



APPLICATION ACCEPTED: July 22, 2009
PLANNING COMMISSION: January 7, 2009
BOARD OF SUPERVISORS: not scheduled

County of Fairfax, Virginia

December 23, 2009

STAFF REPORT

APPLICATIONS SEA 2006-HM-017

HUNTER MILL DISTRICT

APPLICANT: Fiaza Hanniffa, Montessori Children's Center

ZONING: R-1

PARCEL(S): 25-1 ((1)) 34C and 34D

ACREAGE: 2.69 acres

OPEN SPACE: 68%

FAR: 0.083

PLAN MAP: Residential use at 1-2 du/ac

SE CATEGORY: Category 3: Child Care Center

PROPOSAL: Amend SE 2006-HM-017 previously approved for a child care center to permit changes to the development conditions and site modifications. Site modifications include the replacement of an existing 1,318 square foot barn with a 2,968 square foot caretaker dwelling unit. The FAR on the site would increase from 0.07 to 0.08. No changes to child care center enrollment, building square footage or number of employees is proposed.

STAFF RECOMMENDATIONS:

Staff recommends approval of SEA 2006-HM-017 subject to the proposed development conditions in Appendix 1.

William O'Donnell

Staff recommends the transitional screening yard requirement along the north, south and east boundary lines be modified and that the barrier requirement along all lot lines be modified.

Staff recommends that the Board of Supervisors direct the Director, DPWES to approve the waiver for the construction of the third lane on Centreville Road.

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.

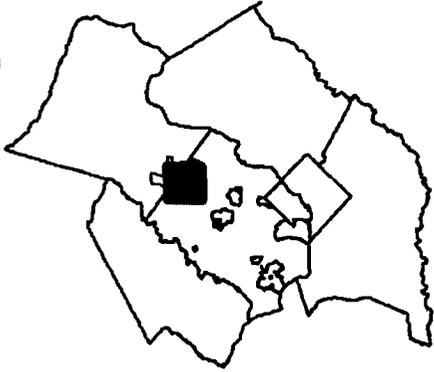
The approval of this special exception does not interfere with, abrogate or annul any easement, covenants, or other agreements between parties, as they may apply to the property subject to this application.

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.



Special Exception Amendment

SEA 2006-HM-017



Applicant: FIAZA HANNIFA, MONTESSORI CHILDREN'S CENTER

Accepted: 07/22/2009

Proposed: AMEND SE 2006-HM-017 PREVIOUSLY APPROVED FOR CHILD CARE CENTER TO PERMIT SITE MODIFICATIONS

Area: 2.69 AC OF LAND; DISTRICT - HUNTER MILL

Zoning Dist Sect: 03-0104

Art 9 Group and Use: 3-10

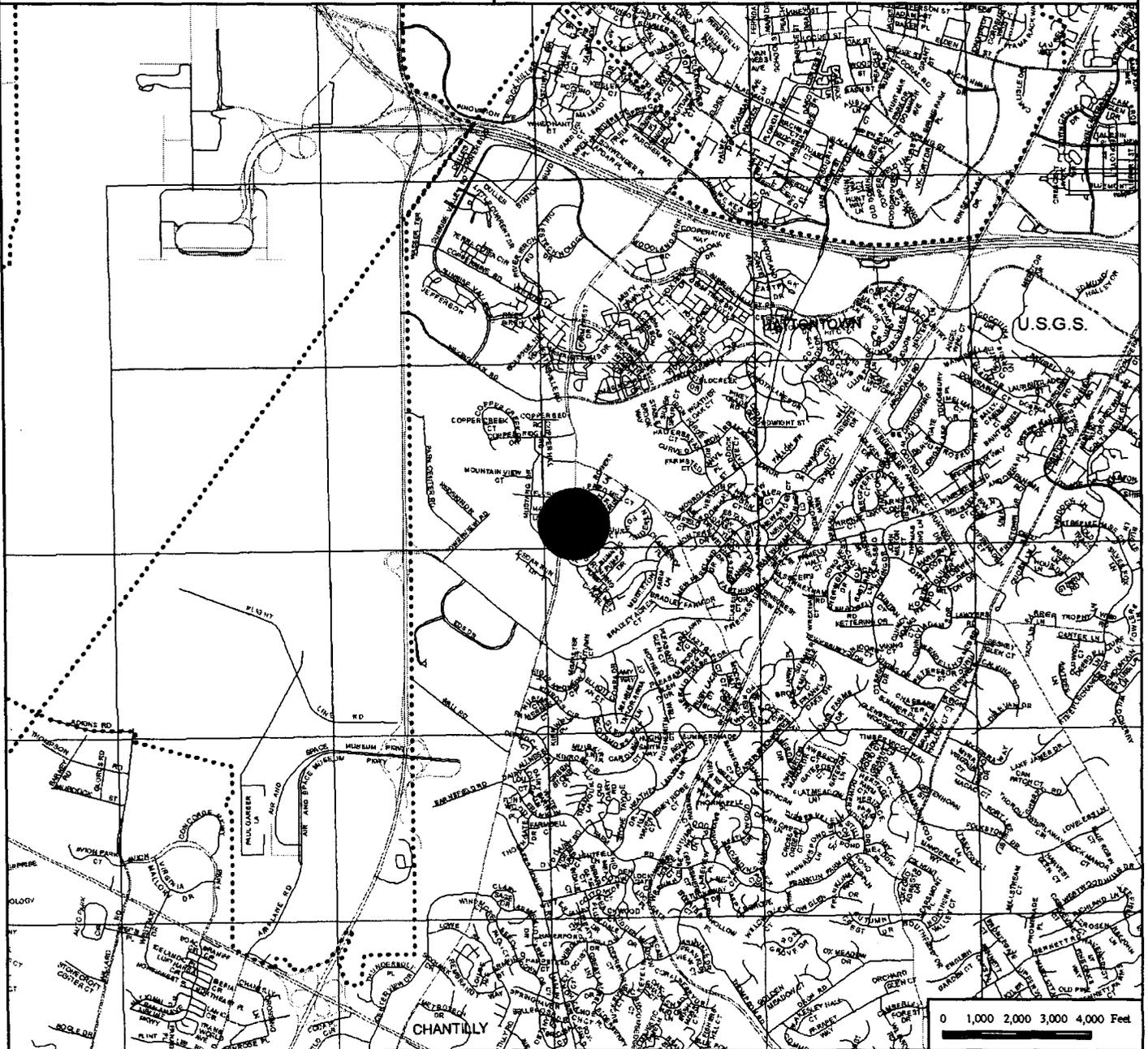
Located: 2745 CENTREVILLE ROAD

Zoning: R-1

Plan Area: 3,

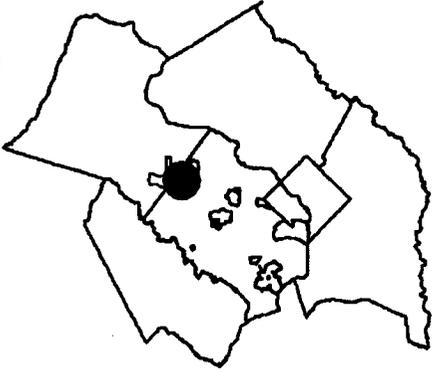
Overlay Dist:

Map Ref Num: 025-1- /01/ /0034C /01/ /0034D

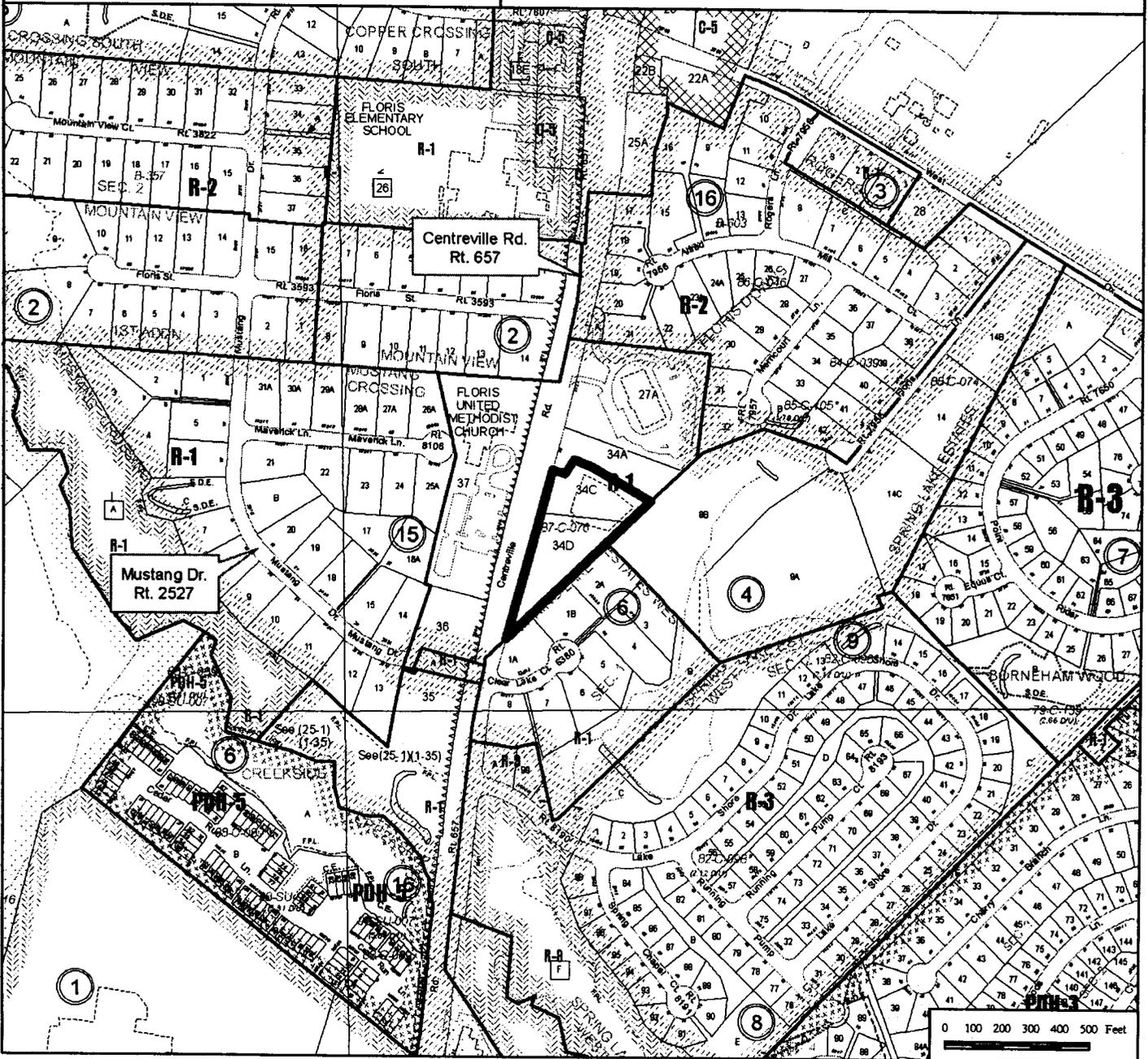


Special Exception Amendment

SEA 2006-HM-017



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Located: 2745 CENTREVILLE ROAD
Zoning: R- 1
Plan Area: 3,
Overlay Dist:
Map Ref Num: 025-1- /01/ /0034C /01/ /0034D



WATER QUALITY IMP. COMPUTATIONS:

The proposed addition of a house in addition to the site developed in 1987 with an extended detention BMP facility with phosphorus removal/45.61 CSto Plan # 8648-3P-000. These computations were revised in 2009 for an addition to the existing building and C factor for the area to the Pond was revised from 0.42 to 0.44, these computations are being revised again due to the addition of this house as follows:

Additional impervious area - House (1987 SF) - Ex. Barn (1318 SF)
 Area to the Extended Detention Pond = 1.80 AC
 C-0.44

PART-1 Subarea and C Values
 A. On Site Area to Pond 1.80 AC C=0.44
 B. Off-Site Area to Pond 0.74 AC C=0.35
 C. On-Site Uncontrolled 0.50 AC C=0.50
 D. On-Site Uncontrolled 0.50 AC C=0.38

PART-2 Area on the Site as:
 A. To Pond 1.80 AC
 B. Uncontrolled Open 0.50 + 0.30 = 0.80
 C. Uncontrolled 0.50 + 0.38 = 0.88
 D. Total = 1.04
 b/e = 0.40

PART-3 Compute Total Phosphorus removed on Site
 A. Extended Detention Pond-40% x 1.80/2.80 = 0.44/0.40 = 27.1%
 B. Open Space 300% x 0.44/2.80 = 1 = 16.92%
 C. Total = 44.02%

PART-4 Determine Phosphorus Removal Requirement
 A. Based Requirement = 0.402
 B. If Use 3a = 44.02% or = Use 4a 40% This Site meets Phosphorus removal requirement.

