



# County of Fairfax, Virginia

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

August 4, 2009

Sheri L. Hoy  
McGuire Woods LLP  
1750 Tysons Boulevard, Suite 1800  
McLean, Virginia 22102

RE: Special Exception Amendment Application SEA 99-H-022

Dear Ms. Hoy:

At a regular meeting of the Board of Supervisors held on August 3, 2009, the Board approved Special Exception Amendment Application SEA 99-H-022 in the name of The Academy of Christian Education, Incorporated. The subject property is located at 1808-A Michael Faraday Court on approximately 2.31 acres of land zoned I-5 in the Hunter Mill District [Tax Map 18-3 ((5)) 6]. The Board's action amends Special Exception Application SE 99-H-022, previously approved for a private school of general education and an accessory child care center, to permit an interior expansion and modifications to development conditions pursuant to Sections 5-504 and 9-006 of the Fairfax County Zoning Ordinance, by requiring conformance with the following development conditions, which supersede all previously approved conditions for the subject property. Previously approved conditions 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. This Special Exception Amendment 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. Other by-right, special permit and/or special exception uses may be permitted within the portion of the building not used by the school or child care center without the approval of a Special Exception Amendment provided that such uses do not affect this Special Exception.\*

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**Office of the Clerk to the Board of Supervisors**  
12000 Government Center Parkway, Suite 533  
Fairfax, Virginia 22035

Phone: 703-324-3151 ♦ Fax: 703-324-3926 ♦ TTY: 703-324-3903  
Email: [clerktothebos@fairfaxcounty.gov](mailto:clerktothebos@fairfaxcounty.gov)  
<http://www.fairfaxcounty.gov/bosclerk>

3. 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 shall be in substantial conformance with the approved Special Exception Plat entitled "Special Exception Plat/Site Plan, Academy of Christian Education," prepared by Gordon and Associates and dated April 1999, and the detail sheet dated June 9, 1999 (see Attachment 1) and these conditions. Minor modifications to the approved Special Exception may be permitted pursuant to Paragraph 4 of Section 9-004 of the Zoning Ordinance.\*
4. The total maximum daily enrollment for the school of general education and the child care center shall not exceed 250 students and the maximum number of employees shall not exceed 34 on the site at any one time.
5. The after school child care center shall only be available to those students who are enrolled at the Academy of Christian Education, and shall operate between the hours of 3:30 pm to 6:00 pm. The total maximum daily enrollment of students in the after school child care center shall not exceed 62 students at any one time. No additional staff will be utilized for the after school child care program.\*
6. Awnings shall be placed over the windows located in the front of the building, and planters shall be provided as indicated on the Special Exception Plat to soften the visual impact of the building.\*
7. Shade trees or outdoor shade umbrellas shall be placed alongside benches and picnic tables, as indicated on the "Detailed Playground and Landscape Sheet (Attachment 1.)"
8. A pressure-treated board-on-board fence, or other material similar in appearance, shall encompass the site in the general location as indicated on the Special Exception Plat. The fence shall be four (4) feet in height in the front yard and seven (7) feet in height in the side and rear yards. Additionally, a seven (7) feet high fence shall be placed in the playground area to separate the pervious and asphalt play areas.\*
9. The number of children using the outdoor play area at any one time shall not exceed that required by the standards set forth in Sections 9-309 and 9-310 of the Zoning Ordinance. The school shall adhere to the playground schedule prepared by the Academy of Christian Education and provided as Attachment 2.\*
10. No children shall arrive at or depart from the school unless accompanied by an adult. A rideshare program to encourage and assist in the organization of student and employee car/van pools shall be instituted by

the school and maintained indefinitely. A carpool shall be defined as consisting of two or more students and/or employees. The school shall appoint an individual or committee to head the rideshare program and the names of the individual(s) shall be provided to the Fairfax County Department of Transportation.

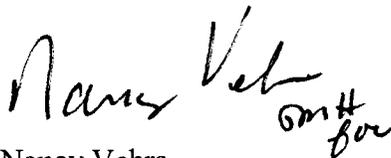
11. Parking for school faculty shall be provided on-site as shown on the Special Exception Plat. These spaces shall be designated and marked on the pavement "Reserved for Faculty Only". \*
12. The three parking spaces located in the northeastern most section of the site are located on an access easement; they shall be removed and relocated elsewhere on the site; open space/landscaping shall not be reduced as a result of the relocation.
13. Vehicles may enter and exit the site from the northern entrance, but the access point to the south may be used only for exiting the site. A "Do Not Enter" sign shall be installed at the southern entrance to this site, and shall be subject to all applicable Zoning Ordinance requirements. The asphalt shall be marked with directional arrows at both entrances. \*
14. An adequate turn-around area for automobiles shall be provided by striping with yellow pavement markings in the area located at the terminus of the travel aisle nearest the school building as indicated on the Special Exception Plat. Striped, yellow pavement markings shall be located at the northern access to partition off and limit the size of the throat access. A crosswalk shall be striped in the area as indicated on the Special Exception Plat. \*
15. The storage container and loading ramp shall be relocated to an area that does not obstruct parking or the travel aisles. \*
16. All dumpsters/trash collection areas provided on site shall be screened with enclosures constructed of pressure treated wood or a material similar in appearance.\*
17. Signage shall be provided in accordance with Article 12 of the Zoning Ordinance.\*
18. If, at the time of building permit approval, it is determined by the Director of DPWES that the parking provided on-site is inadequate to serve the needs of the school, additional parking shall be provided. Any additional parking on-site must not reduce the amount of open space, play area, or landscaping on the site. If additional parking can not be provided, a Special Exception Amendment shall be required or the enrollment shall be reduced to the point where the required parking can be provided on site.\*

