



APPLICATIONS ACCEPTED: February 5, 2008
APPLICATION AMENDED: April 4, 2008
PLANNING COMMISSION PUBLIC HEARING: June 26, 2008
PLANNING COMMISSION DECISION: October 22, 2008
BOARD OF SUPERVISORS: Not Scheduled

County of Fairfax, Virginia

October 16, 2008

STAFF REPORT ADDENDUM II

APPLICATION SEA 83-D-030-08

DRANESVILLE DISTRICT

APPLICANT: The Madeira School

PRESENT ZONING: R-E

PARCELS: 20-1 ((1)) 14 & 20-2 ((1)) 1

ACREAGE: 371.16 acres

FLOOR AREA RATIO (FAR): 0.032

OPEN SPACE: 336.44 acres (85%)

PLAN MAP: Public Facilities, Governmental, Institutional

PROPOSAL: Amend SE 83-D-030, Previously Approved for a Private School of General Education (Madeira School) to Allow the Replacement of the Existing Private Sewage Treatment Plant Pursuant to an Consent Special Order issued by the Virginia Department of Environmental Quality; Relocation of Previously Approved Faculty Housing and Maintenance/Service Building; Improvement of Other Existing Facilities.

Peter Braham

STAFF RECOMMENDATIONS:

Staff recommends that SEA 83-D-030-8 be approved, subject to development conditions consistent with those contained in Attachment 1.

Staff recommends approval of a modification of the transitional screening requirement along all boundaries to that shown on the SEA Plat.

Staff recommends approval of a modification of the barrier requirement along the all boundaries to that shown on the SEA Plat.

Staff recommends reaffirmation of the waiver of the trail requirement along Georgetown Pike as depicted on the SEA Plat.

Staff recommends that the requirement to construct the trail along the Potomac River be waived.

It should be noted that it is not the intent of staff to recommend that the Board, in adopting any conditions proffered by the owner, 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 recommendation of staff; it does not reflect the position of the Board of Supervisors.

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

For information, contact the Zoning Evaluation Division, Department of Planning and Zoning, 12055 Government Center Parkway, Suite 801, Fairfax, Virginia 22035-5505, (703) 324-1290.

O:\pbraha\WPDOCS\SEMadeira backup file\Madeira Addendum II Cover.doc



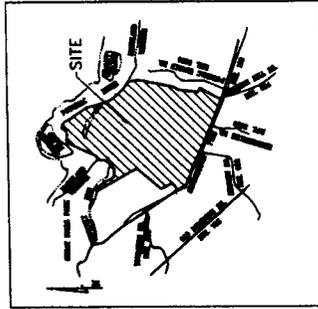
Americans with Disabilities Act (ADA): Reasonable accommodation is available upon 7 days advance notice. For additional information on ADA call (703) 324-1334 or TTY 711 (Virginia Relay Center).



THE MADEIRA SCHOOL

Dranesville District Fairfax County, Virginia

Special Exception Amendment Plat



VICINITY MAP
SCALE: 1" = 300'

Applicant:
The Madeira School
8328 Georgetown Pike
McLean, VA 22102

Sheet Index

- 1. COVER SHEET
- 2. NOTES & TYPED/PRINTED / SCALE MAP / ANGLE OF BULK PLANE
- 3. EXISTING UTILITIES / EGRESS
- 4. PROPERTY BOUNDARY
- 5. OVERALL SPECIAL EXCEPTION AMENDMENT PLAT
- 6. SITE PLAN
- 7. EXISTING AND PROPOSED TRAILWAYS
- 8. EXISTING VEGETATION MAP
- 9. STORMWATER MANAGEMENT
- 10. STORMWATER MANAGEMENT

The Madeira School
Special Exception Amendment Plat
SEA-D-030-8

Dewberry & Davis, L.L.C.
 10000 Park Lakeshore Drive
 Suite 100
 Dallas, Texas 75244
 Phone: 214.635.1100
 Fax: 214.635.1101
 www.dewberry.com

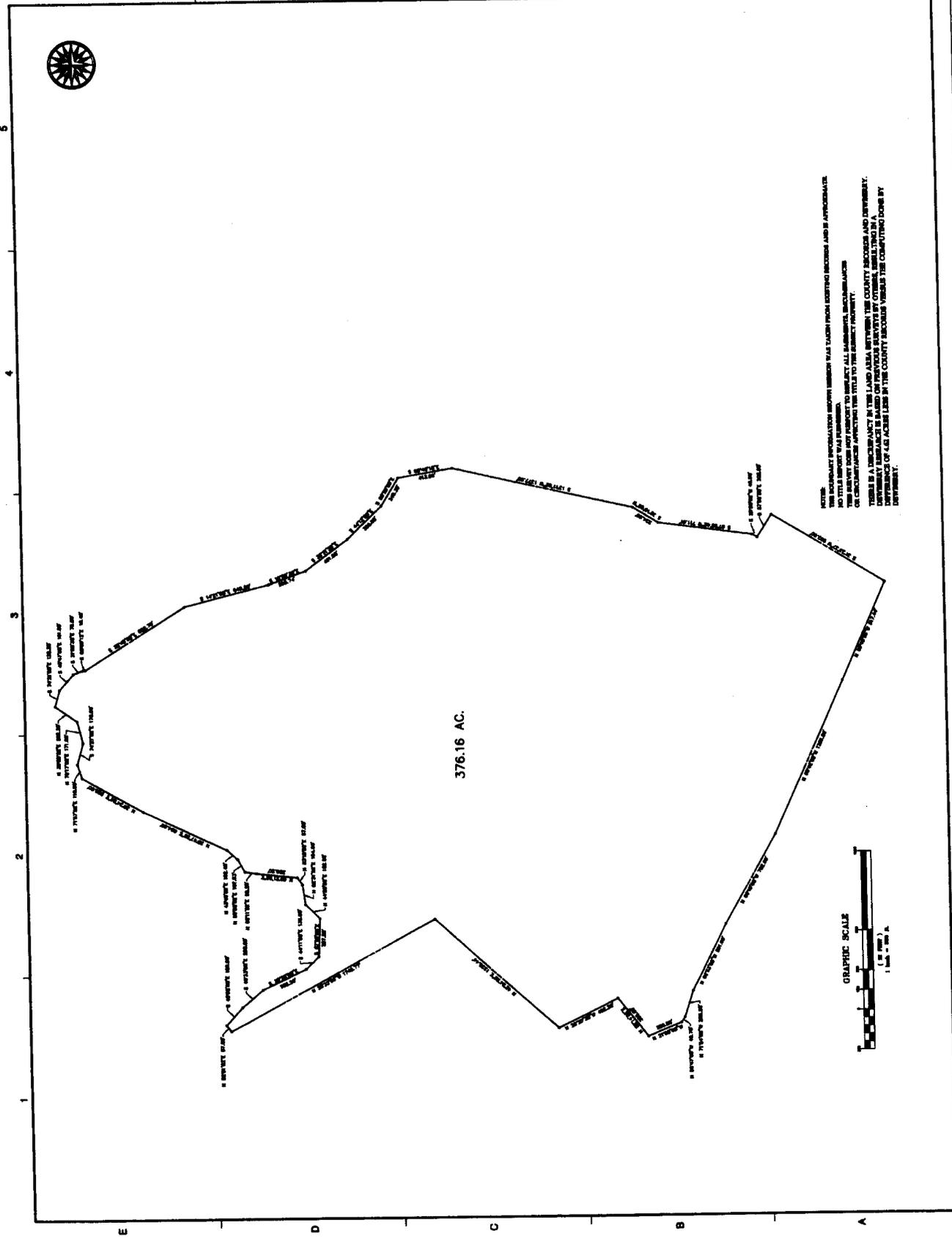
THE MADEIRA SCHOOL
 SPECIAL EXCEPTION AMENDMENT
 PLAT
 GRANTING TITLE SERVICE
 HARRIS COUNTY, TEXAS



DATE: 08/11/2025
 SHEET NO. 4 OF 10

NO.	ACRES	FRAC.	REMARKS
1	376.16	00/100	THE MADEIRA SCHOOL

PREPARED BY: J.C.
 APPROVED BY: J.C.
 CHECKED BY: J.C.
 DATE: August 11, 2025
The Madeira School
 Special Exception Amendment
 Property Boundary
 PROJECT NO.



THE MADEIRA SCHOOL
SPECIAL EXCEPTION AMENDMENT
PLAT
DUNSTONVILLE DISTRICT
HARRIS COUNTY, TEXAS

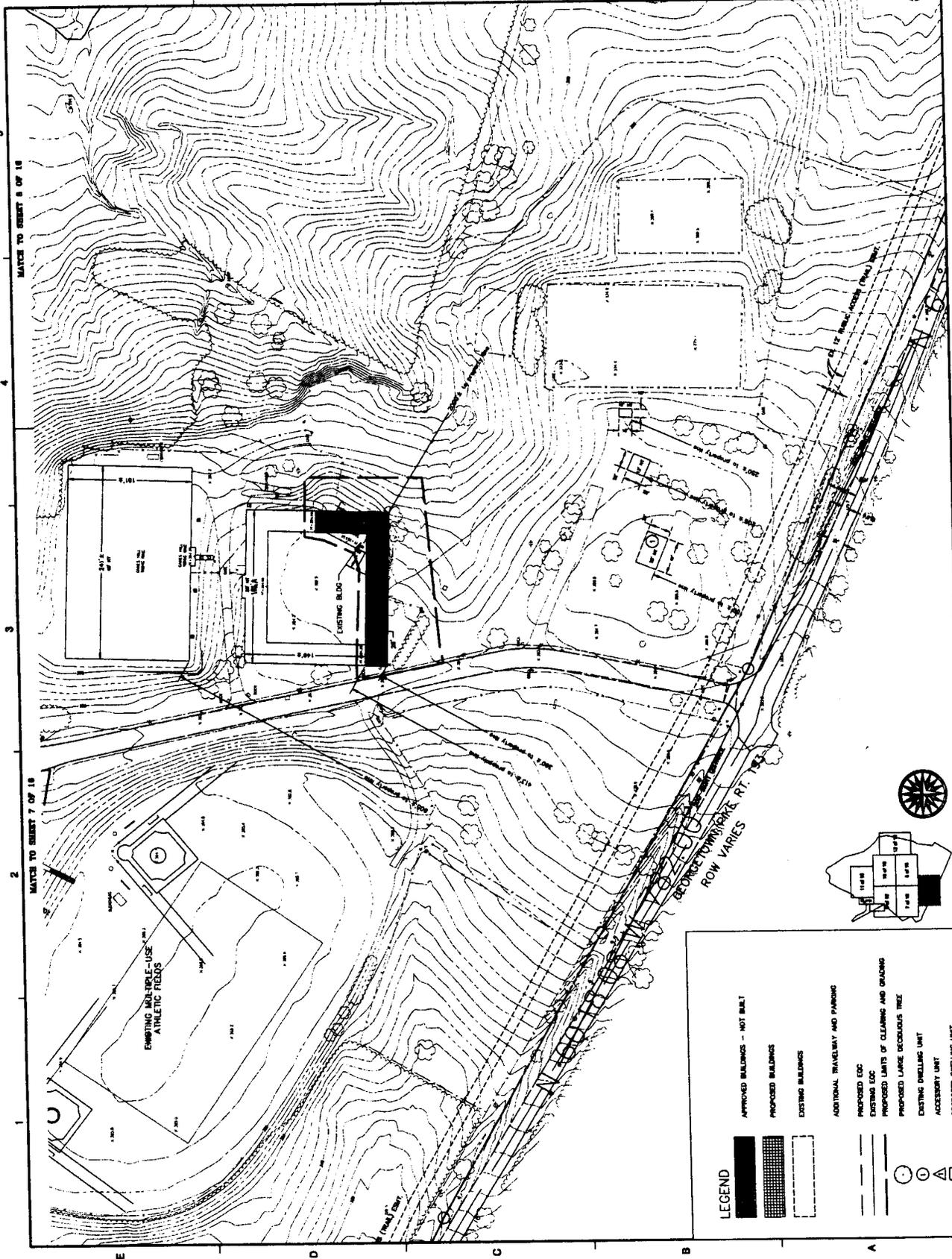


NO.	DATE	BY	DESCRIPTION
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2	02-11-09	JAM	REVISIONS