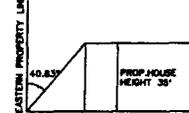
PART-5 Determine Compliance with Site Coverage Requirement
 D. On-Site Controlled C = 0.38/0.443 AC = 0.77
 C. Total = 0.17
 a. 0.443 AC
 b/e = 17.443 - 0.38
 100 x 0.443 / 2a 2.8 = 17.11111111



ANGLE OF BULK PLANE = 72.95° FOR EXIST. BUILDING FROM THE EASTERN PROPERTY LINE

SWM COMPUTATIONS:
 AREA OF EXISTING BARN BUILDING = 1,318 SF
 AREA OF EXISTING BARN DRIVEWAY = 3,790 SF
 NET INCREASE IN IMPERVIOUS AREA = 3,790 - 1,318 = 2,472 SF = 0.057 AC
 EXIST. CONDITION 10-YEAR FLOW = 0.057 X 4X 7.1 = 0.38 CFS
 PROP. CONDITION 10-YEAR FLOW = 0.057 X 8 X 7.1 = 0.64 CFS
 NET INCREASE IN 10-YEAR FLOW = 0.384 - 0.38 = 0.004 CFS

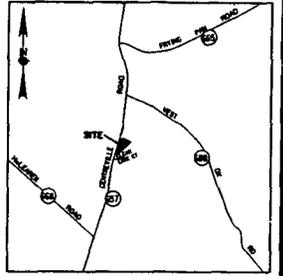
ADAPTED OUTFALL INFORMATION:
 THE PROPOSED HOUSE AND ASPHALT DRIVEWAY DRAINS INTO AN EXISTING CATCH ALONG THE EASTERN PROPERTY LINE WHICH DRAINS INTO AN EXISTING YARD INLET. THIS YARD INLET DRAINS THROUGH AN INLET INTO A 33" RCP OUTFALL ALONG CENTREVILLE ROAD. THE CAPACITY OF THE 33" RCP IS 70.30% INCREASE. IN FLOW IS 0.20 CFS WHICH IS 0.20% INCREASE OR LESS THAN 1% THE EXISTING OUTFALL IS A CLOSED SYSTEM AND THEREFORE IT IS AN ADEQUATE OUTFALL.



ANGLE OF BULK PLANE = 40.83° FOR PROP. HOUSE FROM THE EASTERN PROPERTY LINE

SURVEYOR'S NOTES

1. THE PROPERTIES DELINEATED ON THIS PLAT IS IDENTIFIED ON ASSESSMENT MAPS AS TAX MAP NO. 20-1-004-34C, AS TO LOT 26, AND 20-1-004-34D AS TO LOT 28 AND ARE ZONED R-1.
2. CURRENT OWNERS CENTREVILLE ROAD, L.L. DEED BOOK 8867, PAGE 1736.
3. BOUNDARY INFORMATION SHOWN HEREON IS BASED ON A CURRENT FIELD SURVEY BY THIS FIRM.
4. BEARINGS BASED ON DEED BOOK 8824 PAGE 1677, RECORDED AMONG THE LAND RECORDS OF FAIRFAX COUNTY, VIRGINIA.
5. THE ADDRESS OF THIS PROPERTY IS 2148 CENTREVILLE ROAD.
6. THE ASSESSED AREA OF THE PROPERTY SHOWN HEREON IS 3,813.50 SQ. FT. OR 0.0873 AC. AS TO LOT 26 AND 66,943 SQ. FT. OR 1.5389 AC. AS TO LOT 28 AND
7. THE STREET SHOWN HEREON IS A PUBLIC RIGHTS-OF-WAY.
8. NO TITLE REPORT FURNISHED.
9. VERTICAL INFORMATION BASED ON A TOPOGRAPHIC SURVEY BY WILLIAM E. HANSEL, P.E., DATED AUGUST, 1996.
10. I.P.S. DENOTES IRON PIPE SET.
11. I.P.S. DENOTES IRON PIPE SET.



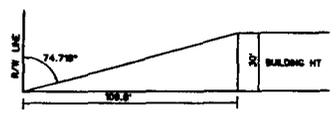
GENERAL NOTES:

1. SITE AREA = 10,286 SF = 2.366 AC
2. PROPERTY LOCATED IN FAIRFAX COUNTY
3. ZONING = RESIDENTIAL R-1
4. EXIST. BUILDING AREA (CHILDREN'S CENTER) = 7,757 SF AND EXIST. BARN AREA (BARN) TO BE CONVERTED TO HOUSE = 1,318 SF
5. NEW HOUSE ADDITION AREA = 2,800 SF
6. TOTAL GROSS FLOOR AREA PROVIDED = 9,407 SF
7. FLOOR AREA RATIO PERMITTED = 2.803
8. FLOOR AREA RATIO PERMITTED = 10
9. PROP. MAXIMUM BUILDING HEIGHT PROVIDED = 35 FT
10. BUILDING HEIGHT PERMITTED = 35 FT
11. OPEN SPACE REQUIRED (20%) = 2,057 SF
12. OFFICE SPACE PROVIDED = 848.5 - 79,588 SF
13. NUMBER OF CHILDREN UNDER EXIST. CONDITIONS = 150
14. PARKING SPACES REQUIRED = 0.18 SPACE/CHILD = 24
15. PARKING SPACES PROVIDED = 24
16. PROPOSED HOUSE HAS ITS OWN 2-CAR GARAGE.
17. HANDICAP SPACES REQUIRED = 1
18. HANDICAP SPACES PROVIDED = 1
19. PLAY AREA REQUIRED = 150 X 100 SF/CHILD = 15,000 SF
20. PLAY AREA PROVIDED = 15,000 SF EXIST. PLAY AREA
21. FRONT YARD REQUIRED = 40'
22. FRONT YARD PROVIDED FOR PROPOSED BUILDING = 99.87'
23. SIDE YARD REQUIRED = 20' PROVIDED = 33.2'
24. REAR YARD REQUIRED = 25'
25. REAR YARD PROVIDED FOR PROP. BUILDING = 30.2'
26. LANDSCAPING PROVIDED IN ACCORDANCE WITH ARTICLE 13 OF ZONING ORDINANCE.
27. SEWERAGE IS SERVED BY PUBLIC WATER AND SEWER AND PROPOSED BUILDING WILL ALSO BE SERVED BY PUBLIC WATER AND SEWER.
28. THERE IS NO GRAVE, OBJECT OR STRUCTURE MARKING A SITE OF BURIAL ON THIS SITE.
29. THERE IS NO KNOWN HISTORIC RESOURCES WITHIN OR ADJACENT TO THIS PROPERTY CONTAINED ON THIS SITE.
30. ALL CONSTRUCTION TO CONFORM TO FAIRFAX COUNTY STANDARDS AND SPECIFICATIONS.
31. CONTIGUOUS INTERVALS IS 2' AND TOPOGRAPHIC AND PROPERTY SURVEY BY V.L.S.P. LAND SURVEYING SERVICES, 3880 EMMA LEE STREET, SUITE 200, FALLS CHURCH, VA 22042; TELE: 703-241-8515
32. EXIST. BUILDING WAS CONSTRUCTED IN 1987. BARN BUILDING CONSTRUCTED IN 1987.
33. THERE IS NET INCREASE IN IMPERVIOUS AREA OF 2,472 SF OR 0.057 CFS FLOW FOR 10-YEAR STORM AND THE EXISTING SWM FACILITY HAS ADDITIONAL CAPACITY OF 1.8 CFS. THE EXISTING SWM FACILITY HAS ADDITIONAL CAPACITY TO MEET BMP REQUIREMENT.
34. TRANSITIONAL SCREENING REQUIRED FOR THIS SITE IS 25' TYPE 1 WITH BARBER TYPE D/E OR F. TRANSITIONAL SCREENING PROVIDED IS 27' TYPE 1 WITH TYPE F BARBER (HIGH BOARD ON BOARD WOODEN FENCE).
35. THERE IS NO FLOOD PLAIN ON THIS SITE.
36. ANY EXISTING TREES REMOVED SHALL BE REPLACED WITH NEW TREES.
37. THERE IS NO 20' OR LARGER EASEMENTS ON THIS SITE.
38. APPLICANT HAS APPROVED WAIVER FOR THE CONSTRUCTION OF THE THIRD LINE.

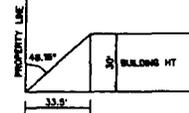
NOTE:
 TOPOGRAPHIC AND BOUNDARY SURVEY ON THIS SITE WAS DONE BY V.L.S.P. LAND SURVEYING SERVICES, 3880 EMMA LEE STREET, SUITE 200, FALLS CHURCH, VA 22042; TELE: 703-241-8515

LEGEND:

- EXIST. BUILDING
- PROP. BUILDING
- EXIST. LIGHT
- EXIST. 6" HIGH BOARD ON BOARD FENCE
- EXIST. TREES
- PROP. TREES



ANGLE OF BULK PLANE = 74.78° FOR EXIST. BLDG FROM THE RIGHT OF WAY LINE



ANGLE OF BULK PLANE = 48.9° FOR PROP. BUILDING FROM THE NORTHERN PROPERTY LINE

CONTACT PERSON: FIATZ HANFPA
 MAILING ADDRESS:
 5028 HARTWOOD MANOR DRIVE
 FAIRFAX, VA 22030
 TELE: 703-763-9800

PROJECT ENGINEER
 MUKHTAR AHMAD
 8806 TRIPLE RIDGE ROAD
 FAIRFAX STATION, VA 22030
 TELE: 800-8810

METROPOLITAN CONSULTING ENGINEERS

MONTESSORI CHILDREN CENTER

SPECIAL EXCEPTION PLAT
 SEA 2009-0056

SCALE: 1" = 30' DATE: 4-28-09 SHEET 1 OF 2

**A GLOSSARY OF TERMS FREQUENTLY
USED IN STAFF REPORTS WILL BE
FOUND AT THE BACK OF THIS REPORT**

DESCRIPTION OF THE APPLICATION

The applicant, Fiaza Hanniffa, Montessori Children's Center, seeks to amend SE 2006-HM-017, previously approved for a child care center, to permit changes to the development conditions and site modifications. The original application permitted an expansion of an existing child care center with a daily enrollment of 99 children to a maximum of 150 children and a maximum of 15 staff members. The current request would continue the child care center use with a daily enrollment of 150 children, but seeks minor site modifications that would include the replacement of an existing 1,318 square foot barn with a 2,968 square foot caretaker dwelling unit. As a result, the overall FAR on the site would increase from 0.07 to 0.08 and the open space on the site would decrease from 68.5% to 68%. No changes to child care center enrollment, building square footage or number of employees is proposed. The following chart details the differences between the previously approved application and the current proposal.

