COMMONWEALTH OF VIRGINIA

COUNTY OF FAIRFAX

Office of Comprehensive Planning
Zoning Evaluation Division
Special Permit and Variance Evaluation Branch
4050 Legato Road, Suite 700
Fairfax, Virginia 22033
246-1280

December 21, 1990

Robert C. Nixon
6805 Gouthier Road
Falls Church, Virginia 22042

Re: Special Permit Amendment Application SPA 80-V-112-2
Mansion House Yacht Club Inc.

Dear Mr. Nixon:

At its December 11, 1990 meeting, the Board of Zoning Appeals took action to **GRANT** the above-referenced application. The final approval date is December 21, 1990. A copy of the Resolution is attached.

This action does not constitute exemption from the various requirements of this County and State. The applicant is responsible for ascertaining if permits are required and for obtaining the necessary permits such as Building Permits, Residential Use Permits and Non-Residential Use Permits. Information concerning building permits may be obtained by calling 246-1550. For Residential Use or Non-Residential Use Permits call 591-8670.

Sincerely,

Helen C. Darby

Helen C. Darby, Associate Clerk
Board of Zoning Appeals

Enclosure: As Stated

COUNTY OF FAIRFAX, VIRGINIA

SPECIAL PERMIT RESOLUTION OF THE BOARD OF ZONING APPEALS

In Special Permit Amendment Application SPA 80-V-112-2 by MANSION HOUSE YACHT CLUB INC., under Section 3-203 and 8-915 of the Zoning Ordinance to amend SPA 80-V-112-1 for community marina to waive dustless surface requirement, on property located at 9321 Old Mount Vernon Road, Tax Map Reference 110-4((8))3, Mrs. Harris moved that the Board of Zoning Appeals adopt the following resolution:

WHEREAS, the captioned application has been properly filed in accordance with the requirements of all applicable State and County Codes and with the by-laws of the Fairfax County Board of Zoning Appeals; and

WHEREAS, following proper notice to the public, a public hearing was held by the Board on December 11, 1990; and

WHEREAS, the Board has made the following findings of fact:

1. The applicant is the owner of the land.
2. The present zoning is R-2.
3. The area of the lot is 2.9 acres.
4. The application meets all the requirements necessary for the granting of a special permit amendment.
5. It is a beautiful piece of property and in order to protect the environment and to keep the aesthetic value, the property should be maintained in its present condition.

AND WHEREAS, the Board of Zoning Appeals has reached the following conclusions of law:

THAT the applicant has presented testimony indicating compliance with the general standards for Special Permit Uses as set forth in Sect. 8-006 and the additional standards for this use as contained in Sections 8-403, 8-903, and 8-915 of the Zoning Ordinance.

NOW, THEREFORE, BE IT RESOLVED that the subject application is **GRANTED** with the following limitations:

1. This approval is granted to the applicant only and is not transferable without further action of this Board, and is for the location indicated on the application and is not transferable to other land.

2. This Special Permit is granted only for the purpose(s), structure(s) and/or use(s) indicated on the special permit plat approved with this application, as qualified by these development conditions.

3. A copy of this Special Permit and the Non-Residential Use Permit SHALL BE POSTED in a conspicuous place on the property of the use and be made available to all departments of the County of Fairfax during the hours of operation of the permitted use.

4. This Special Permit is subject to the provisions of Article 17, Site Plans. Any plan submitted pursuant to this special permit shall be in conformance with the approved Special Permit plat and these development conditions.

5. The maximum number of family members shall be ninety (90).

6. The hours of operation shall not begin earlier than 7:00 a.m. or extend beyond 10:00 p.m. daily.

7. The minimum and maximum number of vehicular parking spaces shall be 30 and the maximum number of boat storage spaces shall be 56. All parking shall be on site.

8. Transitional Screening 1 (25') shall be provided. The existing vegetation may be used to satisfy this requirement if the vegetation is supplemented to be equivalent to Transitional Screening 1 to the satisfaction of the County Arborist. The limits of clearing shall be preserved. The Barrier requirement shall be waived provided the fence and gate east of the tennis courts are kept closed when the applicant's use is closed.

9. Interior parking lot landscaping shall be provided in accordance with Article 13.

10. Conditions of all State and Federal permits shall be met.

11. There shall be no lighting of the parking lot without an amendment to this Special Permit.

12. The gravel surfaces shall be maintained in accordance with Public Facilities Manual standards and the following guidelines. The waiver of the dustless surface shall expire five years from the date of the final approval of the application.

    - Speed limits shall be kept low, generally 10 mph or less.
    - The areas shall be constructed with clean stone with as little fines material as possible.
    - The stone shall be spread evenly and to a depth adequate enough to prevent wear-through or bare subsoil exposure. Routine maintenance shall prevent this from occurring with use.
    - Resurfacing shall be conducted when stone becomes thin and the underlying soil is exposed.
    - Runoff shall be channeled away from and around driveway and parking areas.
    - The applicant shall perform periodic inspections to monitor dust conditions, drainage functions and compaction-migration of the stone surface.

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

Under Sect. 8-015 of the Zoning Ordinance, this Special Permit shall automatically expire, without notice, twenty-four (24) months after the approval date* of the Special Permit unless the activity authorized has been established, or unless construction has started and is diligently pursued, or unless additional time is approved by the Board of Zoning Appeals because of occurrence of conditions unforeseen at the time of the approval of this Special Permit. A request for additional time shall be justified in writing, and must be filed with the Zoning Administrator prior to the expiration date.

Mr. Thonen seconded the motion which carried by a vote of 5-0. Chairman Smith and Mr. Ribble were absent from the meeting.

*This decision was officially filed in the office of the Board of Zoning Appeals and became final on December 21, 1990. This date shall be deemed to be the final approval date of this special permit.

A Copy Teste:

Helen C. Darby

Helen C. Darby, Associate Clerk
Board of Zoning Appeals