PROJECT: The Madeira School
 PREPARED BY: JAM
 CHECKED BY: JAM
 DATE: February 11, 2009

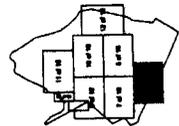
The Madeira School

Special Exception
Amendment Plat



LEGEND

- APPROVED BUILDINGS - NOT BUILT
- PROPOSED BUILDINGS
- EXISTING BUILDINGS
- ADDITIONAL TRAVELWAY AND PARKING
- PROPOSED EOC
- EXISTING EOC
- PROPOSED LIMITS OF CLEARING AND GRADING
- PROPOSED LARGE DECIDUOUS TREE
- EXISTING DWELLING UNIT
- ACCESSORY UNIT
- PROPOSED DWELLING UNIT



Connelly & Deak LLC
 10000 N. 10th Street
 Suite 100
 Phoenix, AZ 85020
 Phone: 602.998.8888
 Fax: 602.998.8889
 Email: info@dewberry.com

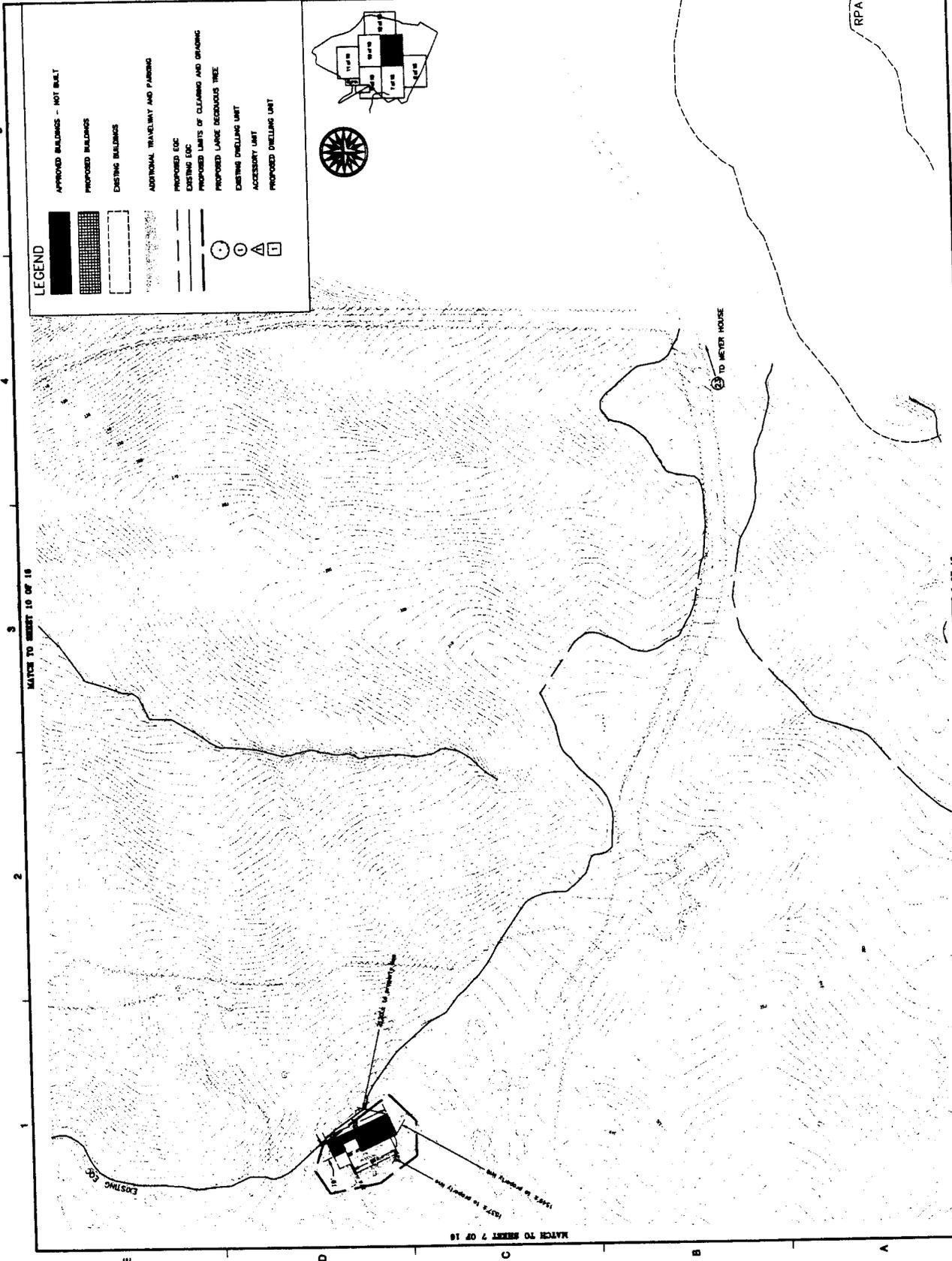
THE MADEIRA SCHOOL
 SPECIAL EXCEPTION AMENDMENT
 PLAT
 MARICOPA COUNTY, ARIZONA



NO.	DATE	BY	DESCRIPTION
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3	04/21/08	JDD	REVISED

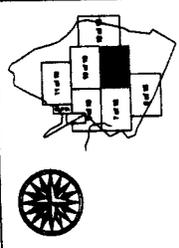
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 PROJECT NO.:
 SHEET NO.: 8 OF 16

The Madeira School
 Special Exception
 Amendment Plat



LEGEND

- APPROVED BUILDINGS - NOT BUILT
- PROPOSED BUILDINGS
- EXISTING BUILDINGS
- ADDITIONAL TRAVELWAY AND PARKING
- PROPOSED EDC
- EXISTING EDC
- PROPOSED LIMITS OF CLEARING AND GRADING
- PROPOSED LARGE DECIDUOUS TREE
- EXISTING DWELLING UNIT
- ACCESSORY UNIT
- PROPOSED DWELLING UNIT



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MATCH TO SHEET 10 OF 16
 MATCH TO SHEET 7 OF 16
 RPA

Dewberry & Davis, LLC
 1000 N. 10th Street, Suite 200
 Fairfax, VA 22030
 Tel: 703.261.1000
 Fax: 703.261.1001

THE MADEIRA SCHOOL
 SPECIAL EXCEPTION AMENDMENT
 PLAT
 FAIRFAX COUNTY, VIRGINIA



SCALE

SCALE

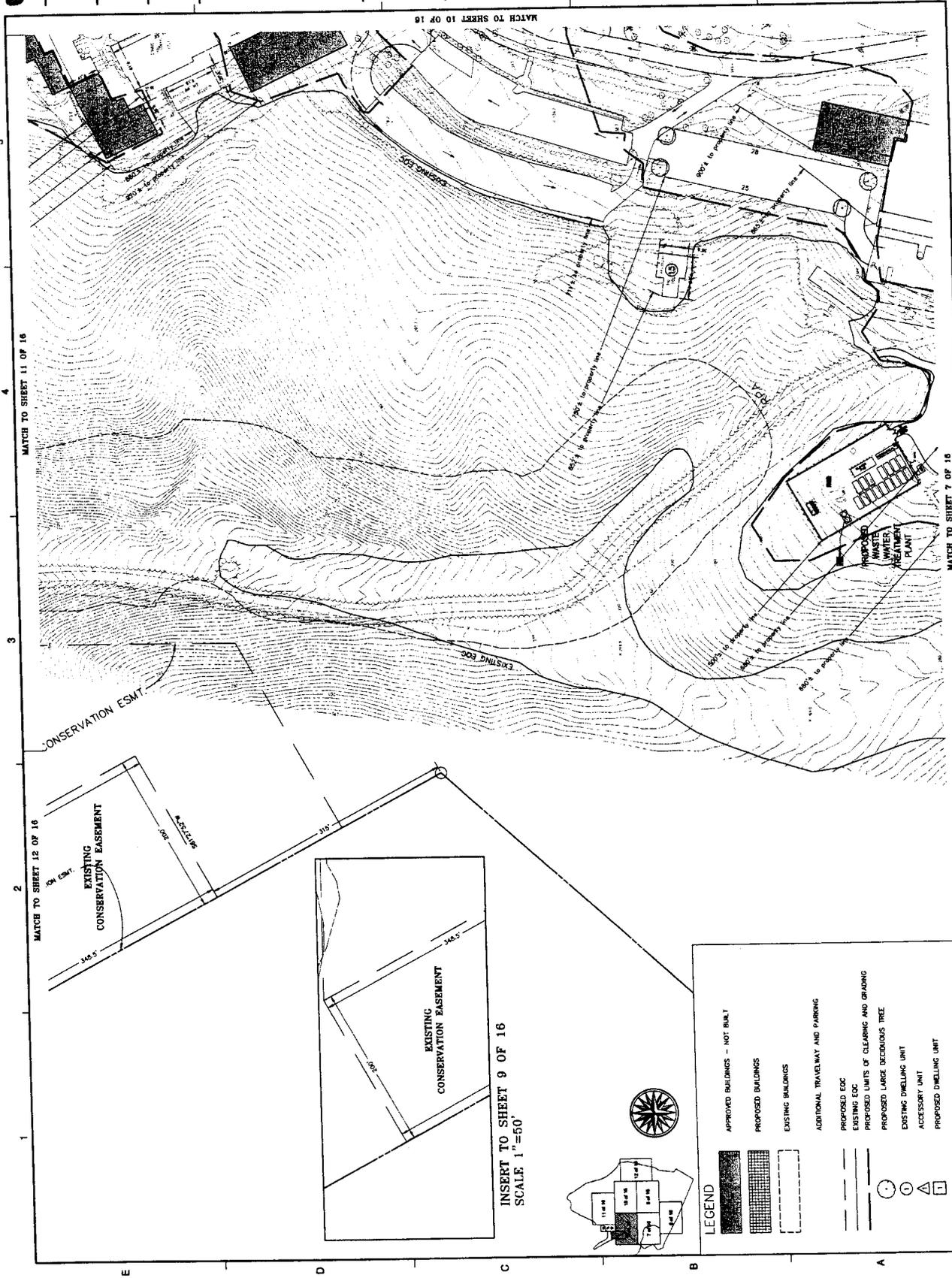
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1	04.04.08	JAC	

DESIGNED BY: JAC
 DRAWN BY: LHM
 CHECKED BY: LHM
 DATE: JANUARY 11, 2009

The Madeira School

Special Exception
 Amendment Plat

PROJECT NO.



MATCH TO SHEET 11 OF 16

MATCH TO SHEET 12 OF 16

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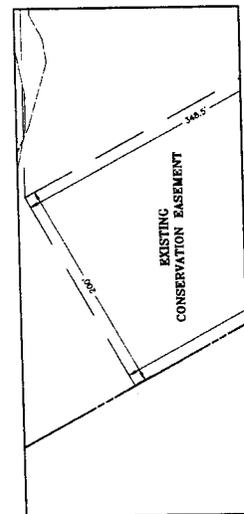
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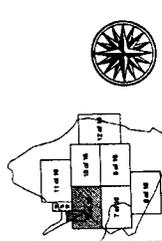
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CONSERVATION ESMT.