	SE 2006-HM-017 PREVIOUS APPLICATION	SEA 2006-HM-017 CURRENT APPLICATION
Use	Child Care Center with a maximum daily enrollment of 150 children	Child Care Center with a maximum daily enrollment of 150 children
Land Area	2.69 acres	2.69 acres
Gross Floor Area	Child Care Center: 7,757 sq ft <u>Existing Barn: 1,318 sq ft</u> Total = 9,075 sq ft (0.07 FAR)	Child Care Center: 7,757 sq ft Removal of Existing Barn: (-1,318 sq ft) <u>Addition of Caretaker DU: 2,968 sq ft</u> Total = 9,407 sq ft (0.08 FAR)
Open Space	68.5%	68%

Waivers/ Modifications:

Modification of transitional screening to allow use of existing vegetation along the north, south and east boundary lines.

Modification of barrier requirements along all lot lines in favor of the existing 6 foot high board-on-board wood fence play area shown on the SE Plat.

Waiver for the construction of the third lane on Centreville Road will be provided at Site Plan Review.

Copies of the proposed development conditions, applicant's affidavit, and applicant's Statement of Justification are contained in Appendices 1 through 3 of this report.

LOCATION AND CHARACTER

Site Description:

The subject property is located at 2745 Centreville Road, and is comprised of two triangular-shaped parcels that are located on the east side of Centreville Road, just south of West Ox Road. The existing building is located on the northern portion of the site, with a large play area located on the south and east sides of the building. A stormwater management pond and an existing 1,318 square foot barn are located on the southern portion of the site. In addition, the site is heavily screened along the northern and southeastern boundary lines.

Surrounding Area Description:

The subject property is surrounded by the following uses:

SURROUNDING AREA DESCRIPTION			
Direction	Use	Zoning	Plan
North	Single Family Detached	R-1	Residential @ 1-2 du/ac
South	Single Family Detached	R-1	Residential @ 1-2 du/ac
East	Spring Lake Estates West Subdivision and Vacant Land	R-1	Residential @ 1-2 du/ac
West	Floris United Methodist Church	R-1	Residential @ 1-2 du/ac (Dulles Suburban Center Land Unit C)

BACKGROUND

- SP 96-H-041 was approved by the Board of Zoning Appeals on January 28, 1997, for use as a Child Care Center, with a maximum daily enrollment of 99 children on 2.69 acres of land, which includes Tax Parcels 25-1 ((1)) 34C and 34D.
- On October 24, 2001, the Board of Supervisors approved a Zoning Ordinance amendment which reclassified certain Group 3 and Group 6 Special Permit uses; child care centers and nursery schools were reclassified as a Category 3 Special Exception Uses.
- On January 8, 2007, the Board of Supervisors approved SE 2006-HM-017 to permit a special exception for a child care center and to allow an increase from 99 students to 150 students with a staff of 15 employees at an overall 0.07 FAR (see Appendix 4)

COMPREHENSIVE PLAN PROVISIONS (Appendix 5)

Plan Area:	Area III; Upper Potomac Planning District
Planning Sector:	UP7-West Ox Community Planning Sector
Plan Map:	Residential @ 1-2 du/ac
Plan Text:	No area specific plan text

ANALYSIS**Special Exception Plat** (Copy at front of staff report)

Title of SE Plat:	Montessori Children Center
Prepared By:	Muktar Ahmad – Metropolitan Consulting Engineers
Original and Revision Dates:	April 28, 2009

The SEA Plat consists of two sheets.

Sheet 1 shows the special exception plat that includes notes, tabulations, a vicinity map, stormwater computations, the adequate outfall narrative and the proposed layout of the site, which is described in further detail below.

Two Buildings (9,407 Gross Floor Area)

- An existing one-story child care center building (7,757 square feet) is located on the northern portion of the site with a large play area (15,000 square feet) located behind the building.
- An existing barn (1,318 square feet) is located on the southern portion of the site and proposed to be demolished. A two-story single family house (2,968 square feet) is proposed to be located in the same general location as the barn with a separate asphalt driveway leading to the child care center access point from Centreville Drive.

Parking & Access

- No changes are proposed to the existing access point. Access is provided via one entrance from Centreville Road.
- A 12 foot future right-of-way dedication line is shown on the plan for a future right turn lane into the site.
- 24 parking spaces are located to the southwest of the existing child care center building.

Recreational Areas & Open Space

- The existing 15,380 square foot play area is located on the south and east sides of the existing building and is bounded by a six foot high board-on-board wood fence.
- The notes on the plan indicate that 68 percent of the site is open space.

Sheet 2 shows the existing vegetation matrix/ landscape plan for the site. The site is heavily screened along the northern and southeastern boundary lines with a mixture of evergreens and southern white pines. A variety of Willow Oak, Red Maple, Dogwood and Japanese Black Pine trees are dispersed throughout the site and along the western boundary.

Land Use and Environmental Analysis

The subject property is located in Area III Upper Potomac, UP7-West Ox Community Planning Sector and is planned for residential at 1-2 dwelling units per acre. The West Ox Community Planning Sector is largely developed with stable residential neighborhoods and the Land Use Section of the Policy Plan encourages child care facilities to the extent that they are provided consistently with the criteria listed in the Plan (see Appendix 5). No land use issues were identified.

Transportation Analysis (Appendix 6)

The Department of Transportation has reviewed the application to replace the existing barn with a caretaker dwelling unit and does not object to the approval to its approval. However, staff expressed concerns about right-of-way dedication in this application. Centreville Road is planned for future expansion to six lanes; three lanes in each direction. Staff requested that the applicant list a waiver request for construction of the third lane on Centreville Road on the SEA Plat, and to note that any future increase in enrollment above 150 students may warrant a right turn lane on Centreville Road at the site entrance. The applicant revised the SEA Plat to show the waiver request and reserved land for a 12 foot future right-of-way dedication line. Staff believes that the future right-of-way dedication shown on the SEA Plat is not needed at this time; however, if the child care center seeks to increase enrollment in the future, the future right-of-way dedication shown on the SEA Plat will be required for a right turn lane into the site with a future SEA application.

Stormwater Management Analysis (Appendix 7)

Stormwater Management reviewed the application and indicated that any area credited for water quality treatment from a conservation easement in the stormwater computations on Sheet 1 of the SEA Plat must be delineated on the SEA Plat. In addition, staff indicated that storm drain easements should be dedicated at site plan

review from the 12 inch RCP located on the northern property line to the SWM Pond and from the 24 inch RCP pipe located south of the SWM Pond to the southern property line. The applicant has now shown a conservation easement on the SEA Plat and has agreed to provide storm drain easements at site plan review. Staff has written a development condition to ensure that the storm drain easements are provided at site plan review and that the proposed stormwater management facilities are adequate and meet the Public Facility Manual (PFM) standards.

ZONING ORDINANCE PROVISIONS (Appendix 8)

Bulk Standards (R-1 Zoning)		
Standard	Required	Provided
Lot Size	36,000 sq ft	117,096 square feet (2.69 ac)
Lot Width	150 ft	600.39 ft
Building Height	60 ft	30 ft (Child Care Center) 35 ft (Single Family Detached Unit)
Front Yard	50 degree ABP, 40 ft	109.8 ft (W) (Child Care Center) 99.67 ft (W) (Single Family Detached Unit)
Side Yard	45 degree ABP, 20 ft	33.5 ft (NE) (Child Care Center) >20 ft (NE) (Single Family Detached Unit)
Rear Yard	45 degree ABP, 25 ft	93.7 ft (SE) (Child Care Center) 30.24 ft (SE) (Single Family Detached Unit)
FAR	0.15	0.08 (Child Care Center and Single Family Detached Unit)
Open Space	20%	68%
Open Space (Play Area)	100 ft per child (15,000 sq ft)	15,380 sq ft (Child Care Center)
Parking Spaces	24 spaces (based on maximum daily enrollment of 150)	24 spaces (Child Care Center)
	2 spaces per unit	2 spaces (Single Family Detached Unit)

Waivers and Modifications:

In conjunction with the previously approved special exception, (SE 2006-HM-017), the Board of Supervisors approved four modifications. The applicant has requested the same waivers and modifications for their proposal to replace an existing 1,318 square foot barn with a 2,968 square foot single family detached unit and to modify the existing development conditions. Since no significant changes are proposed to the good quality vegetation along the north and east sides of the property, staff supports the requested modifications. The proposal would not impact the previous analysis of the waivers and modifications for the uses on the site. The previously approved SE Plat would also be carried forward with this application for a minor site

modification that was approved with waivers and modifications, which staff consider appropriate to be carried forward and reaffirmed. These waivers and modifications are listed below.

- Modification of transitional screening to allow use of existing vegetation along the north, south and east boundary lines.
- Modification of barrier requirements along all lot lines in favor of the existing 6 foot high board-on-board wood fence play area shown on the SE Plat.
- Waiver for the construction of the third lane on Centreville Road will be provided at Site Plan Review.

Other Zoning Ordinance Requirements:

Special Exception Requirements

The special exception amendment application does not change the previous analysis for the existing Category 3 Child Care Center, the previously approved waivers and modifications, or the other applicable Zoning Ordinance provisions as established with the current conditioned SE Plat (SE 2006-HM-017) for the property. The proposed amendment seeks to replace an existing barn with a single family detached unit. The previously approved site layout and development conditions for the child care center are carried forward with this application with minor site modifications to accommodate the single family detached unit driveway and to update the development conditions to reflect current code requirements and the current application request.

In accordance with Section 2-501 of the Zoning Ordinance, the Board of Supervisors may approve a dwelling unit for a proprietor, owner and/or employee and his/her family whose business or employment is directly related to the special exception use. A development condition has been written to ensure that the proposed dwelling unit is limited to an employee of the existing Child Care Center and his or her family.

In conclusion, staff believes that this proposal does not adversely impact the previously approved SE Plat and continues to meet the general standards for special exceptions (Sect 9-006), the standards for all Category 3 uses (Sect. 9-304) and the Additional Standards Child Care Centers and Nursery Schools (Sect. 9-309) of the Zoning Ordinance, and therefore has no issues with the current request.

CONCLUSIONS AND RECOMMENDATIONS

Staff Conclusions

With the proposed development conditions, staff finds that the proposed child care center is in harmony with the Comprehensive Plan and in conformance with the applicable Zoning Ordinance provisions.

Recommendations

Staff recommends approval of SEA 2006-HM-017 subject to the proposed development conditions in Appendix 1.

Staff recommends the transitional screening yard requirements along the north, south and east boundary lines be modified and that the barrier requirement along all lot lines be modified.

Staff recommends that the Board of Supervisors direct the Director, DPWES to approve the waiver for the construction of the third lane on Centreville Road.

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 recommendations of staff; it does not reflect the position of the Board of Supervisors.

