



# County of Fairfax, Virginia

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

November 27, 2006

Sheri Hoy, Esq.  
McGuire Woods LLP  
1750 Tysons Blvd.  
McLean, VA 22102

Re: Special Exception Amendment Application Number SEA 01-M-036

Dear Ms. Hoy:

At a regular meeting of the Board of Supervisors held on November 20, 2006, the Board approved Special Exception Amendment Application Number SEA 01-M-036 in the name of Pinecrest School Inc. The subject property is located at 7209 Quiet Cove (Tax Map 60-3 ((14)) 2B) on approximately 2.0 acres of land zoned R-4. The Board's action allows for a private school of general education and permits modification of existing development conditions with no change in enrollment pursuant to Section 3-404 of the Fairfax County Zoning Ordinance, by requiring conformance with the following development conditions:

1. This Special Exception is granted for and runs with the land indicated in this application and is not transferable to other land.
2. This Special Exception is granted only for the purpose(s), structure(s) and/or use(s) indicated on the special exception plat approved with the application, as qualified by these development conditions.
3. This Special Exception 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 shall be in substantial conformance with the approved Special Exception Plat entitled "Special Exception Plat, Pinecrest School," prepared by MA Engineering Consultants, Inc., dated January 2001, revised through April 10, 2002, and these conditions. Minor modifications to the approved special exception may be permitted pursuant to Par. 4 of Sect. 9-004 of the Zoning Ordinance.

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12000 Government Center Parkway, Suite 533  
Fairfax, Virginia 22035

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4. All signs shall be in accordance with the provisions of Article 12 of the Zoning Ordinance.
5. A solid barrier, which may include a board-on-board fence 6 feet in height, shall be provided along the northern and eastern property boundaries (excluding the area that lies within the front yard of Thornton Street).
6. No exterior intercom system shall be used for the subject property (with the exception of emergencies).
7. Upon issuance of a Non-Residential Use Permit for this Special Exception Amendment, the maximum daily enrollment shall be limited to 120 students and is limited to pre-school through 6<sup>th</sup> grade.
8. A maximum of 19 employees shall be on-site at any one time.
9. Outdoor recreation area shall be provided in accordance with the provisions of Section 9-310 of the Zoning Ordinance, to accommodate at least 33% of the maximum student enrollment (120) at any given time. All outdoor recreation areas shall be located outside of the minimum required front yards.
10. The outdoor recreation area depicted north of the existing building and south of Lot 99 of the Kenwood Section 3 subdivision shall be constructed of a soft surface designed to minimize sound transmission.
11. A Tree Protection Area shall be provided in conformance with that depicted on the Special Exception Plat, except as may be modified by the Urban Forestry Division during the site plan review process. If trees depicted to be saved are required to be removed to provide for adequate parking and/or SWM facilities as determined by DPWES, said trees shall be replaced at a rate and in a manner to be determined by the Urban Forester.
12. The building addition shall not exceed 6,500 square feet in area and shall be constructed in substantial conformance with elevations entitled, "Revised Grade School Building" prepared by Richard Wieboldt & Associates Architects dated 4/11/02 (see Exhibit A).
13. The building shall not exceed 29 feet in height.
14. On-site parking shall be consistent with parking depicted on the Special Exception Plat as determined by DPWES. A turnaround shall be incorporated into the parking lot design consistent with PFM standards. If a waiver is not obtained from the Director of DPWES to permit construction of 16.5 foot long parking stalls, on-site parking shall meet the standard provisions of Article 11 and the Public Facilities Manual (PFM) as determined by DPWES.

15. The stormwater management/best management practice facility shall be in substantial conformance with the Special Exception Plat as determined by DPWES or a Special Exception Amendment may be required.
16. Signage shall be posted within the access easement restricting speed limits on the site and throughout the access easement to 10 miles per hour.
17. Building-mounted security lights to be installed on the existing or proposed buildings shall be controlled by motion-activated sensors. All outdoor lighting shall be focused downward and shielded to minimize glare beyond the property, and shall meet the Performance Standards set forth in Article 14 of the Zoning Ordinance.
18. Tree plantings shall be installed and maintained as depicted on the Special Exception Plat with a minimum installation height of 6 feet. In addition, a decorative 6 foot board-on-board fence with alternating vertical boards and decorative 1-foot lattice work along the top of the fence shall be provided, extending along the western property line adjacent to the Quiet Cove subdivision. The overall height of the decorative fence and lattice work shall be 7 feet.
19. Two (2) speed bumps shall be installed within the access easement and in the general location of the existing stop sign.
20. Upon issuance of a Non-Residential Use Permit for this Special Exception Amendment, Hours of Operation shall be limited to Monday through Friday 8:30 a.m. to 6:30 p.m.
21. Upon issuance of a Non-Residential Use Permit for this Special Exception Amendment, weekend activities shall be limited to twelve (12) times per year to provide an opportunity for events such as open houses, book fairs, fundraisers, elementary school graduations, annual meetings, and community events. All weekend activities shall be restricted to Saturday from 10:00 a.m. to 10:00 p.m. and/or Sunday from 12:00 p.m. to 6:30 p.m. Commercial contractors, or volunteers numbering less than 10 individuals performing such activities as property repair and mowing are not subject to the 12 times per year limitation. Outdoor work performed on weekends by commercial contractors can only perform such work on Sunday. Emergency repairs shall not be subject to this limitation. Parking for these weekend activities shall be accommodated on-site or by alternative arrangement to accommodate any overflow parking off-site.
22. Twelve (12) school functions, including, but not limited to, resumption of school, back to school night, open house, grandparents day, academic open house, holiday open house, international day, teacher appreciation dinner, spring fair, kindergarten graduation and an annual summer production/dinner show are