EXISTING CONSERVATION EASEMENT



INSERT TO SHEET 9 OF 16
 SCALE 1"=50'



LEGEND

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- PROPOSED BUILDINGS
- EXISTING BUILDINGS
- ADDITIONAL TRAVELWAY AND PARKING
- PROPOSED EDC
- EXISTING EDC
- PROPOSED LIMITS OF CLEARING AND GRADING
- PROPOSED LARGE DECIDUOUS TREE
- EXISTING DWELLING UNIT
- ACCESSORY UNIT
- PROPOSED DWELLING UNIT

MATCH TO SHEET 7 OF 16

MATCH TO SHEET 10 OF 16

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C

B

A

Dewberry & Davis, LLC
 1000 North 17th Street, Suite 200
 Arlington, VA 22209
 Tel: 703.241.1000
 Fax: 703.241.1001
 www.dewberry.com

THE MADEIRA SCHOOL
 SPECIAL EXCEPTION AMENDMENT
 PLAT
 HUNTER COUNTY, VIRGINIA



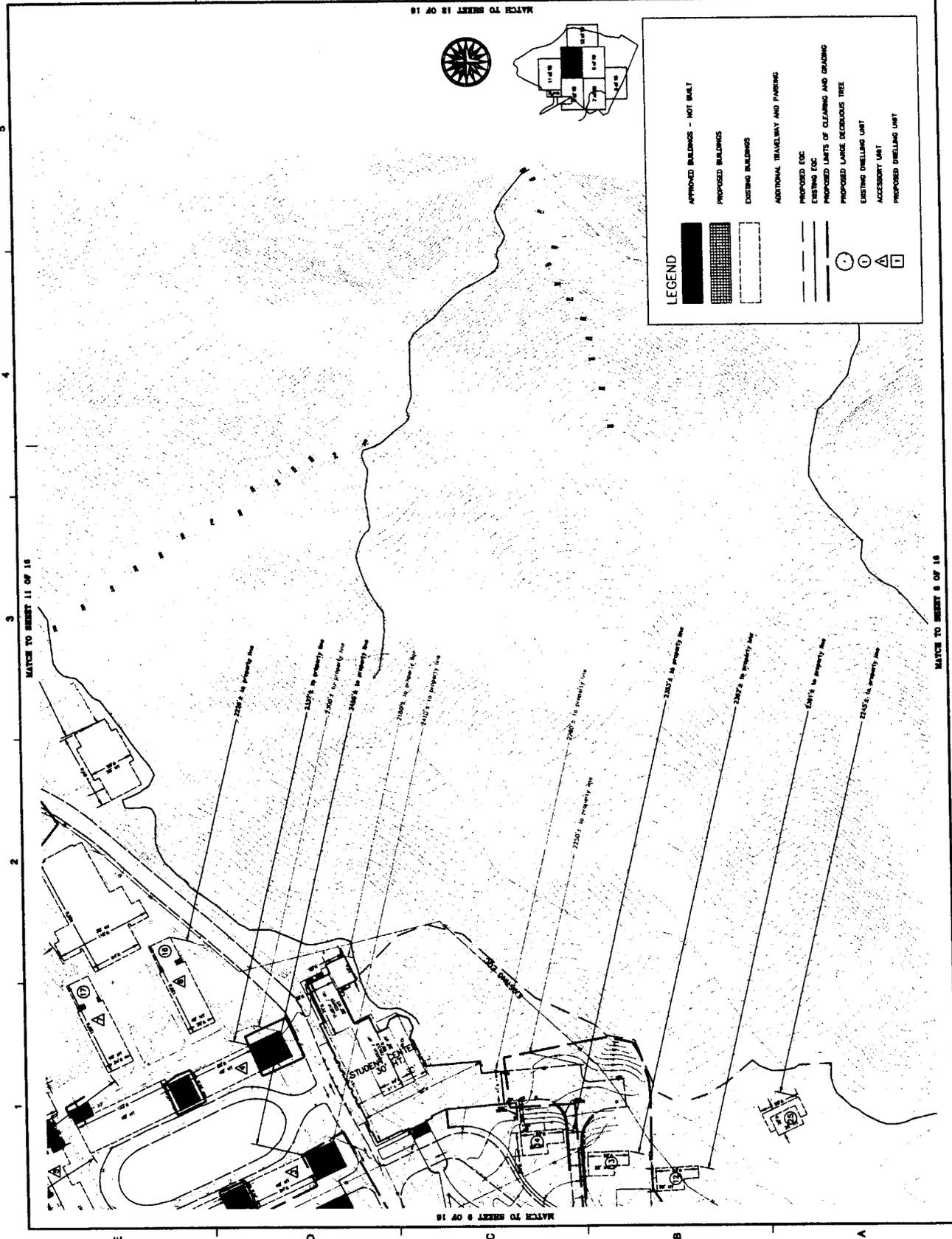
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2	05-23-08	JAC	REVISED

DESIGNED BY: JAC
 APPROVED BY: LHM
 CHECKED BY: JAC
 DATE: JANUARY 11, 2008

The Madeira School

Special Exception
 Amendment Plat

PROJECT NO.



LEGEND

- APPROVED BUILDINGS - HOT BUILT
- PROPOSED BUILDINGS
- EXISTING BUILDINGS
- ADDITIONAL TRAVELWAY AND PARKING
- PROPOSED EDC
- EXISTING EDC
- PROPOSED LIMITS OF CLEARING AND GRADING
- PROPOSED LARGE DECIDUOUS TREES
- EXISTING DWELLING UNIT
- ACCESSORY UNIT
- PROPOSED DWELLING UNIT

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MATCH TO SHEET 11 OF 16

MATCH TO SHEET 9 OF 16

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MATCH TO SHEET 9 OF 16

Dewberry & Davis
 11111
 11111
 11111
 11111

THE MADEIRA SCHOOL
 SPECIAL EXCEPTION AMENDMENT
 PLAT
 MARSHALL COUNTY, MISSISSIPPI

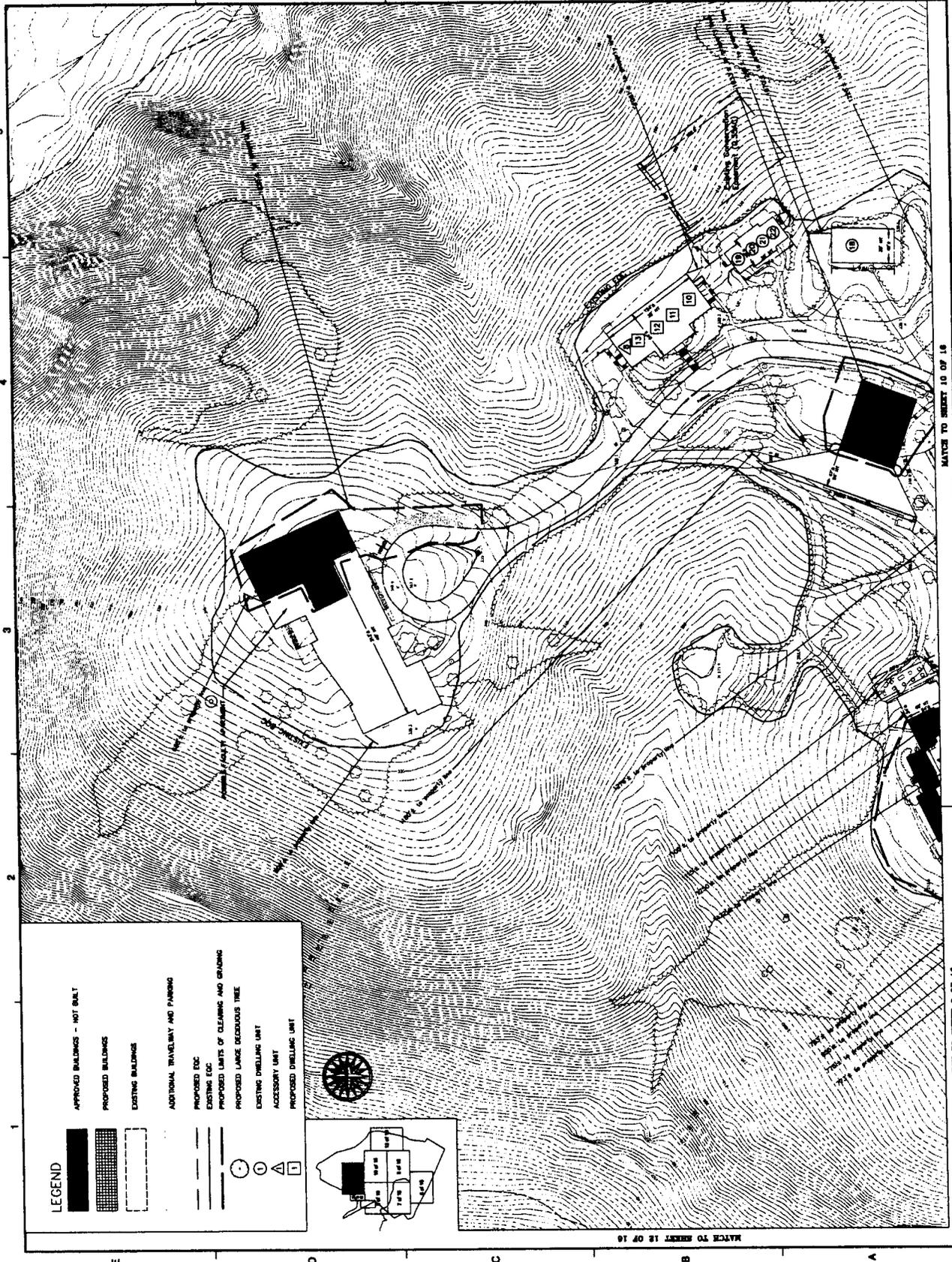


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9	11-11-08	AC	AS SHOWN
10	11-11-08	AC	AS SHOWN

DESIGNED BY: AC
 DRAWN BY: JLM
 CHECKED BY: JLM
 DATE: January 11, 2008

The Madeira School

Special Exception
 Amendment Plat



LEGEND

- APPROVED BUILDINGS - NOT BUILT
- PROPOSED BUILDINGS
- EXISTING BUILDINGS
- ADDITIONAL TRAVELWAY AND PARKING
- PROPOSED EDC
- EXISTING EDC
- PROPOSED LIMITS OF CLEARING AND GRADING
- PROPOSED LARGE DECIDUOUS TREE
- EXISTING DRILLING UNIT
- ACCESSORY UNIT
- PROPOSED DRILLING UNIT



MATCH TO SHEET 10 OF 16

MATCH TO SHEET 9 OF 16

MATCH TO SHEET 15 OF 16

Dewberry & Davis, LLC
 1000 North Main Street
 Suite 200
 Worcester, MA 01609
 Tel: 508-853-2200
 Fax: 508-853-2201
 www.dewberry.com