APPENDICES

1. Proposed Development Conditions
2. Affidavit
3. Statement of Justification
4. Conditions and plat from SE 2006-HM-017
5. Plan Citations
6. Transportation Analysis
7. Stormwater Analysis
8. Applicable Zoning Ordinance Provisions
9. Glossary

PROPOSED DEVELOPMENT CONDITIONS

SEA 2006-HM-017

December 23, 2009

If it is the intent of the Board of Supervisors to approve SEA 2006-HM-017 located at 2745 Centreville Road, Tax Map Parcels 25-1 ((1)) 34C and 34D for a child care center and minor site modifications, pursuant to Sect. 3-104 of the Fairfax County Zoning Ordinance, the staff recommends that the Board condition the approval by requiring conformance with the following development conditions, which supersede all previous conditions (those conditions carried forward from previous approval 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 amendment plat approved with the application, as qualified by these development conditions. Other by-right Special Exception, or Special Permit uses may be allowed on the site without amending this Special Exception Amendment, so long as the proposed use is in substantial conformance with the SE Plat.*
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 amendment shall be in substantial conformance with the approved Special Exception Amendment Plat entitled "Montessori Children Center" prepared by Muktar Ahmad – Metropolitan Consulting Engineers consisting of two sheets dated April 28, 2009, 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.
4. The total maximum daily enrollment shall be limited to 150.*
5. The maximum number of staff shall not exceed 15.*
6. The normal hours of operation shall be limited to 7:00 am to 6:00 pm.*
7. The parking area shall not be used for recreational purposes during the time of pick-up and drop-off.*
8. All loading and unloading of children shall occur on the application property.*
9. No free-standing sign shall be allowed. All signage shall comply with the regulations of Article 12 of the Zoning Ordinance.*

10. The proposed single family detached dwelling unit shall be used only for residential purposes and occupied by an employee of the child care center and his or her family.
11. The applicant shall retain the existing transitional screening on site.*
12. The applicant shall retain the existing 6 foot high board-on-board wood fence barrier around the play area shown on the SE Plat.*
13. Storm drain easements shall be provided at the time of Site Plan Review.
14. Any landscaping located in storm drain easements which must be removed shall be replaced with an appropriate size and/or relocated elsewhere on the site with equal size and quality, as determined by UFM.
15. The stormwater management system shall be reviewed for adequacy by DPWES at the time of site plan review; if any inadequacies are identified, appropriate corrective measures shall be employed to the satisfaction of DPWES, prior to final site plan approval.

The above proposed conditions are staff recommendations and do not reflect the position of the Board of Supervisors unless and until adopted by that Board.

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 Amendment shall not be valid until this has been accomplished.

Pursuant to Section 9-015 of the Zoning Ordinance, this special exception amendment shall automatically expire, without notice, thirty (30) months after the date of approval unless, at a minimum, the use has been established 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 amendment. 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.

SPECIAL EXCEPTION AFFIDAVIT

DATE: August 28, 2009
 (enter date affidavit is notarized)

I, David N. Hunter, do hereby state that I am an
 (enter name of applicant or authorized agent)

(check one) applicant
 applicant's authorized agent listed in Par. 1(a) below 105460a

in Application No.(s): SEA 2006-HM-017
 (enter County-assigned application number(s), e.g. SE 88-V-001)

and that, to the best of my knowledge and belief, the following information is true:

1(a). The following constitutes a listing of the names and addresses of all **APPLICANTS, TITLE OWNERS, CONTRACT PURCHASERS, and LESSEES** of the land described in the application,* and, if any of the foregoing is a **TRUSTEE,**** each **BENEFICIARY** of such trust, and all **ATTORNEYS and REAL ESTATE BROKERS**, and all **AGENTS** who have acted on behalf of any of the foregoing with respect to the application:

(NOTE: All relationships to the application listed above in **BOLD** print are to be disclosed. Multiple relationships may be listed together, e.g., **Attorney/Agent, Contract Purchaser/Lessee, Applicant/Title Owner**, etc. For a multiparcel application, list the Tax Map Number(s) of the parcel(s) for each owner(s) in the Relationship column.)

NAME (enter first name, middle initial, and last name)	ADDRESS (enter number, street, city, state, and zip code)	RELATIONSHIP(S) (enter applicable relationships listed in BOLD above)
Fiaza Haniffa	5026 Huntwood Manor Drive Fairfax, VA 22030	Co-Applicant/Lessee/Agent for Title Owner
Montessori Children's Center, Inc.	5026 Huntwood Manor Drive Fairfax, VA 22030	Co-Applicant/Lessee
Centreville Road, L.C.	5026 Huntwood Manor Drive Fairfax, VA 22030	Title Owner/Lessor
Spiritual House Church Planning	3402 Oakham Mount Drive Triangle, VA 22172	Agent
David N. Hunter	3402 Oakham Mount Drive Triangle, VA 22172	Agent

(check if applicable) There are more relationships to be listed and Par. 1(a) is continued on a "Special Exception Attachment to Par. 1(a)" form.

* In the case of a condominium, the title owner, contract purchaser, or lessee of 10% or more of the units in the condominium.
 ** List as follows: Name of trustee, Trustee for (name of trust, if applicable), for the benefit of: (state name of each beneficiary).

SPECIAL EXCEPTION AFFIDAVIT

DATE: August 28, 2009
(enter date affidavit is notarized)

105460a

for Application No. (s): SEA 2006-HM-017
(enter County-assigned application number(s))

1(b). The following constitutes a listing*** of the SHAREHOLDERS of all corporations disclosed in this affidavit who own 10% or more of any class of stock issued by said corporation, and where such corporation has 10 or less shareholders, a listing of all of the shareholders:

(NOTE: Include SOLE PROPRIETORSHIPS, LIMITED LIABILITY COMPANIES, and REAL ESTATE INVESTMENT TRUSTS herein.)

CORPORATION INFORMATION

NAME & ADDRESS OF CORPORATION: (enter complete name and number, street, city, state, and zip code) Centreville Road, L.C. 5026 Huntwood Manor Drive Fairfax, VA 22030

DESCRIPTION OF CORPORATION: (check one statement)

- [x] There are 10 or less shareholders, and all of the shareholders are listed below.
[] There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
[] There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF SHAREHOLDERS: (enter first name, middle initial and last name)

Fiaza Hanifa
Fathima Magdon-Ismail
Shaheena Markar Hannifa

(check if applicable) [] There is more corporation information and Par. 1(b) is continued on a "Special Exception Affidavit Attachment 1(b)" form.

*** All listings which include partnerships, corporations, or trusts, to include the names of beneficiaries, must be broken down successively until: (a) only individual persons are listed or (b) the listing for a corporation having more than 10 shareholders has no shareholder owning 10% or more of any class of stock. In the case of an APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land that is a partnership, corporation, or trust, such successive breakdown must include a listing and further breakdown of all of its partners, of its shareholders as required above, and of beneficiaries of any trusts. Such successive breakdown must also include breakdowns of any partnership, corporation, or trust owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land. Limited liability companies and real estate investment trusts and their equivalents are treated as corporations, with members being deemed the equivalent of shareholders; managing members shall also be listed. Use footnote numbers to designate partnerships or corporations, which have further listings on an attachment page, and reference the same footnote numbers on the attachment page.

Special Exception Attachment to Par. 1(b)

DATE: August 28, 2009
(enter date affidavit is notarized)

105460a

for Application No. (s): SEA 2006-HM-017
(enter County-assigned application number (s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)

Montessori Children's Center, Inc.
5026 Huntwood Manor Drive
Fairfax, VA 22030

DESCRIPTION OF CORPORATION: (check one statement)

- There are 10 or less shareholders, and all of the shareholders are listed below.
- There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)

Fiaza Haniffa, President
Fathima Magdon-Ismail, Vice President
Shahena Hannifa, Secretary

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)

Spiritual House Church Planning
3402 Oakham Mount Drive
Triangle, VA 22172

DESCRIPTION OF CORPORATION: (check one statement)

- There are 10 or less shareholders, and all of the shareholders are listed below.
- There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)

David N. Hunter

(check if applicable) There is more corporation information and Par. 1(b) is continued further on a "Special Exception Attachment to Par. 1(b)" form.

SPECIAL EXCEPTION AFFIDAVIT

DATE: August 28, 2009
(enter date affidavit is notarized)

105460a

for Application No. (s): SEA 2006-HM-017
(enter County-assigned application number(s))

1(c). The following constitutes a listing*** of all of the PARTNERS, both GENERAL and LIMITED, in any partnership disclosed in this affidavit:

PARTNERSHIP INFORMATION

PARTNERSHIP NAME & ADDRESS: (enter complete name, and number, street, city, state, and zip code)

(check if applicable) [] The above-listed partnership has no limited partners

NAMES AND TITLE OF THE PARTNERS (enter first name, middle initial, last name, and title, e.g. General Partner, Limited Partner, or General and Limited Partner)

(check if applicable) [] There is more partnership information and Par. 1(c) is continued on a "Special Exception Affidavit Attachment to Par. 1(c)" form.

*** All listings which include partnerships, corporations, or trusts, to include the names of beneficiaries, must be broken down successively until: (a) only individual persons are listed or (b) the listing for a corporation having more than 10 shareholders has no shareholder owning 10% or more of any class of stock. In the case of an APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land that is a partnership, corporation, or trust, such successive breakdown must include a listing and further breakdown of all of its partners, of its shareholders as required above, and of beneficiaries of any trusts. Such successive breakdown must also include breakdowns of any partnership, corporation, or trust owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land. Limited liability companies and real estate investment trusts and their equivalents are treated as corporations, with members being deemed the equivalent of shareholders; managing members shall also be listed. Use footnote numbers to designate partnerships or corporations, which have further listings on an attachment page, and reference the same footnote numbers on the attachment page.

SPECIAL EXCEPTION AFFIDAVIT

DATE: August 28, 2009
(enter date affidavit is notarized)

105460a

for Application No. (s): SEA 2006-HM-017
(enter County-assigned application number(s))

1(d). One of the following boxes **must** be checked:

In addition to the names listed in Paragraphs 1(a), 1(b), and 1(c) above, the following is a listing of any and all other individuals who own in the aggregate (directly and as a shareholder, partner, and beneficiary of a trust) 10% or more of the **APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE*** of the land:

Other than the names listed in Paragraphs 1(a), 1(b), and 1(c) above, no individual owns in the aggregate (directly and as a shareholder, partner, and beneficiary of a trust) 10% or more of the **APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE*** of the land.

2. That no member of the Fairfax County Board of Supervisors, Planning Commission, or any member of his or her immediate household owns or has any financial interest in the subject land either individually, by ownership of stock in a corporation owning such land, or through an interest in a partnership owning such land.

EXCEPT AS FOLLOWS: (NOTE: If answer is none, enter "NONE" on the line below.)

None

(check if applicable) There are more interests to be listed and Par. 2 is continued on a "Special Exception Attachment to Par. 2" form.

SPECIAL EXCEPTION AFFIDAVIT

DATE: August 28, 2009
(enter date affidavit is notarized)

10540a

3. That within the twelve-month period prior to the public hearing of this application, no member of the Fairfax County Board of Supervisors, Planning Commission, or any member of his or her immediate household, either directly or by way of partnership in which any of them is a partner, employee, agent, or attorney, or through a partner of any of them, or through a corporation in which any of them is an officer, director, employee, agent, or attorney or holds 10% or more of the outstanding bonds or shares of stock of a particular class, has, or has had any business or financial relationship, other than any ordinary depositor or customer relationship with or by a retail establishment, public utility, or bank, including any gift or donation having a value of more than \$100, singularly or in the aggregate, with any of those listed in Par. 1 above.

EXCEPT AS FOLLOWS: (NOTE: If answer is none, enter "NONE" on line below.)

None

NOTE: Business or financial relationships of the type described in this paragraph that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings. See Par. 4 below.)

(check if applicable) [] There are more disclosures to be listed and Par. 3 is continued on a "Special Exception Attachment to Par. 3" form.

4. That the information contained in this affidavit is complete, that all partnerships, corporations, and trusts owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land have been listed and broken down, and that prior to each and every public hearing on this matter, I will reexamine this affidavit and provide any changed or supplemental information, including business or financial relationships of the type described in Paragraph 3 above, that arise on or after the date of this application.

WITNESS the following signature:

(check one)

[] Applicant

[x] Applicant's Authorized Agent

David N. Hunter

(type or print first name, middle initial, last name, and & title of signee)

Subscribed and sworn to before me this 31st day of August 2009, in the State/Comm. of Virginia, County/City of Prince William.