permitted during the normal school year. These activities shall be limited as follows:

- A. Upon issuance of a Non-Residential Use Permit for this Special Exception Amendment, any open house held during the school day (6:30 a.m. to 6:30 p.m. on Monday through Friday) shall occur for a maximum period of two hours at any one time;
- B. School related functions held after school hours on Monday through Friday (beginning no earlier than 6:00 p.m.) shall be concluded by approximately 9:30 p.m. Parking for these school functions shall be accommodated on-site or by alternative arrangement to accommodate any overflow parking off-site.
- 23. A calendar of all planned after hour meetings, weekend activities and school functions shall be submitted by the beginning of the school year to the presidents of neighboring Homeowners' Associations and those residences adjacent to the school. At a minimum, this calendar and subsequent changes shall include the date of the activity, the type of purpose of the activity and the time frame, and off-site arrangements for parking, if any.
- 24. A contiguous row of plantings as depicted on the Special Exception Plat shall extend along the northern edge of the access road within the ingress/egress easement. The plantings shall have a height of 6 feet at installation. The plantings shall extend from the northeastern corner of the access easement to the edge of the stormwater culvert at the intersection of Quiet Cove and the access easement.
- 25. A buffer shall be planted or constructed and maintained, consisting of a fence and/or plantings along the southern property line as shown on the Special Exception Plat, that will provide year-round screening of the onsite activities as determined by Urban Forestry Management.
- 26. The existing fences along the northern property line shall be replaced and maintained with a 6 foot board-on-board- fence and supplemental plantings shall be provided as determined by the Urban Forester along the northern boundary to provide year-round screening of the onsite activities.
- 27. Blinds, shades, translucent film, or other similar screening device shall be provided for all windows located on the western façade of the proposed building addition for a period of three (3) years from the date of approval of the Non-Residential Use Permit.

Pursuant to Section 9-015 of the Zoning Ordinance, this special exception shall automatically expire, without notice, thirty (30) months after the date of approval unless the new Non-Residential Use Permit has been issued. The Board of Supervisors may grant additional time to establish the use or to commence construction if a written request

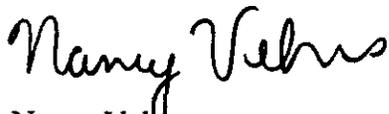
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for additional time is filed with the Zoning Administrator prior to the date of expiration of the special exception. The request must specify the amount of additional time requested, the basis for the amount of time requested and an explanation of why additional time is required.

If you have questions regarding the expiration of this Special Exception or filing a request for additional time, they should be directed to the Zoning Evaluation Division in the Department of Planning and Zoning at 703-324-1290. The mailing address for the Zoning Evaluation Division is Suite 801, 12055 Government Center Parkway, Fairfax, Virginia 22035.

Sincerely,



Nancy Velts  
Clerk to the Board of Supervisors

NV/cwb

Cc: Chairman Gerald E. Connolly  
Supervisor Penelope A. Gross, Mason District  
Janet Coldsmith, Director, Real Estate Division. Dept. of Tax Administration  
Barbara A. Byron, Director, Zoning Evaluation Division, DPZ  
Diane Johnson-Quinn, Deputy Zoning Administrator, Dept. of Planning and Zoning  
Thomas Conry, Dept. Manager. – GIS - Mapping/Overlay  
Angela K. Rodeheaver, Section Chief, Transportation. Planning Division  
Ellen Gallagher, Capital Projects and Operations Div., Dept. of Transportation  
Audrey Clark, Director – Building Plan Review, DPWES  
Ken Williams, Plans & Document Control, ESRD, DPWES  
Department of Highways-VDOT  
Sandy Stallman, Park Planning Branch Manager, FCPA  
Charlene Fuhrman-Schulz, Development Officer, DHCD/Design Development Division  
District Planning Commissioner, Janet R. Hall, Mason District  
Barbara J. Lipka, Executive Director, Planning Commission  
Jose Comayagua, Director, Facilities Management  
Gary Chevalier, Office of Capital Facilities/Fairfax County Public Schools