THE MADIRA SCHOOL
 SPECIAL EXCEPTION AMENDMENT
 PLAT
 DANVERS STREET
 DANVERS COUNTY, VERMONT

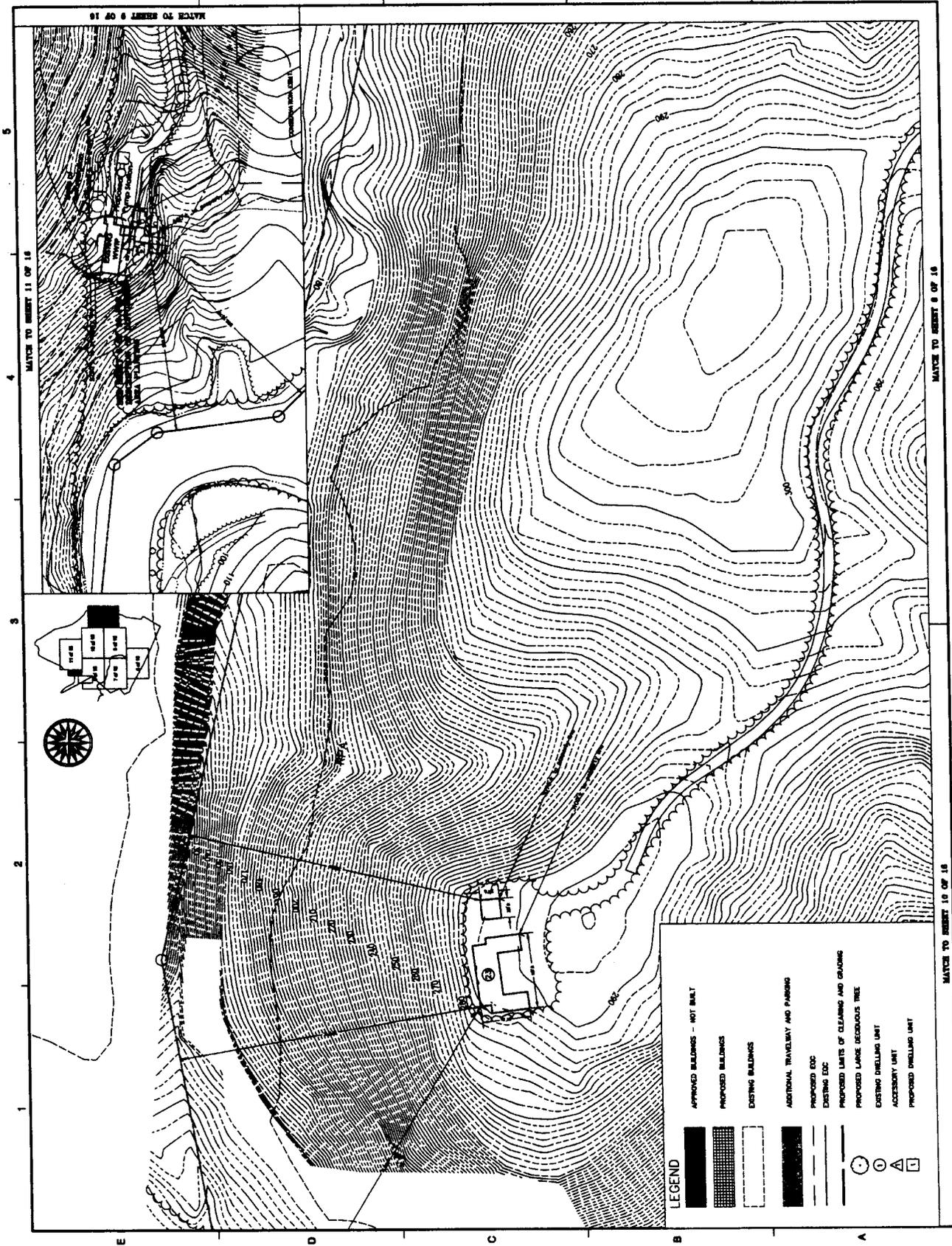


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DESIGNED BY: JAC
 CHECKED BY: LAC
 DATE: August 11, 2008

The Madira School
 Special Exception
 Amendment Plat

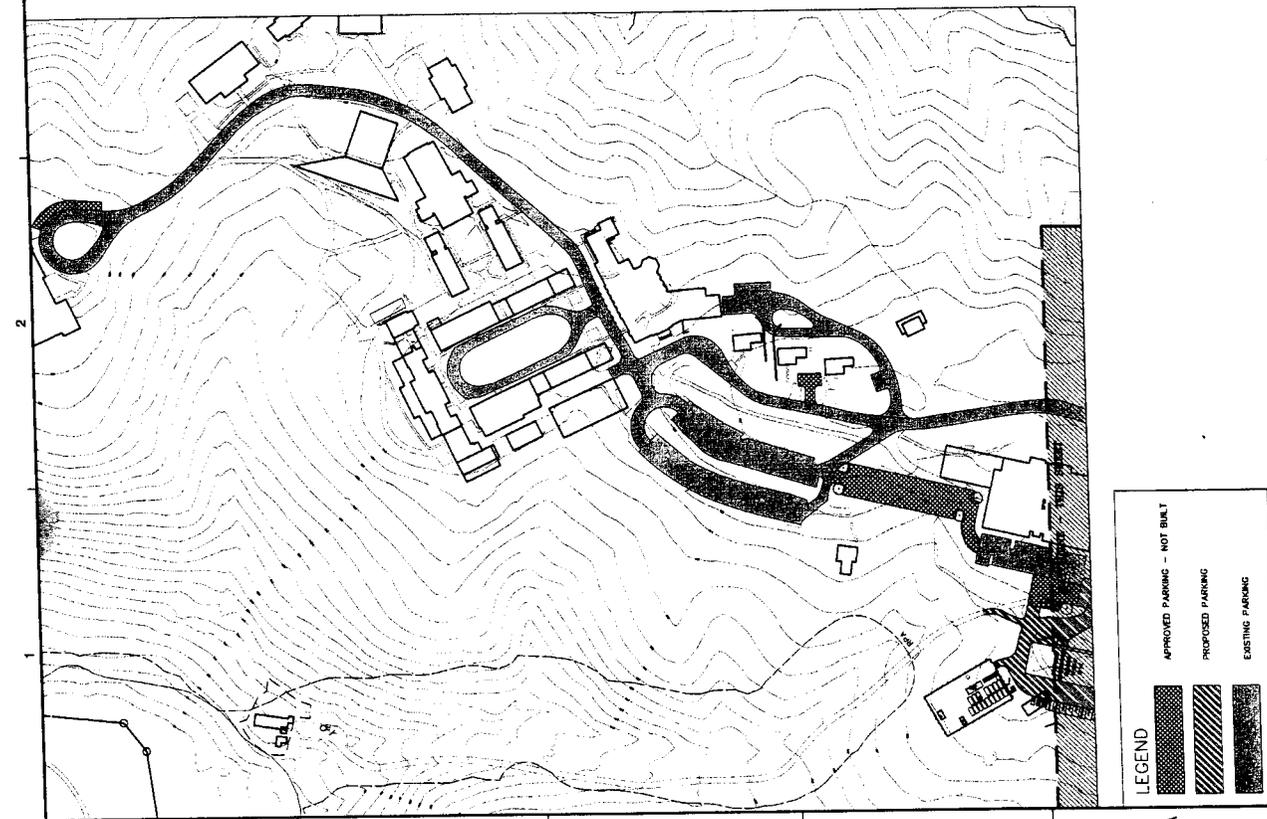
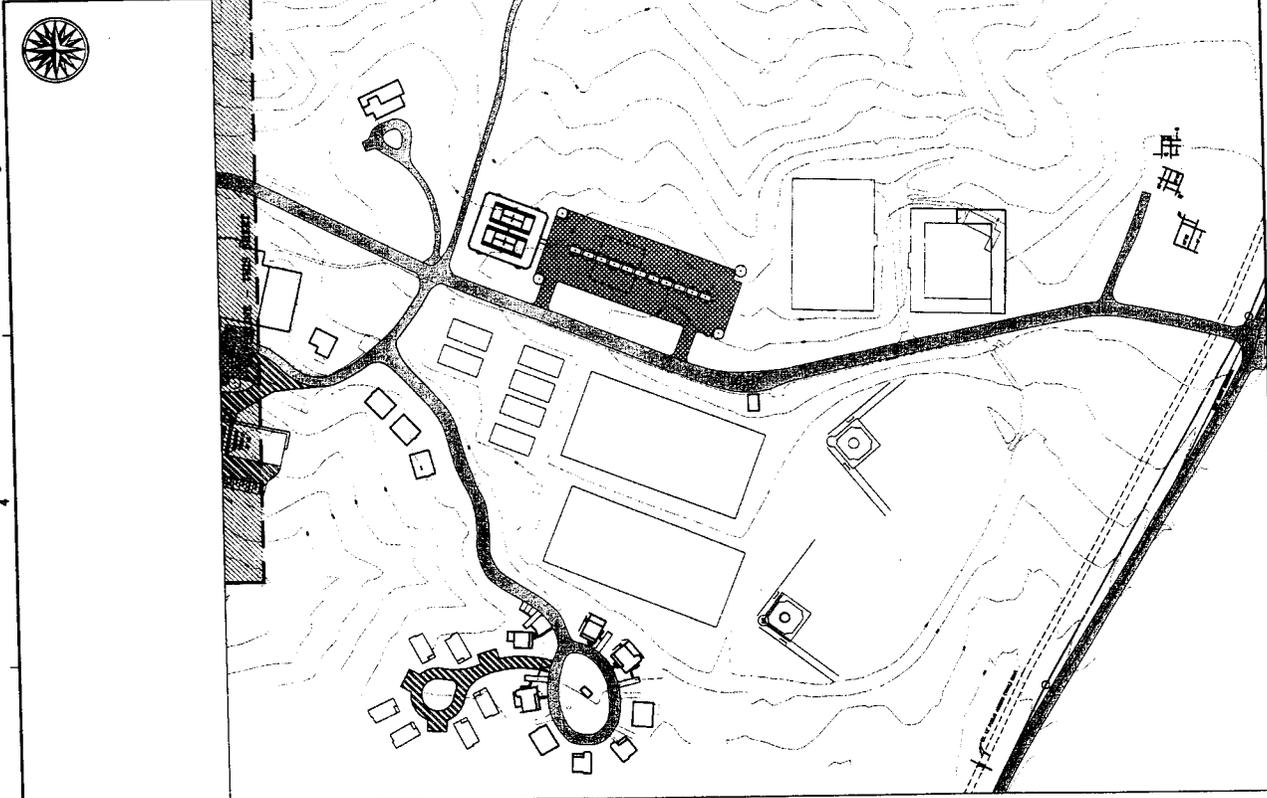
PROJECT NO.



LEGEND

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- PROPOSED BUILDINGS
- EXISTING BUILDINGS
- ADDITIONAL TRAVELWAY AND PARKING
- PROPOSED EDC
- EXISTING EDC
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- PROPOSED LARGE DECIDUOUS TREE
- EXISTING DWELLING UNIT
- ACCESSORY UNIT
- PROPOSED DWELLING UNIT

1 2 3 4 5
 MATCH TO SHEET 11 OF 18
 MATCH TO SHEET 8 OF 18
 MATCH TO SHEET 10 OF 18
 MATCH TO SHEET 9 OF 18



THE MADEIRA SCHOOL
 SPECIAL EXCEPTION AMENDMENT
 PLAT
 DANVERSVILLE DISTRICT
 FAYETTE COUNTY, VIRGINIA



SCALE
 0' 100' 200'

No.	Date	By	Description
1	08/29/2008	JAC	Initial
2	08/29/2008	JAC	Final

DESIGNED BY: JAC
 APPROVED BY: LJM
 CHECKED BY: JAC
 DATE: January 11, 2008

TITLE: The Madeira School
 Special Exception Amendment
 Parking and Travel Ways

PROJECT NO.

LEGEND

- APPROVED PARKING - NOT BUILT
- PROPOSED PARKING
- EXISTING PARKING

Dewberry & Davis LLP
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 ...