Kaye Lynn Arenz
Notary Public

My commission expires:



Spiritual House

Church Planning

Pastor David N. Hunter, Consultant
3402 Oakham Mount Drive
Triangle, Virginia 2272
703-221-8405
703 472 3517
judahmiracle@verizon.net

May 15, 2009

Ms. Regina Coyle, Director
Zoning Evaluation Division
Fairfax County Department of Planning and Zoning
12055 Government Center Parkway, Suite 801
Fairfax, Virginia 22035

**RE: Special Exception Amendment Application for
Montessori Children's Center
SEA 2009-056
2745 Centreville Road
Tax Map 25-1 ((1)) 34C & 34D**

RECEIVED
Department of Planning & Zoning

MAY 18 2009

Zoning Evaluation Division

Dear Ms. Coyle:

On behalf of my client, the Montessori Children's Center, I submit this letter, which serves as the statement of justification for the above referenced special exception amendment application.

Site

The 2.688-acre subject property is located on the east side of Centreville Road, south of Frying Pan Road. The site is comprised of two parcels and has a triangular configuration. The perimeter of the site is wooded. The Floris United Methodist Church lies across Centreville Road to the west, the Spring Lake Estates West subdivision lies to the southeast, a vacant parcel (8B) lies to the east, and a single family detached home lies to the north on Lot 34A.

The Montessori Children's Center is housed in a 7,757 square foot structure located towards the northern end of the site. A large play area is located to the rear, and on the north and south sides of the structure. The entrance is located opposite the entrance to Floris United Methodist Church, and parking is situated between the entrance and the existing structure. A 1,318 square foot barn is also located on the site. The southern portion of the site contains a stormwater management pond and is partially wooded.

History

On January 8, 2007, the Board of Supervisors approved SE 2006-HM-017 for an increase from 99 students to 150 students, with a staff of 15. A 2,000 square foot building addition was also approved on the north side of the existing structure. Five parking spaces were added to the site.

On February 12, 1997, the Board of Zoning Appeals approved SP 96-H-041 for a child care center with a maximum enrollment of 99 students.

Request

The applicant request to amend SE 2006-HM-017 previously approved for child care center to permit change in development conditions, building addition and site modifications. Specifically, the Montessori Children's Center hereby requests conversion of the existing 1,318 square foot barn to a caretaker's residence. This amendment requests approval of a change to SE condition number 11 which states that no residential use or caretakers dwelling shall be allowed on site. SP 96-H-041, approved by the BZA on February 12, 1997, showed a barn and a caretakers dwelling on the special use permit plan. The caretakers dwelling has been removed, and only the barn conversion is being requested. No other revisions to the SE 2006-HM-017 are requested. Staff concern was that the caretaker's residence would be constructed and the barn would be converted to a second residence on the site.

Hours of Operation

The hours of operation for the childcare center are as follows:

Monday through Friday, 7 am to 6 pm

Twenty-four (24) parking spaces are required for the site. The special exception amendment plat shows 24 parking spaces, including one handicapped parking space.

Transitional Screening & Barrier

Because of the existing, mature vegetation located along the northern and eastern lot lines, and because the southern portion of the property is wooded, no additional planting is required or proposed. All existing vegetation on site will remain, and adequately satisfies the transitional screening requirements. In particular, a dense screen exists along the northern and eastern property lines (please refer to enclosed photographs). The proposed addition will be located 33.5 feet from the northern property line. No existing trees will be removed to accommodate the addition, and the existing 6-foot wood fence will remain. The applicant is confident that the existing screening is dense enough to continue to screen the site, and no impact to the neighbors will result from this application.

Stormwater Management

The total square footage of the existing structure (5,065 square feet), the proposed structure (2,000) and the existing barn total 9,075 square feet. The proposed Floor Area Ratio (F.A.R.) is 0.0775. The parking area will be expanded by five spaces. All existing vegetation on site will be preserved, and the majority of the site (68.5%) is undisturbed open space and will remain as such. The grade on site will not be changed and the existing swale along the property's frontage will conduct drainage to an existing storm drain and into the existing stormwater management pond at the southwest corner of the site.

This being said, the applicant's engineer has completed the Minimum Stormwater Information sheet. This sheet shows that the existing dry pond is more that adequately sized to accommodate the 2,000 square foot building addition. A proposed stormwater management BMP is shown adjacent to the parking spaces located at the site's entrance. Note No. 32 on Sheet 1 of the special exception plat states the following:

There is net increase in impervious area of 3,023 square feet or 0.19 CFS flow for the 10-year storm and the existing SWM Facility has additional capacity of 1.6 CFS (see existing SWM Facility Plan attached). For water quality requirements, a Bio-retention Filtera unit will be provided to treat flow from parking area.

The Stormwater management computations and the adequate outfall narrative are contained on Sheet 1 of the special exception plat. Sheets 2 and 3 are taken from the site plan for the Montessori Children's Center site plan prepared by GJB Engineering, Inc. dated February 28, 1997.

General

Currently, an average of 90 vehicles arrive between 7 am and 9 am to drop off students in the morning. The applicant expects this number to increase by 20 to 30 vehicles. The same average number of vehicles arrive for pickup between 3 and 6 pm in the evenings. The geographical areas served by the center are Herndon and Chantilly. While two existing light poles will be relocated to accommodate additional parking, no additional parking lot lighting will be added. The building façade is shown on the enclosed photographs, and the building addition will be similar to the existing structure.

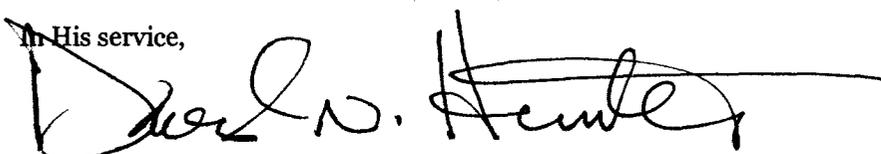
There are neither known graves nor hazardous substances on the property.

Conclusion

The proposal conforms to the provisions of all applicable ordinances, regulations, adopted standards and any applicable conditions. The proposal is in compliance with the General Standards for Special Exception Uses as set forth in Sect. 9-006, the Standards for All Category 3 Uses as set forth in Sec. 9-304, and the Additional Standards for all Child Care Centers and Nursery Schools as set forth in Sect. 9-309. The proposed use is also in conformance with the Comprehensive Plan. The applicant therefore requests a favorable recommendation from staff and the Planning Commission and approval of this application by the Board of Supervisors.

Thank you for your favorable consideration of this application. If you have any questions, or require additional information, please call.

In His service,



Pastor David N. Hunter

Consultant

cc: Fiaza Haniffa, President & Directress, Montessori Children's Center

Muktar Ahmad, President, Metropolitan Consulting Engineers



County of Fairfax, Virginia

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

March 9, 2007

David Hunter
Spiritual House Church Planning
2500 Oak Tree Lane
Woodbridge, VA 22191

Re: Special Exception Application Number SE 2006-HM-017

Dear Mr. Hunter:

At a regular meeting of the Board of Supervisors held on January 8, 2007, the Board approved Special Exception Application Number SE 2006-HM-017 in the name of Fianza Hanniffa, Montessori Children's Center. The subject property is located at 2745 Centreville Road (Tax Map 25-1 ((1)) 34C and 34D) The Board's action allows for a child care center to increase enrollment from 99 up to 150, a building addition, and associated development condition changes pursuant to Section 3-104 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. Other by-right Special Exception, or Special Permit uses may be allowed on the site without amending this Special Exception, so long as the proposed use is in substantial conformance with the SE Plat.
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 "Montessori Children Center" prepared by Muktar Ahmad – Metropolitan Consulting Engineers consisting of two sheets dated September 20, 2006, 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.
4. The total maximum daily enrollment shall be limited to 150.
5. The maximum number of staff shall not exceed 15.
6. The normal hours of operation shall be limited to 7:00 am to 6:00 pm.

Office of 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
<http://www.fairfaxcounty.gov/bosclerk>

7. The parking area shall not be used for recreational purposes during the time of pick-up and drop-off.
8. All loading and unloading of children shall occur on the application property.
9. The architectural details, massing, and building colors and materials used in the construction of the proposed addition shall be consistent with the existing building materials as approved by the Department of Public Works and Environmental Services (DPWES). Photographic documentation and any additional materials which DPWES requires to make such a determination shall be provided by the applicant with submittal of a building permit.
10. No free-standing sign shall be allowed. All signage shall comply with the regulations of Article 12 of the Zoning Ordinance.
11. No residential use or caretaker's dwelling shall be allowed on site.
12. The applicant shall retain the existing transitional screening on site.
13. The applicant shall retain the existing 6 foot high board-on-board wood fence barrier around the play area shown on the SE Plat.
14. The applicant shall replace any tree proposed to be removed during the construction of the proposed parking lot expansion with new trees. The species, size and location of the replacement trees shall be determined by Urban Forest Management in DPWES at the time of Site Plan Review.

The Board also:

- **Modified the transitional screening yard requirement and the barrier requirement in favor of the existing on-site screening and barriers.**
- **Directed the Director of the Department of Public Works and Environmental Services to approve a waiver of the requirement for construction of a third lane on Centreville Road.**

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 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.