19. If requested by Fairfax County, the owner shall provide an easement to Parcel 7 for a trail pursuant to the Fairfax County Trails Plan.\*
20. For the life of this special exception amendment use, the operations on the remainder of the property shall not include the storage, processing, or handling of hazardous materials as defined in Section 9-011(&)H of the Fairfax County Zoning Ordinance.\*
21. A copy of the development conditions shall be posted in a conspicuous place on the property of the use and shall be made available to all departments of Fairfax County during the hours of operation of the permitted use. \*

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

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, at a minimum, the use has been established as evidenced by the issuance of a new Non-RUP or construction 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.

Sincerely,

A handwritten signature in cursive script that reads "Nancy Vehrs" with "Smith" and "for" written below it.

Nancy Vehrs  
Clerk to the Board of Supervisors  
NV/dms

Cc: Chairman Sharon Bulova  
Supervisor Catherine Hudgins, Hunter Mill District  
Janet Coldsmith, Director, Real Estate Division, Dept. of Tax Administration  
Regina Coyle, Director, Zoning Evaluation Division, DPZ  
Diane Johnson-Quinn, Deputy Zoning Administrator, Dept. of Planning and Zoning  
Angela K. Rodeheaver, Section Chief, Transportation. Planning Division  
Ellen Gallagher, Capital Projects and Operations Div., Dept. of Transportation  
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  
Barbara J. Lippa, Executive Director, Planning Commission  
Karyn Moreland, Chief Capital Projects Sections, Dept. of Transportation



COUNTY OF FAIRFAX  
Department of Planning and Zoning  
Zoning Evaluation Division  
12055 Government Center Parkway, Suite 801  
Fairfax, VA 22035 (703) 324-1290, TTY 711  
[www.fairfaxcounty.gov/dpz/zoning/applications](http://www.fairfaxcounty.gov/dpz/zoning/applications)

APPLICATION No: SEA 09-H-022  
(Staff will assign)

RECEIVED  
Department of Planning & Zoning

APR 03 2009

**APPLICATION FOR A SPECIAL EXCEPTION**  
(PLEASE TYPE or PRINT IN BLACK INK)

Zoning Evaluation Division

<b>APPLICANT</b>	<b>NAME</b> The Academy of Christian Education, Inc.	
	<b>MAILING ADDRESS</b> 1808-A Michael Faraday Court, Reston, VA 20190	
	<b>PHONE HOME</b> ( ) <b>WORK</b> ( )	
	<b>PHONE MOBILE</b> ( )	
<b>PROPERTY INFORMATION</b>	<b>PROPERTY ADDRESS</b> 1808-A Michael Faraday Court, Reston, VA 20190	
	<b>TAX MAP NO.</b> 18-3 ((5)) 6	<b>SIZE (ACRES/SQ FT)</b> 2.3071AC/ 100,497 SF
	<b>ZONING DISTRICT</b> I-5	<b>MAGISTERIAL DISTRICT</b> Hunter Mill
	<b>PROPOSED ZONING IF CONCURRENT WITH REZONING APPLICATION:</b> N/A	
<b>SPECIAL EXCEPTION REQUEST INFORMATION</b>	<b>ZONING ORDINANCE SECTION</b> 9-310	
	<b>PROPOSED USE</b> Private school of general education	
<b>AGENT/CONTACT INFORMATION</b>	<b>NAME</b> Jonathan P. Rak, Esquire/ Sheri L. Hoy, Land Use Planner	
	<b>MAILING ADDRESS</b> McGuireWoods LLP, 1750 Tysons Boulevard, Suite 1800, McLean, VA 22102	
	<b>PHONE HOME</b> ( ) <b>WORK (703 )</b> 712-5483	
	<b>PHONE MOBILE</b> ( )	
<b>MAILING</b>	Send all correspondence to (check one): <input type="checkbox"/> Applicant -or- <input checked="" type="checkbox"/> Agent/Contact	
<p>The name(s) and addresses of owner(s) of record shall be provided on the affidavit form attached and made part of this application. The undersigned has the power to authorize and does hereby authorize Fairfax County staff representatives on official business to enter the subject property as necessary to process the application.</p> <p>Sheri L. Hoy, Land Use Planner</p> <p><b>TYPE/PRINT NAME OF APPLICANT/AGENT</b> <b>SIGNATURE OF APPLICANT/AGENT</b></p>		

DO NOT WRITE IN THIS SPACE

SEA 2009-0089

Date Application accepted: 5/5/09

Application Fee Paid: \$ 2647.50

*Virginia Ruffin*