THE MADEIRA SCHOOL
 SPECIAL EXCEPTION AMENDMENT
 PLAT
 MADIRA COUNTY, VERMONT



DATE

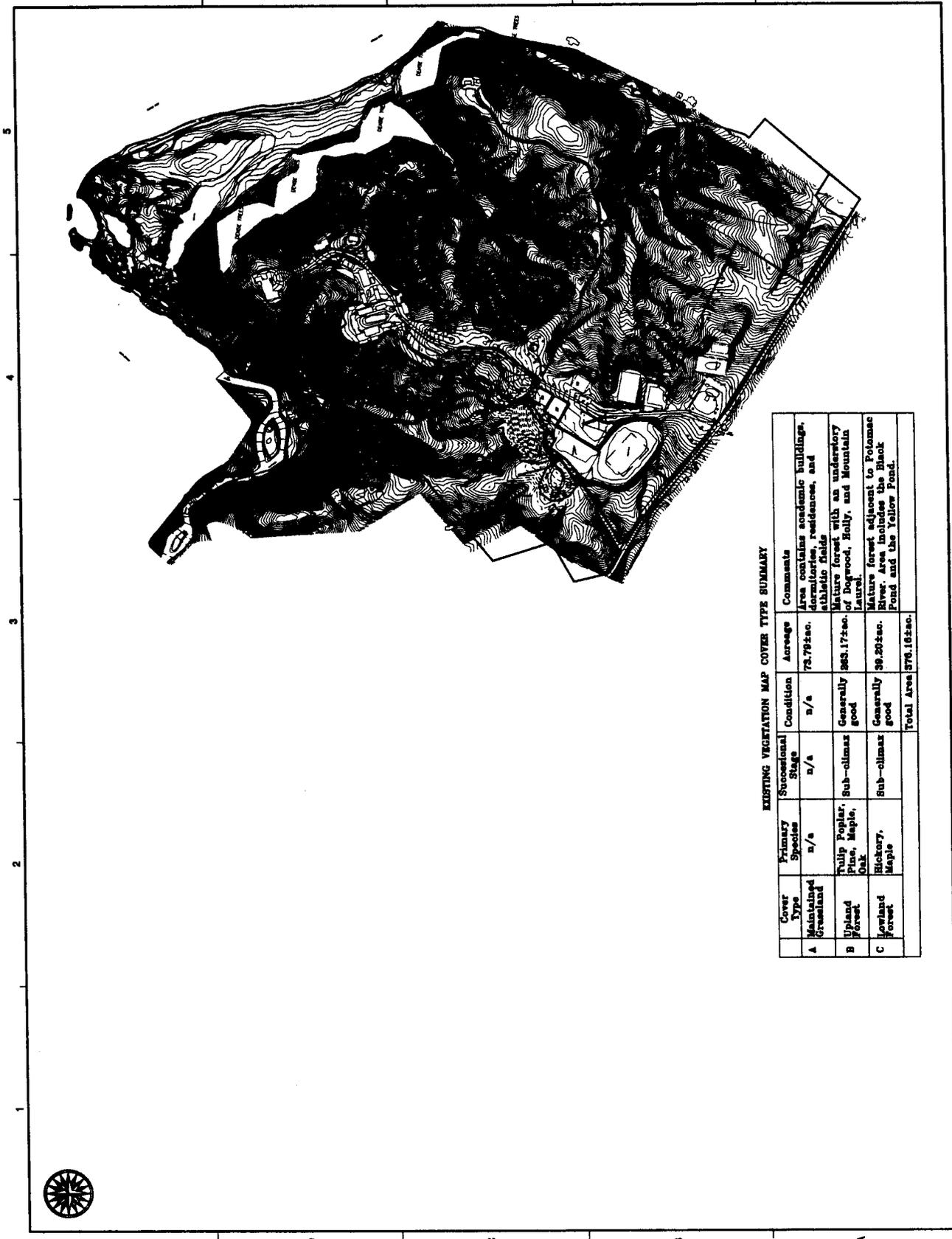
SCALE

NO.	DATE	BY	DESCRIPTION
1	04.14.18	AM	
2	04.15.18	AM	

DESIGNED BY: AM
 APPROVED BY: LAJ
 CHECKED BY: JLD
 DATE: JANUARY 11, 2008

The Madeira School
 Existing Vegetation
 Map

PROJECT NO.



EXISTING VEGETATION MAP COVER TYPE SUMMARY

Cover Type	Primary Species	Successional Stage	Condition	Acreage	Comments
A Maintained Ground	n/a	n/a	n/a	73.782ac.	Area contains academic buildings, dormitories, residences, and athletic fields
B Upland Forest	Tulip Poplar, Pine, Maple, Oak	Sub-climax	Generally good	283.172ac.	Mature forest with an understory of Dogwood, Holly, and Mountain Laurel.
C Lowland Forest	Hickory, Maple	Sub-climax	Generally good	39.202ac.	Mature forest adjacent to Potomac River. Area includes the Black Pond and the Yellow Pond.
				Total Area	376.162ac.

Dewberry & Davis LLP
1000 North 17th Street
Denver, Colorado 80202
Tel: 303.733.1000
Fax: 303.733.1001

THE MADEIRA SCHOOL
SPECIAL EXCEPTION AMENDMENT
PLAT
DENVER COUNTY, WISCONSIN



OFFICE

DATE

1	DATE	FILED	BY	REMARKS
2	DATE	FILED	BY	REMARKS
3	DATE	FILED	BY	REMARKS
4	DATE	FILED	BY	REMARKS
5	DATE	FILED	BY	REMARKS
6	DATE	FILED	BY	REMARKS
7	DATE	FILED	BY	REMARKS
8	DATE	FILED	BY	REMARKS
9	DATE	FILED	BY	REMARKS
10	DATE	FILED	BY	REMARKS

APPROVED BY: [Signature]
DATE: August 11, 2009

The Madeira School
Special Exception Amendment
PROPOSED DIVISION

FILED TO:

5	[Redacted]	[Redacted]	[Redacted]	[Redacted]
4	[Redacted]	[Redacted]	[Redacted]	[Redacted]
3	[Redacted]	[Redacted]	[Redacted]	[Redacted]
2	[Redacted]	[Redacted]	[Redacted]	[Redacted]
1	[Redacted]	[Redacted]	[Redacted]	[Redacted]

NOTICE OF SPECIAL EXCEPTION FOR RESIDENTIAL SPECIAL EXCEPTION, SPECIAL AMENDMENT AND DEVELOPMENT PLAT APPLICATIONS

This notice is to be placed in front of a building or other structure on the site of the proposed special exception, special amendment or development plat application. It shall contain the following information:

(1) The name of the applicant.

(2) The address of the property.

(3) The name of the proposed special exception, special amendment or development plat application.

(4) The date of the hearing.

(5) The time of the hearing.

(6) The location of the hearing.

(7) The name of the hearing officer.

(8) The name of the hearing officer's office.

(9) The name of the hearing officer's address.

(10) The name of the hearing officer's phone number.

(11) The name of the hearing officer's fax number.

(12) The name of the hearing officer's email address.

(13) The name of the hearing officer's website.

(14) The name of the hearing officer's social media page.

(15) The name of the hearing officer's blog.

(16) The name of the hearing officer's YouTube channel.

(17) The name of the hearing officer's Twitter account.

(18) The name of the hearing officer's Facebook page.

(19) The name of the hearing officer's LinkedIn profile.

(20) The name of the hearing officer's Instagram account.

(21) The name of the hearing officer's Snapchat account.

(22) The name of the hearing officer's TikTok account.

(23) The name of the hearing officer's Twitch channel.

(24) The name of the hearing officer's Discord server.

(25) The name of the hearing officer's Nextdoor profile.

(26) The name of the hearing officer's Facebook group.

(27) The name of the hearing officer's Facebook page.

(28) The name of the hearing officer's Facebook profile.

(29) The name of the hearing officer's Facebook cover photo.

(30) The name of the hearing officer's Facebook profile picture.

(31) The name of the hearing officer's Facebook bio.

(32) The name of the hearing officer's Facebook bio link.

(33) The name of the hearing officer's Facebook bio link text.

(34) The name of the hearing officer's Facebook bio link image.

(35) The name of the hearing officer's Facebook bio link video.

(36) The name of the hearing officer's Facebook bio link audio.

(37) The name of the hearing officer's Facebook bio link document.

(38) The name of the hearing officer's Facebook bio link location.

(39) The name of the hearing officer's Facebook bio link event.

(40) The name of the hearing officer's Facebook bio link page.

(41) The name of the hearing officer's Facebook bio link app.

(42) The name of the hearing officer's Facebook bio link game.

(43) The name of the hearing officer's Facebook bio link sticker.

(44) The name of the hearing officer's Facebook bio link gif.

(45) The name of the hearing officer's Facebook bio link emoji.

(46) The name of the hearing officer's Facebook bio link reaction.

(47) The name of the hearing officer's Facebook bio link share.

(48) The name of the hearing officer's Facebook bio link comment.

(49) The name of the hearing officer's Facebook bio link like.

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(52) The name of the hearing officer's Facebook bio link haha.

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(60) The name of the hearing officer's Facebook bio link pride.

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(79) The name of the hearing officer's Facebook bio link love-joy-pride-awe-surprise-joy-pride-awe-surprise-joy-pride-awe-surprise-joy-pride-awe-surprise-joy-pride-awe.

(80) The name of the hearing officer's Facebook bio link love-joy-pride-awe-surprise-joy-pride-awe-surprise-joy-pride-awe-surprise-joy-pride-awe-surprise-joy-pride-awe-surprise.

BACKGROUND

The published staff report and first staff report addendum recommend approval of the pending Special Exception Amendment (SEA) to allow the Madeira School to build a replacement wastewater treatment plant in a new location outside of the Environmental Quality Corridor (EQC) and Resource Protection Area (RPA) and make other modifications to the previously approved Special Exception Amendment. The published staff report and the addendum include recommendations that the Board of Supervisors approve a waiver of the stream valley trail along the Potomac River. The first addendum responded to several requests that staff received to provide additional information with regard to the trails requirements in this location.

This addendum responds to a revised proposal submitted by the applicant. On October 1, 2008, the applicant submitted a revised SEA Plat dated September 29, 2008. A reduction of this plan is attached to the front of this report. The applicant has also submitted a revised statement of justification, which is appended as Attachment 2 and a letter from the agent for the applicant, that outlines the changes to the SEA Plat, which is appended as Attachment 3.

DISCUSSION

Applicant's Revised Proposal

The revised SEA Plat and statement of justification submitted by the applicant limit the proposed changes to the Madeira School to those required to comply with the consent order with the Virginia Department of Environmental Quality requiring the construction of a new sewage treatment plant, while retaining the parameters of the amended special exception approved in 2002, SEA 83-D-030-07. As outlined in the October 1, 2008 letter from the agent for the applicant, the following changes have been made to the pending proposal:

- The request to increase the maximum enrollment from 338 to 360 students has been eliminated;
- The request to increase the maximum number of employees from 105 to 109 has been eliminated;
- The proposed new stable, indoor riding ring and horse exercise facility have been eliminated in favor of the facilities approved pursuant to SEA 83-D-030-07 in 2002;
- The proposed new dormitory facility has been eliminated in favor of the additions to the existing buildings approved pursuant to SEA 83-D-030-07 in 2002;
- The number of single family detached dwelling units for staff and faculty housing have been reduced by two units from 39 to 37 units, consisting of 23 existing units and 14 new dwellings, including of 9 proposed single family attached dwellings and 5 apartments to be located within other new buildings that are part of the previous approval;

- The number of accessory dwelling units (those located within educational and other buildings on the campus and serving staff and faculty while performing work functions) have been reduced from 12 units to seven units;
- A previously approved parking lot has been deleted to eliminate an area of encroachment in the EQC; and,
- The proposed wastewater treatment plant office and lab building have been incorporated into the proposed facilities so that there is one fewer structure proposed on the most recent SEA Plat.

Attachment 4 contains two charts prepared by staff. The first chart compares the amount of gross floor area, floor area ratios, open space and other similar parameters of the 2002 approval, the SEA Plat addressed by the May 10, 2008 staff report and the submittal being addressed in this addendum, dated September 29, 2008. The second chart provides a comparison of the new facilities proposed with the 2002 approval with the facilities proposed on the September 29, 2008 SEA Plat.