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,

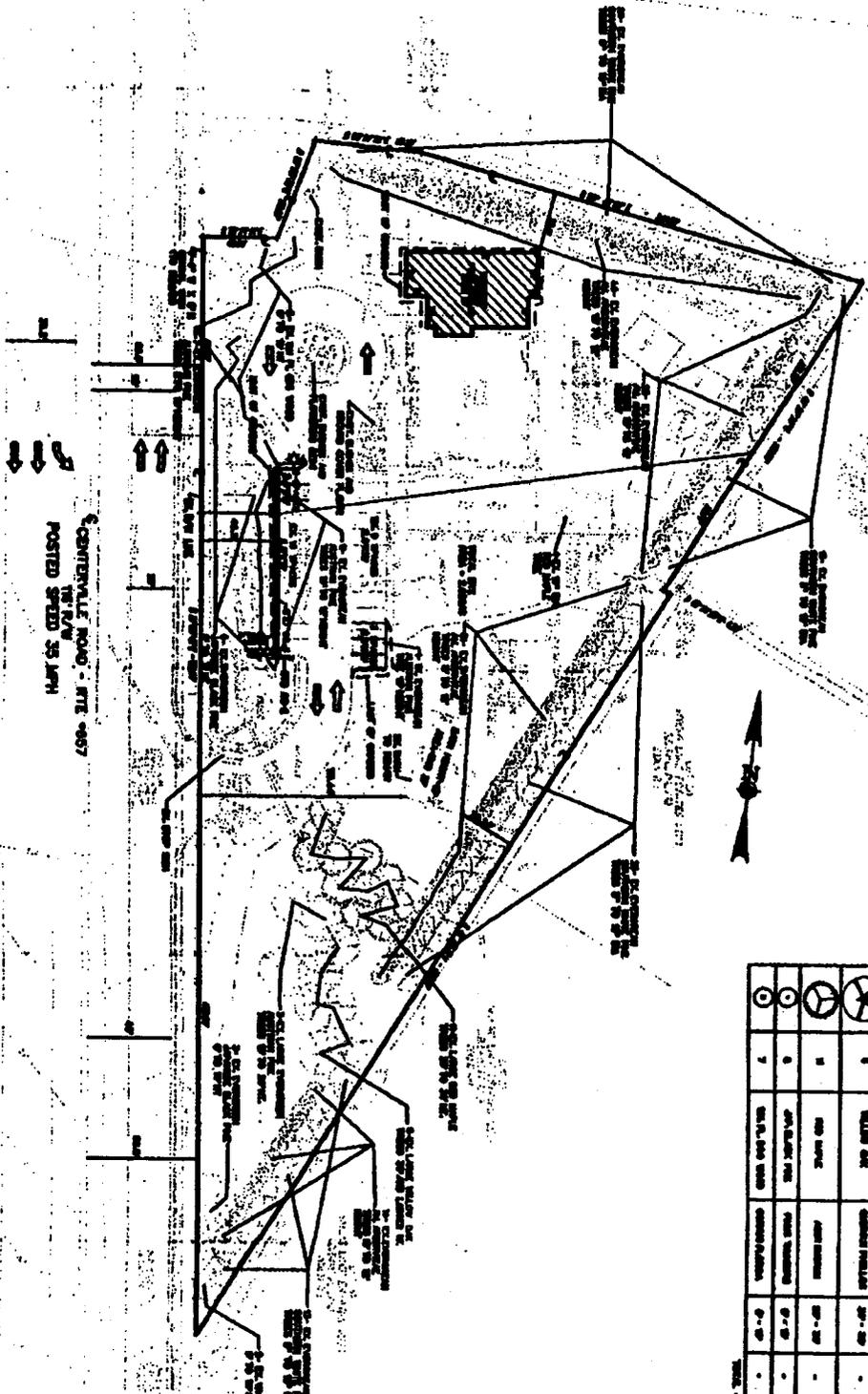


Nancy Vehrs
Clerk to the Board of Supervisors

NV/cwb

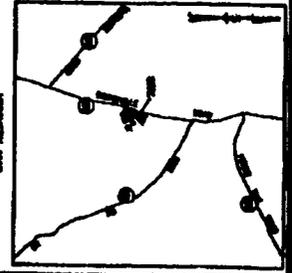
Cc: Chairman Gerald E. Connolly
Supervisor Catherine Hudgins, Hunter Mill District
Janet Coldsmith, Director, Real Estate Division. Dept. of Tax Administration
Barbara A. Byron, Director, Zoning Evaluation Division, DPZ
Diane Johnson-Quinn, Deputy Zoning Administrator, Dept. of Planning and Zoning
Thomas 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
Barbara J. Lippa, Executive Director, Planning Commission
Jose Comayagua, Director, Facilities Management
Gary Chevalier, Office of Capital Facilities/Fairfax County Public Schools

1. EXISTING VEGETATION MATRIX PLAN
 2. SPECIAL EXCEPTION PLAN
 3. EXIST. VEGETATION MATRIX PLAN
 4. EXIST. VEGETATION MATRIX PLAN
 5. EXIST. VEGETATION MATRIX PLAN
 6. EXIST. VEGETATION MATRIX PLAN
 7. EXIST. VEGETATION MATRIX PLAN



EXISTING VEGETATION MATRIX TABLE

SYMBOL	NO.	VEGETATION TYPE	AREA (SQ. FT.)	PERCENT TOTAL
1	1	OPEN SPACE	100,000	100%
2	2	SPARSE VEGETATION	100,000	100%
3	3	MODERATE VEGETATION	100,000	100%
4	4	DENSE VEGETATION	100,000	100%
5	5	WATER	100,000	100%
6	6	ROADS	100,000	100%
7	7	UTILITIES	100,000	100%



SPECIAL NOTES:
 1. SEE PLAN FOR ALL DIMENSIONS, NOTES AND SPECIFICATIONS.
 2. ALL DIMENSIONS SHOWN ARE IN FEET AND INCHES.

COMMONWEALTH OF VIRGINIA
 Michele P. Adams
 ARCHITECTURAL ARCHITECT
 No. 14472
 PROFESSIONAL ENGINEER

METROPOLITAN CONSULTING ENGINEERS
MONTGOMERY CHILDREN CENTER
SPECIAL EXCEPTION PLAN
EXIST. VEGETATION MATRIX PLAN
 SCALE: 1" = 30' DATE: 9-20-06 SHEET 2 OF 2

UP7 WEST OX COMMUNITY PLANNING SECTOR
(Formerly Sector UP8)

CHARACTER

The West Ox Community Planning Sector is located south of Reston (UP5) and Herndon and east of Centreville Road. Its specific boundaries are as follows: a) northern boundary - Dulles Airport Access Road, Monroe Street, Fox Mill Road and Stuart Mill Road; b) eastern boundary - Vale Road and Difficult Run; c) southern boundary - Lees Corner Road, Thompson Road, Oxon Road and West Ox Road; and d) western boundary - Centreville Road.

A pattern of moderate density residential use (1-4 dwelling units per acre) has been established in southern and western portions of the sector in the vicinity of Chantilly (Centreville Road and Route 50). This is characterized by a mixture of older dwellings and new subdivision development. In the eastern portion of this sector, which includes the environmentally sensitive Difficult Run area, low density residential use is the dominant pattern of development. Text concerning the Difficult Run watershed is presented in the Area III Plan Overview. Frying Pan Model Farm (Kidwell Farm) at Frying Pan Park is a model farm in this vicinity. It is important to maintain a medium and low density residential development pattern in this sector to preserve the existing development and to prevent encroachment of higher density development from Reston or Chantilly.

In the western portion of the sector along Centreville Road are undeveloped areas. However, a mixed-use development is located at McNair Farms (near the intersection of Frying Pan Road and Centreville Road) and a large planned residential community is located at Franklin Farm (between Centreville Road and West Ox Road along Franklin Farm Road).

Local-serving commercial uses are located in or outside the sector in Chantilly, Fairfax Center, Fairfax, Reston, Franklin Farm, Oakton, and at the intersection of Fox Mill Road, Lawyers Road and Reston Avenue.

A major part of this sector is open space and early-mid 20th century or more dispersed neighborhoods. These areas offer a high potential for significant heritage resources, especially in the southeastern half of the sector along Fox Mill Road. Numerous heritage resources, both known and unknown, exist in UP7. The Horsepen Run drainage area in the western portion of the sector has been occupied almost continuously since 8000 B.C. Vale United Methodist Church, Vale School, and Frying Pan Farm Park are significant heritage resources listed in the Fairfax County Inventory of Historic Sites. A list and map of heritage resources are included in the Upper Potomac Planning District Overview section, Figures 4, 5 and 6. Additional historic sites in this sector are also included in the inventory.

CONCEPT FOR FUTURE DEVELOPMENT

The Concept for Future Development recommends the areas of the West Ox Community Planning Sector develop as either Suburban Neighborhoods or Low Density Residential Areas except for the area north of Fox Mill Road which is in the Reston-Herndon Suburban Center. The Suburban Neighborhood area is located in the western portion of the sector, generally west

of Lawyers Road. The Low Density Residential Area is located in the eastern portion of the sector, generally east of Lawyers Road and east and south of Reston.

RECOMMENDATIONS

Land Use

For the area north of Fox Mill Road, between Centreville Road and Monroe Street, refer to Plan text for the Reston-Herndon Suburban Center.

The West Ox Community Planning Sector is largely developed with stable residential neighborhoods. Infill development in these neighborhoods should be of a compatible use, type and intensity in accordance with the guidance provided by the Policy Plan under Land Use Objectives 8 and 14.

Where substantial parcel consolidation is specified, it is intended that such consolidations will provide for projects that function in a well-defined, efficient manner and provide for the development of unconsolidated parcels in conformance with the Area Plan.

Figure 53 indicates the geographic location of land use recommendations for this sector. Where recommendations are not shown on the General Locator Map, it is so noted.

The following land uses and densities are appropriate to provide for a low density transition between the higher densities planned in the Reston, Chantilly and Fairfax Center areas:

1. The area generally between Fox Mill Road, Lawyers Road, and West Ox Road and the Fairfax County Parkway is planned for residential use at 1-2 dwelling units per acre.

The approximately 8-acre property on Lawyers Road (Tax Map 25-4((1))4) adjacent to the Fox Mill Estates subdivision is planned for 2-3 dwelling units per acre. In order to foster compatible residential development, the overall density should not exceed 2.5 dwelling units per acre. Lot sizes should be compatible to those of the adjacent Fox Mill Estates community (located north and south of the subject property) and the two segments of Wendell Holmes Road should not be connected.

As an option, this 8-acre property (Tax Map 25-4((1))4) and adjoining land along Lawyers Road west of Calkins Road (Tax Map 25-4((1))5, 6 and 7) may be appropriate for 2-3 dwelling units per acre provided that each of the following conditions are met:

- All four parcels are consolidated and developed under a single development plan;
- Lot sizes are compatible with those of the adjacent Fox Mill Estates community, located north, south, and west of the properties;
- The two segments of Wendell Holmes Road are not connected; and
- All access to Lawyers Road is consolidated and occurs only at the planned median break opposite Calkins Road.

Parcels 5, 6 and 7 along the west side of Lawyers Road can be considered for up to 2 dwelling units per acre provided that such development, including lot sizes, is compatible

APPENDIX 3

LOCATIONAL GUIDELINES FOR CHILD CARE FACILITIES

In Fairfax County, as in other areas of the country, there is an increasing need for high-quality child care facilities. Such facilities should be encouraged throughout the County to the extent that they can be provided consistently with the following criteria:

1. Child care facilities should have sufficient open space to provide adequate access to sunlight and suitable play areas, taking into consideration the size of the facility.
2. Child care facilities should be located and designed to ensure the safety of children.
3. Child care facilities should be located and designed to protect children from excessive exposure to noise, air pollutants, and other environmental factors potentially injurious to health or welfare.
4. Child care facilities should be located and designed to ensure safe and convenient access. This includes appropriate parking areas and safe and effective on-site circulation of automobiles and pedestrians.
5. Child care facilities in Suburban Neighborhoods should be located and designed to avoid creating undesirable traffic, noise, and other impacts upon the surrounding community. Therefore, siting child care facilities in the periphery of residential developments or in the vicinity of planned community recreation facilities should be considered.
6. Child care facilities should be encouraged in employment centers to provide locations convenient to work places. However, these locations should make provisions for a safe and healthful environment in accord with the guidelines listed above.



FAIRFAX COUNTY

APPENDIX 6
DEPARTMENT OF TRANSPORTATION
Suite 1034
12055 Government Center Parkway
Fairfax, Virginia 22035-5511

Telephone (703) 324-1100 Fax (703) 324-1450

V I R G I N I A

DATE: October 5, 2009

TO: Regina Coyle, Director
Zoning Evaluation Division
Department of Comprehensive Planning

FROM: Angela Kadar Rodeheaver, Chief
Site Analysis Section
Department of Transportation

FILE: 3-5 (SE 2006-HM-017)

SUBJECT: Transportation Impact

REFERENCE: SEA 2006-HM-017; Fiaza Hannifa; Montessori Children Center
Traffic Zone: 1710
Land Identification Map: 25-1 ((01)) 34C, 34D

Transmitted herewith are comments from the Department of Transportation with respect to the referenced application. These comments are based on the revised plat dated April 28, 2009.

This application is a special exception request to convert the site's existing barn to a caretaker dwelling.

This department has reviewed the subject request and does not object to its approval. However, the applicant should note the following:

- Centreville Road is on the transportation plan map portion of the Comprehensive Plan for 6-lanes. As such, three lanes in each direction. The applicant's plan does not demonstrate the construction of the third northbound lane which would be constructed out of the existing median. Therefore, the applicant should provide a notice for a waiver request for the construction of the third lane on a revised plat.
- Note: Any future increase in enrollment above 150 students may warrant a right-turn lane on Centreville Road at the site entrance.

AKR/AK:ak c:\mword\sea-cases\se2006HM017MontessoriChildrenCenter
cc: Michele Brickner, Director, Office of Site Development, DPW & ES



County of Fairfax, Virginia

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

DATE: October 2, 2009

TO: Billy O'Donnell, Staff Coordinator
Zoning Evaluation Division
Department of Planning and Zoning

FROM: Beth Forbes, Stormwater Engineer *BF*
Site Review, Environmental and Site Review Division
Department of Public Works and Environmental Services

SUBJECT: Special Exception Amendment Application #SEA 2006-HM-017, Montessori Children's Center, LDS Project #9545-ZONA-001-B-1, Tax Map #025-1-01-0034-C and 0034D), Hunter Mill District

We have reviewed the subject application and offer the following stormwater management comments.

