

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), structure(s) and/or use(s) indicated on the special permit plat prepared by 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. 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 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.
8. The maximum number of horses on site at any one time shall be 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. 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 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. 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 entrance requirements as approved by the Virginia Department of Transportation (VDOT), as depicted on Attachment 1.
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.