The revised SEA Plat includes updated parking tabulations that are based on field counts and the review of aerial photography. The previous plats, including the one included with the approval of SEA 83-D-030-07 stated that the number of parking spaces provided was 154. The updated information states that there are 296 existing parking spaces on site. However, when the versions of the SEA Plats are compared, the areas on the site that are devoted to parking have not changed. Accordingly, even though the revised SEA Plat addressed by this addendum has reduced the extent of the parking areas proposed on site (a proposed parking area with 54 spaces has been deleted), the overall number of parking spaces is the same as that shown on the previous SEA Plats, 467 spaces.

Edits to the Proposed Development Conditions

Based on the new submittal, the following changes have been made to the proposed development conditions included in the Staff Report dated June 12, 2008:

- The opening paragraph has been changed to reflect the facilities shown on the September 29, 2008 SEA Plat;
- Condition 2 has been modified to change the date of the referenced SEA Plat to September 29, 2008;
- Condition 4 has been revised to reflect the enrollment numbers (338 students) and number of staff (109) reflected in the 2002 approval;
- Condition 7 has been modified to reflect the reduced number of dwelling units proposed on the September 29, 2008 SEA Plat; and,
- Condition 15 has been deleted, as that condition referred to the previous proposal to expand the horse riding facility and the remaining conditions have been renumbered accordingly.

CONCLUSIONS AND RECOMMENDATIONS

Conclusions

The changes to the applicant's proposal reflected on the September 29, 2008 SEA Plat, the letter from the applicant's agent and the revised Statement of Justification reflect a revised proposal that limits the changes to the 2002 approval of SEA 83-D-030-07 to those necessary to accommodate the new sewage treatment facility required by the consent order with the Virginia Department of Environmental Quality. The previous requests to increase the size of the horse riding facility, to relocate the previously approved dorm facilities into a single building and other smaller changes have been deleted. The other changes to the 2002 approval are a direct result of the relocation of the sewage treatment facility, including the relocated dwelling units and the shift of the previously approved maintenance facility to be near the sewage treatment plant. These revisions conform with the requirements of the Zoning Ordinance and are in harmony with the recommendations of the adopted Comprehensive Plan. Staff recommends that SEA 83-D-030-08 be approved subject to the proposed development conditions, which have been adjusted to reflect the reduced scope of the proposal. Staff also recommends approval of the requested waivers and modifications.

Recommendations

Staff recommends that SEA 83-D-030-8 be approved, subject to development conditions consistent with those contained in Attachment 1 of this addendum.

Staff recommends approval of a modification of the transitional screening requirement along all boundaries to that shown on the SEA Plat.

Staff recommends approval of a modification of the barrier requirement along the all boundaries to that shown on the SEA Plat.

Staff recommends reaffirmation of the waiver of the trail construction requirement along Georgetown Pike as depicted on the SEA Plat and in favor of the existing escrow for construction.

Staff recommends that the requirement to construct the trail along the Potomac River be waived.

It should be noted that it is not the intent of the staff to recommend that the Board, in adopting any conditions proffered by the owner, relieve the applicant/owner from compliance with the provisions of any applicable ordinances, regulations, or adopted standards.

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

It should be noted that the content of this report reflects the analysis and recommendation of staff; it does not reflect the position of the Board of Supervisors.

ATTACHMENTS

1. Proposed Development Conditions dated October 16, 2008
2. Revised Statement of Justification dated September 29, 2008
3. October 1, 2008 letter from David S. Houston, Pillsbury, agent for the applicant
4. Comparison Charts
5. Locator Map

PROPOSED DEVELOPMENT CONDITIONS

SEA 83-D-030-8

October 8, 2008

If it is the intent of the Board of Supervisors to approve SEA 83-D-030-8 located at Tax Map 20-1 ((1)) 14 and 20-2 ((1)) 001 (8328 Georgetown Pike) to allow the previously approved private school of general education to allow the replacement of the existing private sewage treatment plant pursuant to an consent special order issued by the Virginia Department of Environmental Quality; relocation of previously approved dormitory facilities, faculty housing and service building; and improvement of other existing facilities pursuant to Sect. 3-E04 of the Fairfax County Zoning Ordinance, staff recommends that the Board condition the approval by requiring conformance with the following development conditions. These development conditions incorporate and supersede all previous development conditions. Previously approved conditions or those with minor modifications are marked with an asterisk (*).

1. This Special Exception Amendment is granted for and runs with the land indicated in this application and is not transferable to other land.
2. Site Plan: This Special Exception Amendment 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 Exception Amendment shall be in substantial conformance with the approved Special Exception Amendment Plat **entitled The Madeira School and prepared by Dewberry and Davis which is dated January 11, 2008 as revised through September 29, 2008 (SEA Plat)**, and these conditions. Minor modifications to the approved Special Exception Amendment may be permitted pursuant to Par. 4 of Sect. 9-004 of the Zoning Ordinance.
3. *Limits of Clearing and Grading: The limits of clearing and grading shown on the Special Exception Amendment Plat are to be considered approximate and are subject to final utility location and engineering design. Utilities that are located within the environmental quality corridors shall be located in a manner that minimizes disturbance as determined by the Urban Forest Management Division.
4. *Enrollment and Staff: Maximum daily enrollment shall not exceed three-hundred-thirty-eight (338) students. Faculty and staff shall not exceed one-hundred-five (105) on site at any one time.
5. *Parking: The minimum number of parking spaces required shall be provided as determined by the Director, DPWES. Parking lot landscaping as required by Article 13 shall also be provided.
6. *Erosion and Sediment Control: Erosion and sediment control measures shall be installed at all stages of construction to achieve greater erosion and sediment

control than that achieved by the minimum design standards set forth in the Public Facilities Manual and the Virginia Erosion and Sediment Control Handbook, as determined by the Director, DPWES.

7. *Faculty and Staff Housing: The number of residences, consisting of single family detached dwellings and multi-family units, as defined by the Fairfax County Zoning Ordinance shall be limited to a maximum of thirty-seven (37). Use of these structures shall be for faculty, staff and their families only. In addition, there may be a maximum of seven (7) accessory units located in dorms and the stable/horse barn, which are provided to residents who have work responsibilities in those buildings.
8. *Non-RUP/RUP: No individual housing unit shall be occupied until a valid Non-Residential-Use Permit (Non-RUP) or Residential Use Permit (RUP) has been granted. No Non-RUP or RUP shall be issued until the individual unit is served by approved sewage disposal and water supply systems, as determined by the Director, DPWES.
9. *Stormwater Management and Best Management Practices: Stormwater management facilities and best management practices shall be provided in accordance with the requirements of the Public Facilities Manage as required by the Director, DPWES. This condition shall not preclude the approval of any waivers of these requirements that satisfy the provisions for such waivers.
10. *Route 193: Right-of-way along Route 193 which has been previously reserved pursuant to a site plan waiver for the future widening of that roadway shall be dedicated upon demand of either Fairfax County or the Virginia Department of Transportation in fee simple. Further, the applicant shall grant temporary construction easements to Fairfax County or the Virginia Department of Transportation required with the improvements to Route 193. The public access easement which has been granted pursuant to a site plan waiver for trail construction shall be retained.
11. *Potomac Heritage National Scenic Trail/Georgetown Pike Trail: The Applicant has previously contributed \$89,000 for the purpose of construction of the Comprehensive Plan Trail along Georgetown Pike, at a location to be determined in the future by the County and agreeable to the Applicant, or an alternative location in the general vicinity of the subject property. The trail shall be constructed as a major trail as outlined on the Trails Plan and shall be constructed of stone dust. If the trail is constructed as currently depicted on the Trails Plan, the trail shall be constructed generally in the location of the existing trail easement; provided, however, for security reasons, the trail may, after consultation with the County, be relocated closer to Georgetown Pike right-of-way. If the cost of constructing the trail is less than \$89,000, as determined by the County, all unused funds shall be returned to the Applicant.

12. Tree Preservation Plan:

- a. The Applicant shall submit a tree preservation plan as part of the public improvement plan/site plan submission(s) for this site. The tree preservation plan shall be prepared by a professional with experience in the preparation of tree preservation plans, such as a certified arborist or landscape architect, and shall be subject to the review and approval of Urban Forest Management Division (“UFMD”). The tree preservation plan shall consist of a tree survey that includes the location, species, size, crown spread and condition rating percentage of all trees 6 inches in diameter and greater that are located up to 25 feet to either side of the limits of clearing and grading shown on the SEA Plat. At a minimum, the tree preservation plan shall provide for the preservation of those areas shown for tree preservation on the SEA Plat. The condition analysis ratings shall be prepared using methods outlined in the latest edition of the Guide for Plant Appraisal published by the International Society of Arboriculture. Specific tree preservation activities that will maximize the survivability of any tree identified to be preserved, such as: crown pruning, root pruning, mulching, fertilization, and others as necessary, shall be included in the plan.
- b. All tree preservation-related work occurring in or adjacent to tree preservation areas shall be accomplished in a manner that minimizes damage to vegetation to be preserved, including any woody, herbaceous or vine plant species that occurs in the lower canopy environment, and to the existing top soil and leaf litter layers that provide nourishment and protection to that vegetation. Removal of any vegetation, if any, or soil disturbance in tree preservation areas, including the removal of plant species that may be perceived as noxious or invasive, such as poison ivy, greenbrier, multi-floral rose, etc. shall be subject to the review and approval of UFMD. The use of equipment in tree preservation areas will be limited to hand-operated equipment such as chainsaw, wheel barrows, rake and shovels. Any work that requires the use of equipment, such as skid loaders, tractors, trucks, stump-grinders, etc., or any accessory or attachment connected to this type of equipment shall not occur unless pre-approved by UFMD.
- c. The Applicant shall retain the services of a certified arborist or landscape architect, and shall have the limits of clearing and grading in the areas of tree preservation marked with a continuous line of flagging prior to the walk-through meeting with the UFMD to be held prior to any clearing and grading. During the tree preservation walk-through meeting, the Applicant's certified arborist or landscape architect shall walk such limits of clearing and grading with an UFMD representative to determine where adjustments to the clearing limits can be made to increase the area of tree preservation and/or to increase the survivability of trees at the edge of the limits of clearing and grading, and such adjustment shall be implemented. Trees within the preservation areas that are identified specifically by UFMD in writing as dead

- or dying may be removed as part of the clearing operation. Any tree that is so designated shall be removed using a chain saw and such removal shall be accomplished in a manner that avoids damage to surrounding trees and associated understory vegetation. If a stump must be removed, this shall be done using a stump-grinding machine in a manner causing as little disturbance as possible to adjacent trees and associated understory vegetation and soil conditions.
- d. The limits of clearing and grading as shown on the SEA Plat shall be strictly adhered to, subject to allowances for the installation of fences, utilities and/or trails as determined necessary by the Director of DPWES. If it is determined necessary to install fences, utilities and/or trails in areas protected by the limits of clearing and grading as shown on the SEA Plat, they shall be located in the least disruptive manner necessary as determined by UFMD. A replanting plan shall be developed and implemented, subject to approval by UFMD for any areas protected by the limits of clearing and grading that must be disturbed for such trails or utilities.
 - e. All trees shown to be preserved on the tree preservation plan shall be protected by tree protection fence. Tree protection fencing in the form of four (4) foot high, fourteen (14) gauge welded wire attached to six (6) foot steel posts driven eighteen (18) inches into the ground and placed no further than ten (10) feet apart or, super silt fence to the extent that required trenching for super silt fence does not sever or wound compression roots which can lead to structural failure and/or uprooting of trees, shall be erected at the limits of clearing and. All tree protection fencing shall be installed after the tree preservation walk-through meeting described above but prior to any clearing and grading activities. The installation of all tree protection fencing shall be performed under the supervision of a certified arborist and UFMD, and accomplished in a manner that does not harm existing vegetation that is to be preserved. At least ten (10) days prior to the commencement of any clearing or grading activities adjacent to the tree preservation areas, but subsequent to the installation of the tree protection devices, the UFMD shall be notified and given the opportunity to inspect the site to ensure that all tree protection devices have been correctly installed. If it is determined that the fencing has not been installed correctly, no grading or construction activities shall occur until the fencing is installed correctly, as determined by UFMD.
 - f. The Applicant shall root prune, as needed to comply with the tree preservation requirements of these development conditions. All treatments shall be clearly identified, labeled, and detailed on the erosion and sediment control sheets of the respective public improvement/site plan submission. The details for these treatments shall be reviewed and approved by UFMD, accomplished in a manner that protects affected and adjacent vegetation to be preserved, and may include, but not be limited to the following: (1) root pruning shall be done with a trencher or vibratory plow to a depth of 18

inches; (2) root pruning shall take place prior to any clearing and grading; (3) root pruning shall be conducted with the supervision of a certified arborist; and (4) a UFMD representative shall be informed when all root pruning and tree protection fence installation is complete.