Chesapeake Bay Preservation Ordinance

There are no Resource Protection Areas on the property.

Water quality controls are required. An existing dry pond and a conservation easement are identified. The conservation easement must be delineated on the plat. No conservation easement is indicated. The proposed house and driveway is within a conservation easement as shown on an earlier site plan for this property. If construction will occur within a dedicated conservation easement, that easement must be vacated at site plan.

Floodplain

There are no regulated floodplains on the property.

Downstream Drainage Complaints

There are no relevant downstream drainage complaints on file.

Stormwater Detention

Approximate drainage divides are to be shown on this plat (ZO 9-011.2J(1)(b)).

An existing dry pond has been identified as providing the required stormwater detention.

Department of Public Works and Environmental Services
Land Development Services, Environmental and Site Review Division
12055 Government Center Parkway, Suite 535
Fairfax, Virginia 22035-5503
Phone 703-324-1720 • TTY 703-324-1877 • FAX 703-324-8359



Billy O'Donnell, Staff Coordinator
Special Exception Application. SE 2006-HM-017, Montessori Children's Center
Page 2 of 2

Site Outfall

An outfall narrative has been provided. At the site plan submission, it will be necessary to provide calculations and a narrative description demonstrating adequate outfall meeting the PFM requirements (PFM 6-0203 & 6-0204).

Concentrated flow enters the northern boundary of this property through a 12-inch RCP. Since off-site flow traverses the parcel, a storm drain easement should be dedicated from this pipe to the pond as well as from the pond to the southern property boundary. This storm drain easement cannot be within the conservation easement.

A checklist for *Minimum Stormwater Information for Rezoning, Special Exception, Site Permit and Development Plan Applications* shall be submitted with future applications.

If further assistance is desired, please contact me at 703-324-1720.

BF/

cc: Craig Carinci, Director, Stormwater Planning Division
Jeremiah Stonefield, Chief, Stormwater & Geotechnical Section, ESRD, DPWES
Zoning Application File

FAIRFAX COUNTY ZONING ORDINANCE

alternative facilities and/or services in existence or approved for construction, and the present and projected utilization of specialized treatment equipment available to persons proposed to be served by the applicant.

- B. Any proposed specialized treatment or care facility has or can provide for a working relationship with a general hospital sufficiently close to ensure availability of a full range of diagnostic and treatment services.
 - C. The proposed facility will contribute to, and not divert or subvert, implementation of a plan for comprehensive health care for the area proposed to be served; such consideration shall take into account the experience of the applicant, the financial resources available and projected for project support and operation, and the nature and qualifications of the proposed staffing of the facility.
3. All such uses shall be designed to accommodate service vehicles with access to the building at a side or rear entrance.
 4. No freestanding nursing facility shall be established except on a parcel of land fronting on, and with direct access to, an existing or planned collector or arterial street as defined in the adopted comprehensive plan.
 5. No building shall be located closer than 45 feet to any street line or closer than 100 feet to any lot line which abuts an R-A through R-4 District.
 6. In the R-E through R-5 Districts, no such use shall be located on a lot containing less than five (5) acres.
 7. For hospitals, the Board of Supervisors may approve additional on-site signs when it is determined, based on the size and nature of the hospital, that additional signs are necessary in order to provide needed information to the public and that such signs will not have an adverse impact on adjacent properties. All proposed signs shall be subject to the maximum area and height limitations for hospital signs set forth in Article 12. All requests shall show the location, size, height and number of all signs, as well as the information to be displayed on the signs.

9-309

Additional Standards for Child Care Centers and Nursery Schools

1. In addition to complying with the minimum lot size requirements of the zoning district in which located, the minimum lot area shall be of such size that 100 square feet of usable outdoor recreation area shall be provided for each child that may use the space at any one time. Such area shall be delineated on a plat submitted at the time the application is filed.
 - For the purpose of this provision, usable outdoor recreation area shall be limited to:
 - A. That area not covered by buildings or required off-street parking spaces.
 - B. That area outside the limits of the minimum required front yard, unless specifically approved by the Board in commercial and industrial districts only.

SPECIAL EXCEPTIONS

- C. Only that area which is developable for active outdoor recreation purposes.
 - D. An area which occupies no more than eighty (80) percent of the combined total areas of the required rear and side yards.
2. All such uses shall be located so as to have direct access to an existing or programmed public street of sufficient right-of-way and cross-section width to accommodate pedestrian and vehicular traffic to and from the use as determined by the Director. To assist in making this determination, each applicant, at the time of application, shall provide an estimate of the maximum expected trip generation, the distribution of these trips by mode and time of day, and the expected service area of the facility. As a general guideline, the size of the use in relation to the appropriate street type should be as follows, subject to whatever modification and conditions the Board deems to be necessary or advisable:

Number of Persons	Street Type
1-75	Local
76-660	Collector
660 or more	Arterial

- 3. All such uses shall be located so as to permit the pick-up and delivery of all persons on the site.
- 4. Such use shall be subject to the regulations of Chapter 30 of The Code or Title 63.2, Chapter 17 of the Code of Virginia.

9-310

Additional Standards for Private Schools of General Education and Private Schools of Special Education

- 1. In addition to complying with the minimum lot size requirements of the zoning district in which located, the minimum lot area for a private school of general education shall be of such size that:
 - A. 200 square feet of usable outdoor recreation area shall be provided for each child in grades K-3 that may use the space at any one time, and
 - B. 430 square feet of usable outdoor recreation area shall be provided for each child in grades 4-12 that may use the space at any one time.

Such usable outdoor recreation area shall be delineated on a plat submitted at the time the application is filed.

For the purpose of this provision, usable outdoor recreation area shall be limited to:

- A. That area not covered by buildings or required off-street parking spaces.
- B. That area outside the limits of the required front yard.
- C. Only that area which is developable for active outdoor recreation purposes.

GLOSSARY

This Glossary is provided to assist the public in understanding the staff evaluation and analysis of development proposals. It should not be construed as representing legal definitions. Refer to the Fairfax County Zoning Ordinance, Comprehensive Plan or Public Facilities Manual for additional information.

ABANDONMENT: Refers to road or street abandonment, an action taken by the Board of Supervisors, usually through the public hearing process, to abolish the public's right-of-passage over a road or road right-of way. Upon abandonment, the right-of-way automatically reverts to the underlying fee owners. If the fee to the owner is unknown, Virginia law presumes that fee to the roadbed rests with the adjacent property owners if there is no evidence to the contrary.

ACCESSORY DWELLING UNIT (OR APARTMENT): A secondary dwelling unit established in conjunction with and clearly subordinate to a single family detached dwelling unit. An accessory dwelling unit may be allowed if a special permit is granted by the Board of Zoning Appeals (BZA). Refer to Sect. 8-918 of the Zoning Ordinance.

AFFORDABLE DWELLING UNIT (ADU) DEVELOPMENT: Residential development to assist in the provision of affordable housing for persons of low and moderate income in accordance with the affordable dwelling unit program and in accordance with Zoning Ordinance regulations. Residential development which provides affordable dwelling units may result in a density bonus (see below) permitting the construction of additional housing units. See Part 8 of Article 2 of the Zoning Ordinance.

AGRICULTURAL AND FORESTAL DISTRICTS: A land use classification created under Chapter 114 or 115 of the Fairfax County Code for the purpose of qualifying landowners who wish to retain their property for agricultural or forestal use for use/value taxation pursuant to Chapter 58 of the Fairfax County Code.

BARRIER: A wall, fence, earthen berm, or plant materials which may be used to provide a physical separation between land uses. Refer to Article 13 of the Zoning Ordinance for specific barrier requirements.

BEST MANAGEMENT PRACTICES (BMPs): Stormwater management techniques or land use practices that are determined to be the most effective, practicable means of preventing and/or reducing the amount of pollution generated by nonpoint sources in order to improve water quality.

BUFFER: Graduated mix of land uses, building heights or intensities designed to mitigate potential conflicts between different types or intensities of land uses; may also provide for a transition between uses. A landscaped buffer may be an area of open, undeveloped land and may include a combination of fences, walls, berms, open space and/or landscape plantings. A buffer is not necessarily coincident with transitional screening.

CHESAPEAKE BAY PRESERVATION ORDINANCE: Regulations which the State has mandated must be adopted to protect the Chesapeake Bay and its tributaries. These regulations must be incorporated into the comprehensive plans, zoning ordinances and subdivision ordinances of the affected localities. Refer to Chesapeake Bay Preservation Act, Va. Code Section 10.1-2100 et seq and VR 173-02-01, Chesapeake Bay Preservation Area Designation and Management Regulations.

CLUSTER DEVELOPMENT: Residential development in which the lots are clustered on a portion of a site so that significant environmental/historical/cultural resources may be preserved or recreational amenities provided. While smaller lot sizes are permitted in a cluster subdivision to preserve open space, the overall density cannot exceed that permitted by the applicable zoning district. See Sect. 2-421 and Sect. 9-615 of the Zoning Ordinance.

COUNTY 2232 REVIEW PROCESS: A public hearing process pursuant to Sect. 15.2-2232 (Formerly Sect. 15.1-456) of the Virginia Code which is used to determine if a proposed public facility not shown on the adopted Comprehensive Plan is in substantial accord with the plan. Specifically, this process is used to determine if the general or approximate location, character and extent of a proposed facility is in substantial accord with the Plan.

dBA: The momentary magnitude of sound weighted to approximate the sensitivity of the human ear to certain frequencies; the dBA value describes a sound at a given instant, a maximum sound level or a steady state value. See also Ldn.

DENSITY: Number of dwelling units (du) divided by the gross acreage (ac) of a site being developed in residential use; or, the number of dwelling units per acre (du/ac) except in the PRC District when density refers to the number of persons per acre.

DENSITY BONUS: An increase in the density otherwise allowed in a given zoning district which may be granted under specific provisions of the Zoning Ordinance when a developer provides excess open space, recreation facilities, or affordable dwelling units (ADUs), etc.

DEVELOPMENT CONDITIONS: Terms or conditions imposed on a development by the Board of Supervisors (BOS) or the Board of Zoning Appeals (BZA) in connection with approval of a special exception, special permit or variance application or rezoning application in a "P" district. Conditions may be imposed to mitigate adverse impacts associated with a development as well as secure compliance with the Zoning Ordinance and/or conformance with the Comprehensive Plan. For example, development conditions may regulate hours of operation, number of employees, height of buildings, and intensity of development.

DEVELOPMENT PLAN: A graphic representation which depicts the nature and character of the development proposed for a specific land area: information such as topography, location and size of proposed structures, location of streets trails, utilities, and storm drainage are generally included on a development plan. A development plan is a submission requirement for rezoning to the PRC District. A **GENERALIZED DEVELOPMENT PLAN (GDP)** is a submission requirement for a rezoning application for all conventional zoning districts other than a P District. A development plan submitted in connection with a special exception (SE) or special permit (SP) is generally referred to as an SE or SP plat. A **CONCEPTUAL DEVELOPMENT PLAN (CDP)** is a submission requirement when filing a rezoning application for a P District other than the PRC District; a CDP characterizes in a general way the planned development of the site. A **FINAL DEVELOPMENT PLAN (FDP)** is a submission requirement following the approval of a conceptual development plan and rezoning application for a P District other than the PRC District; an FDP further details the planned development of the site. See Article 16 of the Zoning Ordinance.

EASEMENT: A right to or interest in property owned by another for a specific and limited purpose. Examples: access easement, utility easement, construction easement, etc. Easements may be for public or private purposes.

ENVIRONMENTAL QUALITY CORRIDORS (EQCs): An open space system designed to link and preserve natural resource areas, provide passive recreation and protect wildlife habitat. The system includes stream valleys, steep slopes and wetlands. For a complete definition of EQCs, refer to the Environmental section of the Policy Plan for Fairfax County contained in Vol. 1 of the Comprehensive Plan.

