 Additional Standards for Riding and Boarding Stables

- 1. The minimum lot size requirement shall be two (2) acres.
- 2. Except for light poles, no structure associated with a riding or boarding stable shall be located closer than 100 feet to any lot line.