- g. During any clearing or tree/vegetation removal in the areas adjacent to the tree preservation areas, a representative of the Applicant shall be present to monitor the process and ensure that the activities are conducted as proffered and as approved by UFMD. The Applicant shall retain the services of a certified arborist or landscape architect to monitor on-site all construction and demolition work and tree preservation efforts in order to ensure conformance with all tree preservation conditions, and UFMD approvals. The monitoring schedule shall be described and detailed in the Landscaping and Tree Preservation Plan, and reviewed and approved by UFMD.

13. Reforestation: A reforestation plan for the area of the EQC where the existing wastewater treatment plant is to be demolished shall be submitted concurrently with the first and all subsequent site plan submissions for review and approval in writing by the Urban Forest Management Division (UFMD), Fairfax County Department of Public Works and Environmental Services (DPWES), and shall be implemented as approved, and as field verified by UFMD. The plan shall contain an appropriate size, quantity, quality and selection, of species based on existing and proposed site conditions to restore the area to a native forest cover type. The reforestation plan shall be based on the requirements for RPA restoration in the Chesapeake Bay Preservation Ordinance and shall include, but not be limited to, the following:

- Plant list detailing species, sizes, quantities and stock type of trees and other vegetation to be planted;
- Soil treatments and amendments if necessary;
- Mulching specifications;
- Methods of installation;
- Maintenance;
- Mortality threshold;
- Monitoring, and
- Replacement schedule.

14. Sight Distance: Prior to approval of the next site plan or minor site plan, the Applicant shall demonstrate that all obstacles within the required sight distance at the site's entrance from Georgetown Pike (Rt. 193) have been removed to the satisfaction of the Director, DPWES and the Fairfax County Department of Transportation (FCDOT).

15. Outdoor Recreation Fields and Courts: The outdoor recreation fields, athletic courts and other athletic courts shall not be lighted for play; this condition shall not preclude the installation of security lighting.

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

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

Pursuant to Sect. 9-015 of the Zoning Ordinance, this Special Exception Amendment shall automatically expire, without notice, thirty (30) months after the date of approval unless the use has been established or construction of the relocated private sewage treatment facility has commenced and been diligently prosecuted. The Board of Supervisors may grant additional time to establish the use or to commence construction if a written request for additional time is filed with the Zoning Administrator prior to the date of expiration of the special exception. The request must specify the amount of additional time requested, the basis for the amount of time requested and an explanation of why additional time is required.

The Madeira School
Special Exception Amendment Application
Revised Statement of Justification

September 29, 2008

I. Introduction

This Category 3 Special Exception Amendment Application (the "Application"), filed on behalf of The Madeira School, Inc. (the "School"), located at 8328 Georgetown Pike and identified as Fairfax County Tax Map Parcels 20-1-((1))-14 and 20-2-((1))-1 (the "Property"), requests permission to alter some of the previously approved campus modifications that were approved by Fairfax County (the "County") in 2002 as part of the School's Campus Master Plan (the "Master Plan"). Specifically, improvements to the School in conformance with its Master Plan objectives will include replacing and relocating the wastewater treatment plant; relocation of previously approved but not yet constructed facilities building; and relocation of previously approved but not yet constructed faculty housing units (which will result in a slight reduction in the number of single family detached faculty residences on the campus). The School submits as part of this application a Special Exception Amendment Plat prepared by Dewberry which is dated January 11, 2008, as revised through September 29, 2008.

II. Background

Founded in 1906 by Lucy Madeira, The Madeira School is a private school of general education for young women. It has been located on approximately 375 acres overlooking the Potomac River in Virginia since 1931 when the campus was moved from Washington, D.C. Today, the School has grown to become home to about 512 persons, including students, faculty, administrators, grounds staff, coaches, counselors and families. Currently, student enrollment at Madeira is approximately 317 students (about 164 boarding and 153 day students), and there are approximately 44 faculty members and approximately 97 staff members.

The first Special Exception for the School was approved in 1969 and has been amended over the years to permit additions to the School's facilities. Seven subsequent amendments have been approved for continued improvement to the School. SEA 83-D-030, approved on June 6, 1983, permitted the addition of a campus chapel, auditorium and dining hall. The following year, on June 25, 1984, SEA 83-D-030-1 allowed additions to classrooms and dormitories. SEA 83-D-030-2, approved October 19, 1987, granted the School approval to reconstruct an historic log cabin on the Property. Construction of a new gymnasium and parking area, as well as the reuse of the former gymnasium as a library, followed by the conversion of the former library into classrooms, was permitted by approval of SEA 83-D-030-3 on April 30, 1990. SEA 83-D-030-4, approved on July 27, 1992, allowed the construction of four residential units and associated parking areas. SEA 83-D-030-5, approved on April 8, 1996, allowed the construction of four single-family detached residences for School faculty. SEA 83-D-030-6, approved on June 7, 1999, permitted the construction of four additional single-family detached dwellings with associated parking and utilities. Finally, with SEA 83-D-030-7, approved on May 20, 2002, the Board of Supervisors endorsed the Madeira School Master Plan, and approved a variety of

projects including the construction of eleven new faculty single-family detached dwelling units, a new student center and dining hall building, an additional dormitory, the expansion of an existing administrative and dormitory building, construction of a new maintenance facilities building and the building of new athletic facilities (an outdoor swimming pool, indoor squash courts and a new riding stable). At the present time, only the new student center and dining hall has been constructed, but other interior renovation projects are ongoing.

III. Proposed Modifications and Improvements

The following is a list of the specific modifications and improvements for which the School is seeking approval as part of this application:

- The existing wastewater treatment plant (“plant”) is outdated and the State Water Control Board (“Control Board”), in conjunction with the Virginia Department of Environmental Quality (“DEQ”), informed the School that the plant must be brought into compliance with current sanitary system regulations. A copy of the Control Board’s Consent Special Order, dated March 17, 2006, has been previously submitted as part of this application. The Control Board mandated this plant to be operational no later than 2010. To remedy these deficiencies, and due to the age of the existing plant (constructed in 1948), the School proposes to build a new, more efficient and environmentally friendly plant closer to the center of the campus and to replace the current plant with a pumping station which will bring sewage to the new plant for treatment. The new plant will have minimum disruption to the existing drainage systems and existing vegetation while bringing the wastewater treatment into compliance with the Control Board and DEQ mandates. In fact, the location of the proposed plant is outside of the Environmental Quality Corridor (“EQC”). When the existing plant (located within the EQC) is replaced, the School will remove the existing plant and restore and replant the affected area in accordance with the Chesapeake Bay Preservation Act requirements.
- Relocate the previously approved facilities management building. The new location of the proposed building improves deliveries and internal campus traffic circulation. The new location is also closer to existing utilities which will reduce the amount of land disturbance. The School has also incorporated what was previously shown as a wastewater treatment plant lab building into the facilities building.
- Relocate previously approved work force single family detached housing units because the new wastewater treatment plant needs to be sited in the location the housing units were shown on the 2002 Special Exception Plat. The relocation results in a reduction in the number of single family detached residences from 11 dwelling units to 9 dwelling units. The number of accessory units has been reduced to 7 dwelling units.

IV. Type and Hours of Operation

The School is a private school of general education for girls from grades nine through twelve. Special Exception Case No. SEA 83-D-030-6, approved by the Board of Supervisors on June 7, 1999, permitted a maximum enrollment of 338 students and 105 faculty and staff members at any one time. The general area served by the School will continue to be primarily

the Washington, D.C. metropolitan area and primarily the Virginia and Maryland suburbs. The School operates yearly academic sessions from September through June and summer day camps from mid-June to mid-August. During times of the year when the school and day camp are not in session, the school remains open for administrative work.

The typical hours of operation for classroom instruction are 7:45 a.m. until 3:30 p.m., Monday through Friday. However, on a regular basis, after-school activities, such as clubs and athletic events, occur until approximately 6:00 p.m. In addition, due to the fact that over half of the students board, the School operates on a twenty-four (24) hour, seven (7) day a week basis to accommodate their housing needs.

V. Wastewater Treatment Plant Replacement

The School owns and operates an existing plant, subject to DEQ Permit No. VA0024121, which was issued on May 8, 2003. The existing plant was originally constructed in 1948, and was last upgraded in 1996. The plant only serves the School. Unfortunately, due to the plant's age, it does not meet the current, more stringent, requirements for wastewater treatment which have been enacted over the last ten (10) years. The School has worked closely with DEQ since the issuance of the permit to bring the plant into compliance. However, the long term solution is either to build a new plant that incorporates the latest technologies or to connect to the existing County sewer system.

The option to connect to the existing County sewer system is not feasible because the School is not located within an approved sewer service area of the County. The nearest trunk line is approximately one mile away. Seeking permission to connect to this line would be both politically and economically unfeasible. Easements would be required through many private properties, and construction on or near Georgetown Pike would be problematic due to the road's historic byway designation.

The proposed plant located on the School's campus has been recognized by the Control Board and DEQ as the preferred alternative. The Consent Special Order includes a timetable for completion of the project. The advantages of the proposed plant are as follows:

- it will be designed and constructed using state-of-the-art technology that will improve the environment;
- it will not be located within an EQC area that is not spatially constrained (as the current plant is);
- it will not be visible from Georgetown Pike or from any adjacent property;
- it will be located in an area that allows for easier access for maintenance;
- it will be located in an area that has better soils and slopes, and will require less land disturbance;
- it will not result in the reduction of any screening, buffers, landscaping or open space on the School's campus; and

- the closure and removal of the existing outdated plant will allow the School to restore and reforest the land where it is currently located with native species, although a small pumping station will be required in the general vicinity of the existing plant.

The School has coordinated the proposed wastewater treatment plant with both the Zoning Administration Division and the Zoning Evaluation Division of the Department of Planning and Zoning to confirm that it is an accessory use. Specifically, the plant will be clearly subordinate to the principal use (i.e., a private school of general education) in terms of use, purpose and area. The plant will only serve the School and will not be available for connection by any properties located off campus. The plant is necessary for the comfort, convenience and necessity of the students, faculty, administration and other employees of the School. Finally, the plant will be located on the same lot as the principal use.

VI. Estimated Traffic Impact

This application will not result in an increase in the trip generation and distribution of trips throughout the day. No increase in student, faculty or staff is requested with this application. The provision of work force housing units will actually result in a decrease in trips. The Office of Transportation has confirmed that a Traffic Impact Analysis pursuant to Section 15.2-2222.1 of the Code of Virginia and Chapter 527 of the 2006 Acts of Assembly is not required with this application.

VII. Description of Building Façade and Architecture

Although architectural sketches of the proposed building improvements are not yet available, new construction and renovations to existing campus buildings will be compatible with the current architectural features and high quality of materials present at the School.