ERODIBLE SOILS: Soils that wash away easily, especially under conditions where stormwater runoff is inadequately controlled. Silt and sediment are washed into nearby streams, thereby degrading water quality.

FLOODPLAIN: Those land areas in and adjacent to streams and watercourses subject to periodic flooding; usually associated with environmental quality corridors. The 100 year floodplain drains 70 acres or more of land and has a one percent chance of flood occurrence in any given year.

FLOOR AREA RATIO (FAR): An expression of the amount of development intensity (typically, non-residential uses) on a specific parcel of land. FAR is determined by dividing the total square footage of gross floor area of buildings on a site by the total square footage of the site itself.

FUNCTIONAL CLASSIFICATION: A system for classifying roads in terms of the character of service that individual facilities are providing or are intended to provide, ranging from travel mobility to land access. Roadway system functional classification elements include Freeways or Expressways which are limited access highways, Other Principal (or Major) Arterials, Minor Arterials, Collector Streets, and Local Streets. Principal arterials are designed to accommodate travel; access to adjacent properties is discouraged. Minor arterials are designed to serve both through traffic and local trips. Collector roads and streets link local streets and properties with the arterial network. Local streets provide access to adjacent properties.

GEOTECHNICAL REVIEW: An engineering study of the geology and soils of a site which is submitted to determine the suitability of a site for development and recommends construction techniques designed to overcome development on problem soils, e.g., marine clay soils.

HYDROCARBON RUNOFF: Petroleum products, such as motor oil, gasoline or transmission fluid deposited by motor vehicles which are carried into the local storm sewer system with the stormwater runoff, and ultimately, into receiving streams; a major source of non-point source pollution. An oil-grit separator is a common hydrocarbon runoff reduction method.

IMPERVIOUS SURFACE: Any land area covered by buildings or paved with a hard surface such that water cannot seep through the surface into the ground.

INFILL: Development on vacant or underutilized sites within an area which is already mostly developed in an established development pattern or neighborhood.

INTENSITY: The magnitude of development usually measured in such terms as density, floor area ratio, building height, percentage of impervious surface, traffic generation, etc. Intensity is also based on a comparison of the development proposal against environmental constraints or other conditions which determine the carrying capacity of a specific land area to accommodate development without adverse impacts.

Ldn: Day night average sound level. It is the twenty-four hour average sound level expressed in A-weighted decibels; the measurement assigns a "penalty" to night time noise to account for night time sensitivity. Ldn represents the total noise environment which varies over time and correlates with the effects of noise on the public health, safety and welfare.

LEVEL OF SERVICE (LOS): An estimate of the effectiveness of a roadway to carry traffic, usually under anticipated peak traffic conditions. Level of Service efficiency is generally characterized by the letters A through F, with LOS-A describing free flow traffic conditions and LOS-F describing jammed or grid-lock conditions.

MARINE CLAY SOILS: Soils that occur in widespread areas of the County generally east of Interstate 95. Because of the abundance of shrink-swell clays in these soils, they tend to be highly unstable. Many areas of slope failure are evident on natural slopes. Construction on these soils may initiate or accelerate slope movement or slope failure. The shrink-swell soils can cause movement in structures, even in areas of flat topography, from dry to wet seasons resulting in cracked foundations, etc. Also known as slippage soils.

OPEN SPACE: That portion of a site which generally is not covered by buildings, streets, or parking areas. Open space is intended to provide light and air; open space may function as a buffer between land uses or for scenic, environmental, or recreational purposes.

OPEN SPACE EASEMENT: An easement usually granted to the Board of Supervisors which preserves a tract of land in open space for some public benefit in perpetuity or for a specified period of time. Open space easements may be accepted by the Board of Supervisors, upon request of the land owner, after evaluation under criteria established by the Board. See Open Space Land Act, Code of Virginia, Sections 10.1-1700, et seq.

P DISTRICT: A "P" district refers to land that is planned and/or developed as a Planned Development Housing (PDH) District, a Planned Development Commercial (PDC) District or a Planned Residential Community (PRC) District. The PDH, PDC and PRC Zoning Districts are established to encourage innovative and creative design for land development; to provide ample and efficient use of open space; to promote a balance in the mix of land uses, housing types, and intensity of development; and to allow maximum flexibility in order to achieve excellence in physical, social and economic planning and development of a site. Refer to Articles 6 and 16 of the Zoning Ordinance.

PROFFER: A written condition, which, when offered voluntarily by a property owner and accepted by the Board of Supervisors in a rezoning action, becomes a legally binding condition which is in addition to the zoning district regulations applicable to a specific property. Proffers are submitted and signed by an owner prior to the Board of Supervisors public hearing on a rezoning application and run with the land. Once accepted by the Board, proffers may be modified only by a proffered condition amendment (PCA) application or other zoning action of the Board and the hearing process required for a rezoning application applies. See Sect. 15.2-2303 (formerly 15.1-491) of the Code of Virginia.

PUBLIC FACILITIES MANUAL (PFM): A technical text approved by the Board of Supervisors containing guidelines and standards which govern the design and construction of site improvements incorporating applicable Federal, State and County Codes, specific standards of the Virginia Department of Transportation and the County's Department of Public Works and Environmental Services.

RESOURCE MANAGEMENT AREA (RMA): That component of the Chesapeake Bay Preservation Area comprised of lands that, if improperly used or developed, have a potential for causing significant water quality degradation or for diminishing the functional value of the Resource Protection Area. See Fairfax County Code, Ch. 118, Chesapeake Bay Preservation Ordinance.

RESOURCE PROTECTION AREA (RPA): That component of the Chesapeake Bay Preservation Area comprised of lands at or near the shoreline or water's edge that have an intrinsic water quality value due to the ecological and biological processes they perform or are sensitive to impacts which may result in significant degradation of the quality of state waters. In their natural condition, these lands provide for the removal, reduction or assimilation of sediments from runoff entering the Bay and its tributaries, and minimize the adverse effects of human activities on state waters and aquatic resources. New development is generally discouraged in an RPA. See Fairfax County Code, Ch. 118, Chesapeake Bay Preservation Ordinance.

SITE PLAN: A detailed engineering plan, to scale, depicting the development of a parcel of land and containing all information required by Article 17 of the Zoning Ordinance. Generally, submission of a site plan to DPWES for review and approval is required for all residential, commercial and industrial development except for development of single family detached dwellings. The site plan is required to assure that development complies with the Zoning Ordinance.

SPECIAL EXCEPTION (SE) / SPECIAL PERMIT (SP): Uses, which by their nature, can have an undue impact upon or can be incompatible with other land uses and therefore need a site specific review. After review, such uses may be allowed to locate within given designated zoning districts if appropriate and only under special controls, limitations, and regulations. A special exception is subject to public hearings by the Planning Commission and Board of Supervisors with approval by the Board of Supervisors; a special permit requires a public hearing and approval by the Board of Zoning Appeals. Unlike proffers which are voluntary, the Board of Supervisors or BZA may impose reasonable conditions to assure, for example, compatibility and safety. See Article 8, Special Permits and Article 9, Special Exceptions, of the Zoning Ordinance.

STORMWATER MANAGEMENT: Engineering practices that are incorporated into the design of a development in order to mitigate or abate adverse water quantity and water quality impacts resulting from development. Stormwater management systems are designed to slow down or retain runoff to re-create, as nearly as possible, the pre-development flow conditions.

SUBDIVISION PLAT: The engineering plan for a subdivision of land submitted to DPWES for review and approved pursuant to Chapter 101 of the County Code.

TRANSPORTATION DEMAND MANAGEMENT (TDM): Actions taken to reduce single occupant vehicle automobile trips or actions taken to manage or reduce overall transportation demand in a particular area.

TRANSPORTATION SYSTEM MANAGEMENT (TSM) PROGRAMS: This term is used to describe a full spectrum of actions that may be applied to improve the overall efficiency of the transportation network. TSM programs usually consist of low-cost alternatives to major capital expenditures, and may include parking management measures, ridesharing programs, flexible or staggered work hours, transit promotion or operational improvements to the existing roadway system. TSM includes Transportation Demand Management (TDM) measures as well as H.O.V. use and other strategies associated with the operation of the street and transit systems.

URBAN DESIGN: An aspect of urban or suburban planning that focuses on creating a desirable environment in which to live, work and play. A well-designed urban or suburban environment demonstrates the four generally accepted principles of design: clearly identifiable function for the area; easily understood order; distinctive identity; and visual appeal.

VACATION: Refers to vacation of street or road as an action taken by the Board of Supervisors in order to abolish the public's right-of-passage over a road or road right-of-way dedicated by a plat of subdivision. Upon vacation, title to the road right-of-way transfers by operation of law to the owner(s) of the adjacent properties within the subdivision from whence the road/road right-of-way originated.

VARIANCE: An application to the Board of Zoning Appeals which seeks relief from a specific zoning regulation such as lot width, building height, or minimum yard requirements, among others. A variance may only be granted by the Board of Zoning Appeals through the public hearing process and upon a finding by the BZA that the variance application meets the required Standards for a Variance set forth in Sect. 18-404 of the Zoning Ordinance.

WETLANDS: Land characterized by wetness for a portion of the growing season. Wetlands are generally delineated on the basis of physical characteristics such as soil properties indicative of wetness, the presence of vegetation with an affinity for water, and the presence or evidence of surface wetness or soil saturation. Wetland environments provide water quality improvement benefits and are ecologically valuable. Development activity in wetlands is subject to permitting processes administered by the U.S. Army Corps of Engineers

TIDAL WETLANDS: Vegetated and nonvegetated wetlands as defined in Chapter 116 Wetlands Ordinance of the Fairfax County Code: includes tidal shores and tidally influenced embayments, creeks, and tributaries to the Occoquan and Potomac Rivers. Development activity in tidal wetlands may require approval from the Fairfax County Wetlands Board.

Abbreviations Commonly Used in Staff Reports

A&F	Agricultural & Forestal District	PDH	Planned Development Housing
ADU	Affordable Dwelling Unit	PFM	Public Facilities Manual
ARB	Architectural Review Board	PRC	Planned Residential Community
BMP	Best Management Practices	RC	Residential-Conservation
BOS	Board of Supervisors	RE	Residential Estate
BZA	Board of Zoning Appeals	RMA	Resource Management Area
COG	Council of Governments	RPA	Resource Protection Area
CBC	Community Business Center	RUP	Residential Use Permit
CDP	Conceptual Development Plan	RZ	Rezoning
CRD	Commercial Revitalization District	SE	Special Exception
DOT	Department of Transportation	SEA	Special Exception Amendment
DP	Development Plan	SP	Special Permit
DPWES	Department of Public Works and Environmental Services	TDM	Transportation Demand Management
DPZ	Department of Planning and Zoning	TMA	Transportation Management Association
DU/AC	Dwelling Units Per Acre	TSA	Transit Station Area
EQC	Environmental Quality Corridor	TSM	Transportation System Management
FAR	Floor Area Ratio	UP & DD	Utilities Planning and Design Division, DPWES
FDP	Final Development Plan	VC	Variance
GDP	Generalized Development Plan	VDOT	Virginia Dept. of Transportation
GFA	Gross Floor Area	VPD	Vehicles Per Day
HC	Highway Corridor Overlay District	VPH	Vehicles per Hour
HCD	Housing and Community Development	WMATA	Washington Metropolitan Area Transit Authority
LOS	Level of Service	WS	Water Supply Protection Overlay District
Non-RUP	Non-Residential Use Permit	ZAD	Zoning Administration Division, DPZ
OSDS	Office of Site Development Services, DPWES	ZED	Zoning Evaluation Division, DPZ
PCA	Proffered Condition Amendment	ZPRB	Zoning Permit Review Branch
PD	Planning Division		
PDC	Planned Development Commercial		