



APPLICATION ACCEPTED: April 29, 2009  
PLANNING COMMISSION: November 19, 2009  
BOARD OF SUPERVISORS: not scheduled

# County of Fairfax, Virginia

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November 5, 2009

## STAFF REPORT

APPLICATION SE 2009-DR-008

### DRANESVILLE DISTRICT

**APPLICANT:** Oakcrest School

**ZONING:** R-E

**PARCELS:** 18-4 ((1)) 26C, 18-4 ((8)) 4 & A

**ACREAGE:** 23 acres

**FAR:** 0.136

**PLAN MAP:** Residential use at 0.2-0.5 dwelling units per acre

**SE CATEGORY:** Category 3; Private School of General Education

**PROPOSAL:** Approval of a special exception for a Private School of General Education with a maximum daily enrollment of 450 students (grades 6-12)

**WAIVERS & MODIFICATIONS:** Modification of transitional screening on the east and south, in favor of existing vegetation and as shown on the SE Plat

Modification of the location of the required barrier along the eastern and southern property boundaries, in favor of that shown on the SE Plat

### STAFF RECOMMENDATIONS:

Staff recommends denial of SE 2009-DR-008. If it is the intent of the Board to approve the application, staff recommends that such approval be subject to the proposed development conditions in Appendix 1.

It should be noted that it is not the intent of the staff to recommend that the Board, in adopting any conditions, relieve the applicant/owner from compliance with the provisions of any applicable ordinances, regulations, or adopted standards; and that, should this application be approved, such approval 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.

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.

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 TTY 711 (Virginia Relay Center).

*Tracy Strunk*

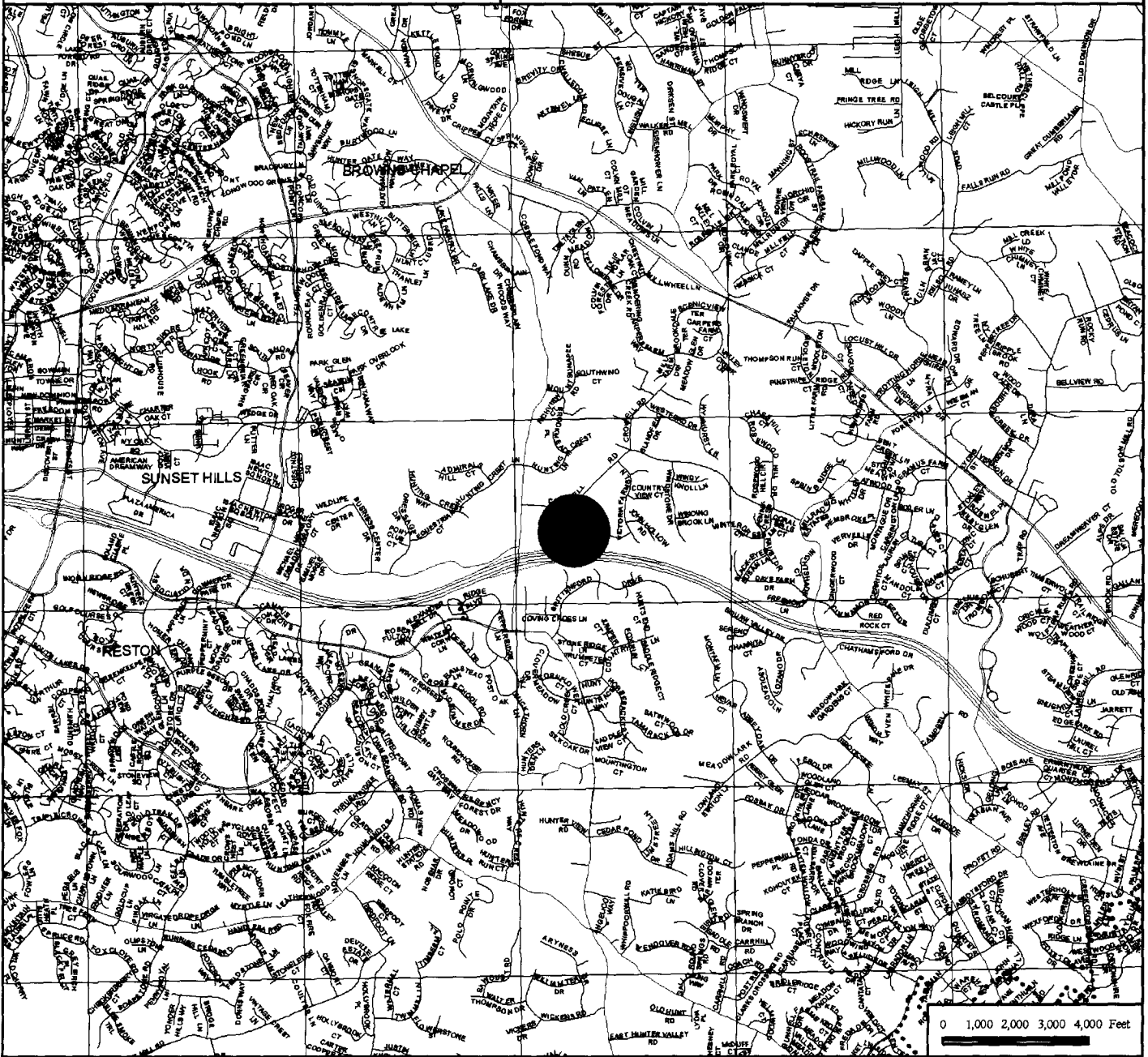
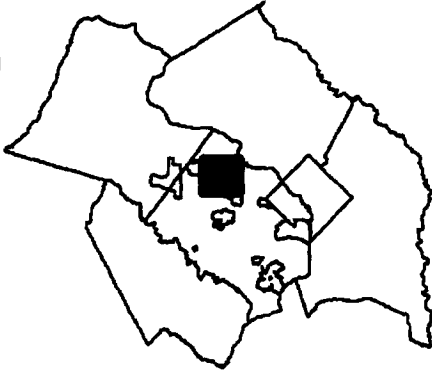
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Americans with Disabilities Act (ADA): Reasonable accommodation is available upon 7 days advance notice.  
For additional information on ADA call (703) 324-1334 or TTY 711 (Virginia Relay Center).

**Special Exception**  
**SE 2009-DR-008**

**Applicant:** OAKCREST SCHOOL  
**Accepted:** 04/29/2009  
**Proposed:** PRIVATE SCHOOL OF GENERAL EDUCATION  
**Area:** 23 AC OF LAND; DISTRICT - DRANESVILLE  
**Zoning Dist Sect:** 03-0E04  
**Art 9 Group and Use:** 3-11  
**Located:** SOUTH SIDE OF CROWELL ROAD  
APPROXIMATELY 1,200 FEET EAST OF ITS  
INTERSECTION WITH HUNTER MILL ROAD  
AND NORTH SIDE OF DULLES TOLL ROAD  
  
**Zoning:** R- E  
**Plan Area:** 3,  
**Overlay Dist:**  
**Map Ref Num:** 018-4 /01/ /0026C /08/ / A  
/08/ /0004



0 1,000 2,000 3,000 4,000 Feet

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