VIII. Hazardous and Toxic Substances

With the exception of two above-ground gasoline tanks used exclusively for the School's staff vehicles and natural gas and fuel oil used to heat school buildings, to the best of the School's knowledge, there are no hazardous or toxic substances as set forth in Title 40, Code of Federal Regulations Parts 116.4, 302.4, and 355, the Virginia Department of Environmental Quality Hazardous Waste Management Regulations, and/or petroleum products as defined in Title 40, Code of Federal Regulations Part 280, that will be generated, utilized, stored, treated, or disposed of on the property.

IX. Existing and Requested Waivers

A waiver of the requirement to construct a trail (Waiver No. 011423) along Georgetown Pike was previously approved for the School on March 14, 1991. A reaffirmation of this waiver is hereby requested. The School has previously granted an easement for this trail and its location is depicted on the Special Exception Amendment Plat. The trail is identified as the Potomac Heritage National Scenic Trail on the Countywide Trails Plan. Further, the School previously contributed \$89,000 for construction of a trail either on the Property or, at the option of the County, at an alternative location (pursuant to Development Condition No. 12 of SEA 83-D-030-7).

The Comprehensive Plan also identifies a stream valley trail along the Potomac River frontage. The School requests a waiver of this requirement because of the serious safety issues associated with having a girls boarding school and the School's desire to preserve the pristine environment. The School's primary responsibility must be the safety of its students and it can not permit strangers from coming onto the Property. Hikers have other trail alternatives and may currently hike along the riverfront on the nearby federally owned Great Falls Park property. Further, any trail built in this location would endanger the native species and be an intrusion on the wild life patterns. The proposed location of a trail along the Potomac River would be difficult to navigate because of steep embankments and uneven surfaces. The School believes that there is no reasonable nexus between requiring the trail and any burdens potentially imposed because of this application.

The School requests reaffirmation of the previously granted waivers and modifications to the transitional screening and barrier requirements. Pursuant to Par. 4 of Sect. 13-104, existing vegetation, as well as the existing topography, shall be used to satisfy the transitional screening requirements of the Zoning Ordinance. With respect to the changes to the Master Plan proposed herein, the closest new building (i.e., the wastewater treatment plant) will still be located over 500 feet from the nearest property line and over 600 feet from the nearest structure. None of the proposed changes will adversely affect the aesthetic condition of the School with adjacent properties or adversely affect visibility from Georgetown Pike. In addition, and in accordance with Par. 12 of Sect. 13-304 of the Zoning Ordinance concerning the existing topography, a reaffirmation of the waiver of the barrier requirement is requested. Existing barriers and the separation distance between the School's buildings and activities from adjacent properties further justify this request.

By letter to the Director of the Zoning Evaluation Division prepared by Dewberry and dated October 19, 2007, the School requested a waiver of the requirements for stormwater management detention in accordance with Section 6-0301.3 of the Public Facilities Manual. The justification for this request is that all of the runoff from the subject property drains either directly or indirectly to the 100 year floodplain of the Potomac River. This major floodplain per County definition is regulated by major detention structures and has a contributing drainage so large such that onsite detention would have no measurable effect on the river. Also, the subject property is mostly wooded with mature trees and steep slopes (including EQC). Open space exceeds 85%. In order to grade out an extended detention dry pond (the other means of detention) would require large areas of disturbance and the removal of many mature trees which aid in preventing erosion of the steep slopes. Stormwater management quality requirements will be addressed through the use of open space dedication.

X. Conformance with the Comprehensive Plan and Zoning Ordinance

With the exception of the above-stated waivers, the proposed improvements on the grounds of the School are in harmony with the Fairfax County Comprehensive Plan and consistent with the goals and objectives of the Madeira School Master Plan. Also, the proposed improvements to the School property conform to all applicable regulations and standards for development under provisions of the Fairfax County Zoning Ordinance for a Category 3 Special Exception Amendment.

For all of the aforementioned reasons, The Madeira School respectfully requests the Staff and Planning Commission to endorse, and the Board of Supervisors to approve, this request for a Special Exception Application Amendment.

Respectfully submitted,

Pillsbury Winthrop Shaw Pittman, LLP

By: 
David S. Houston
Attorney for the Applicant



ATTACHMENT 3

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October 1, 2008

RECEIVED
Department of Planning & Zoning

OCT 03 2008

Zoning Evaluation Division

Mr. Peter Braham
Senior Staff Coordinator
Department of Planning and Zoning
Zoning Evaluation Division
12055 Government Center Parkway
Suite 801
Fairfax, VA 22035

Re: Special Exception Amendment Application 83-D-030-08
Applicant: The Madeira School

Dear Mr. Braham:

On behalf of The Madeira School, and in furtherance of the conversation we had earlier today, you should now be in receipt of a revised Special Exception Amendment Plat prepared by Dewberry. The Plat has been revised to scale back the proposal to show only the relocation of the wastewater treatment facility, the relocation of the facilities building and the relocation of six (6) single family detached faculty housing units. All other improvements and facilities are depicted as they were approved and shown on the 2002 Special Exception Amendment Plat.

The following is a list of the changes that have been made to the application and the Plat for consideration by the Department, the Planning Commission and the Board of Supervisors:

- The request to increase the maximum enrollment from 338 to 360 students has been eliminated.
- The request to increase the maximum number of employees from 105 to 109 has been eliminated.
- The proposed new stable, indoor riding ring and horse exerciser facility has been eliminated in favor of the facilities that were approved in 2002.

Mr. Peter Braham
October 1, 2008
Page 2

- The proposed new dormitory structure has been eliminated in favor of the additions to the existing building approved in 2002.
- The number of single family detached dwelling units has been reduced by 2 (note: not all of the units approved in 2002 could be relocated).
- Proposed single family detached faculty dwelling units labeled #1, #2 and #3 of Sheet 7 of the Plat have been shifted approximately 10 feet to the west to try to move these units farther away from the proposed wastewater treatment plant..
- The number of accessory units has been reduced by 4 (accessory units there were part of the new stable facility and the new dorm building in the previously submitted Plat have been eliminated).
- The total gross floor area of the School has been reduced by approximately 25,392 square feet, and is now 3,000 square feet below the density approved in 2002.
- There are no proposed encroachments into the EQC and, therefore, no compensation areas are needed.
- One proposed parking lot that was approved in 2002 has been reduced in size and redesigned so that it would not encroach into the EQC and this results in 54 fewer proposed parking spaces (and a corresponding increase in the amount of pervious area).
- The proposed wastewater treatment plant office and lab building has been incorporated into the proposed facilities building so there is one fewer structure proposed.

In addition to the Special Exception Amendment Plat (being delivered under separate cover by Dewberry), enclosed please find (1) a revised Statement of Justification that has been modified to correspond to the changes in the Special Exception Amendment Plat and (2) my hand marked version of the June 20, 2008 proposed Development Conditions that were attached to the Staff Report Addendum with the changes I believe need to be made to reflect the changes in the application and the Plat.

Mr. Peter Braham
October 1, 2008
Page 3

Please call me at (703) 770-7544 if you have any questions or require further information.

Sincerely,

A handwritten signature in black ink, appearing to read "David S. Houston", with a long horizontal flourish extending to the right.

David S. Houston

Enclosures

cc: Supervisor John Foust, Dranesville District
Jay Donahue, Planning Commissioner, Dranesville District
Cathy Lewis, DPZ
Elisabeth Griffith, The Madeira School
Meredyth Cole, The Madeira School
H. Braughn Taylor, The Madeira School

MADEIRA SCHOOL COMPARISON CHART

Attribute	2002 Approval SEA 83-D-030-7	First Submittal 2008 SEA 83-D-030-8	Revised Submittal SEA 83-D-030-8	Delta between 2002 and Revised 2008
Land Area	376.16 ac	376.16 ac	376.16 ac.	No Change
GFA	526,158 sq. ft.	548,550 sq. ft.	523,158 sq. ft.	(-3,000 sq. ft.)
FAR	0.032	0.033	0.032	No change
Open Space	336.54 ac. (85%)	336.54 ac (85%)	336.54 ac. (85%)	No change
Parking Spaces ¹ (Existing)	154	154	296	
Parking Spaces ¹ (Proposed)	313	313	190	
Parking Spaces (total) ¹	467	467	467	Non Change
Area of EQC encroachment	42,615 sq. ft.	42,615 sq. ft.	None	
EQC Compensation	71,940 sq. ft.	71,940 sq. ft.	None	
Dwelling units (Existing)	25 <small>(incl. 1 du converted to office)</small>	24	23	(-1)
Proposed Dwelling Units	17	14	14	(-3)
Total Dus	41	38	37	(-4)
Number of Students	338	360	338	No Change
Employees	105	109	105	No Change

1. The parking tabulations on-site were re-evaluated based on an on-site survey and a review of aerial photography and the revised number of existing parking spaces reflects the conditions at this time.

**Comparison of SEA 83-D-030-07 Approved in 2002
and Revised Submittal for Pending Application SEA 83-D-030-08**

Status of Previously Approved Changes and Additional
Changes Proposed per 2008 revised application
(Areas of change Highlighted)

Changes to then Existing Campus approved in 2002
pursuant to SEA 83-D-030-7:

Addition to Existing Stable	Addition to Existing Stable
New Guard House	New Guard House
New Parking area on entrance road with 154 spaces	New Parking Area on entrance road with 154 spaces
New tennis courts (2)	New tennis courts (2)
Outdoor Pool at Gym	Outdoor Pool at Gym
11 SFD (3 along Road, 8 in area now proposed for sewer plant)	9 SFD (3 along Road, 6 in new location and units are smaller in size)
New parking area behind Gym (11 spaces)	New Parking Area behind Gym (11 spaces)
Maintenance Area (Building 7000 sq. ft. within maintenance yard 33,600 sq. ft.)	Maintenance Building (10,000 sq. ft.), relocated with the previous location preserved as open space
Addition to existing House #11	Addition to existing House #11
Enclosed Athletic Courts Building	Enclosed Courts Building (now adj. to Gym)
New Parking Area with 107 spaces near main campus	New Parking Area 53 spaces near Main Campus (smaller than previous approval)
Expansion of Building for Student Center	This expansion has been constructed
Far West Dormitory 60 x 130 feet	Far West Dormitory
Central Plant Facility	Central Plant Facility
Building Between Main Building and Central Plant facility	Building Between Main Building and Central Plant Facility
Addition at back of Main Building	Addition at back of Main Building
Connections between Dorm buildings on Main quad	Connections between Dorm Buildings on Main quad
Additions at end of Dorm Buildings on Main quad	Additions at end of Dorm buildings on Main quad
Connection between main building and "Business Office	Connection between main building and Business Office
Future Science building expansion	Future Science Building expansion
Addition to Chapel/Auditorium	Addition to Chapel/Auditorium
	Demolish old sewer plant and reforest area, except as needed for outfall and access to the remaining equipment and construct new Sewage Treatment Facility adjacent to the relocated Maintenance building

Special Exception Amendment

SEA 83-D-030-08

Applicant:
Accepted:
Proposed:

THE MADEIRA SCHOOL, INC.
02/05/2008
AMEND SE 83-D-030 PREVIOUSLY APPROVED FOR PRIVATE SCHOOL OF GENERAL EDUCATION TO PERMIT SITE MODIFICATIONS

Area:

371.16 AC OF LAND; DISTRICT - DRANESVILLE

Zoning Dist Sect: 03-0E04

Art 9 Group and Use: 3-11

Located: 8328 & 8134 GEORGETOWN PIKE

Zoning: R- E

Plan Area: 2,

Overlay Dist:

Map Ref Num: 020-1- /01/ /0014 020-2- /01/ /0001

