



# County of Fairfax, Virginia

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

February 24, 2010

David N. Hunter  
3402 Oakham Mount Drive  
Triangle, VA 22172

Re: Special Exception Amendment Application SEA 2006-HM-017

Dear Mr. Hunter:

At a regular meeting of the Board of Supervisors held on February 23, 2010, the Board approved Special Exception Amendment Application SEA 2006-HM-017 in the name of Fiaza Hannifa, Montessori Children's Center. The subject property is located at 2745 Centreville Road on approximately 2.69 acres of land zoned R-1 in the Hunter Mill District [Tax Map 25-1 ((1)) 34C and 34D]. The Board's action amends Special Exception Application SE 2006-HM-017, previously approved for a child care center with a maximum enrollment of 150 students to permit site modifications and modifications of development conditions pursuant to Section 3-104 of the Fairfax County Zoning Ordinance, by requiring conformance with the following development conditions which supersede all previous development conditions; conditions carried forward unchanged from previous approvals 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.\*

---

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

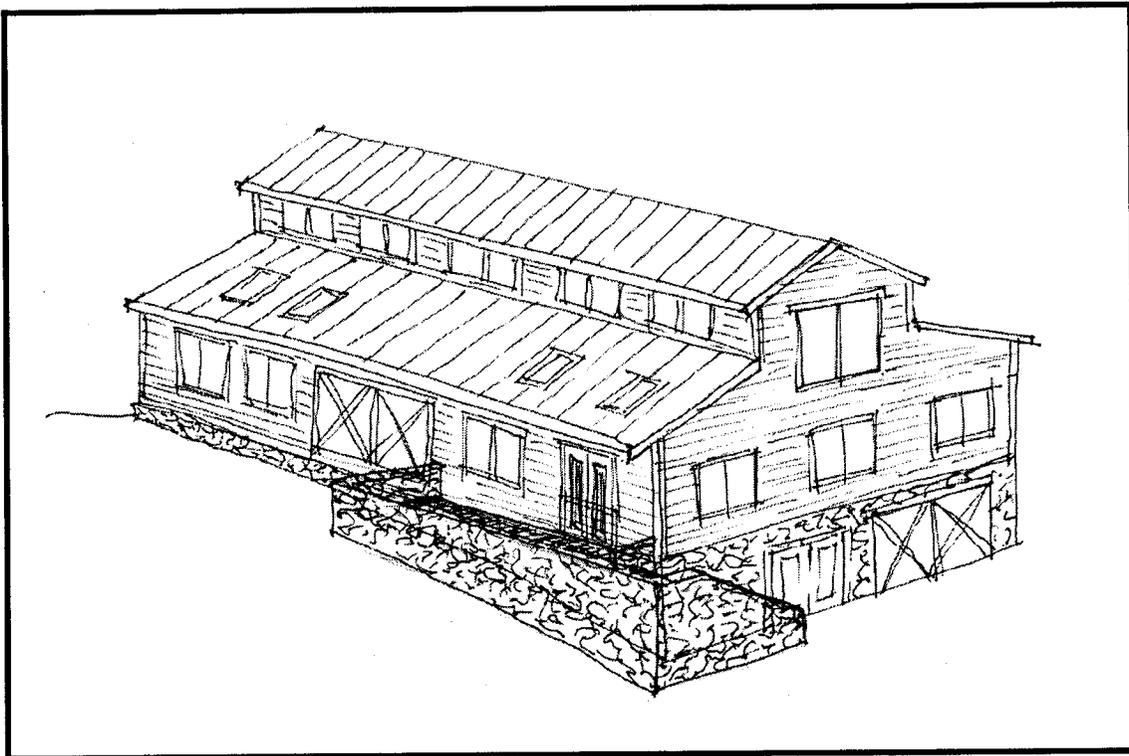
Phone: 703-324-3151 ♦ Fax: 703-324-3926 ♦ TTY: 703-324-3903  
Email: [clerktothebos@fairfaxcounty.gov](mailto:clerktothebos@fairfaxcounty.gov)  
<http://www.fairfaxcounty.gov/bosclerk>

3. This Special Exception Amendment is subject to the provisions of Article 17, Site Plans, as may be determined by the Director, Department of Public Works and Environmental Services (DPWES). Any plan submitted pursuant to this special exception 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 in accordance with the County Public Facility Manual (PFM) to the satisfaction of DPWES, prior to final site plan approval.
16. The design of the caretaker dwelling unit shall be in substantial conformance with the elevation shown in Exhibit A of these conditions.

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.

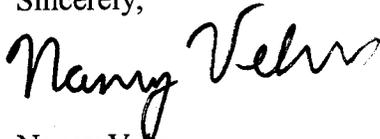
#### EXHIBIT A



**The Board also:**

- Modified the transitional screening yard requirement along the northern, southern, and eastern boundary lines and modification of the barrier requirement along all lot lines, in favor of the existing screening and barriers shown on the SEA Plat.
- Directed the director of the Department of Public Works and Environmental Services to approve the waiver for construction of a third lane on Centreville Road.

Sincerely,



Nancy Vehrs  
Clerk to the Board of Supervisors  
NV/ph

Cc: Chairman Sharon Bulova  
Supervisor Catherine Hudgins, Hunter Mill District  
Janet Coldsmith, Director, Real Estate Division, Dept. of Tax Administration  
Regina Coyle, Director, Zoning Evaluation Division, DPZ  
Diane Johnson-Quinn, Deputy Zoning Administrator, Dept. of Planning and Zoning  
Angela K. Rodeheaver, Section Chief, Transportation, Planning Division  
Eric Teitelman, Capital Projects and Operations Div., Dept. of Transportation  
Ken Williams, Plans & Document Control, ESRD, DPWES  
Department of Highways-VDOT  
Sandy Stallman, Park Planning Branch Manager, FCPA  
Charlene Fuhrman-Schulz, Development Officer, DHCD/Design Development Division  
District Planning Commissioner  
Karyn Moreland, Chief Capital Projects Sections, Dept. of Transportation



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

APPLICATION No: SEA 2006-HM-017  
(Staff will assign)

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

APPLICANT	NAME	<u>FIATTA HANIFA, MONTESSORI CHILDREN'S CENTER</u>	
	MAILING ADDRESS	<u>5026 HATTWOOD MANOR DRIVE</u>	
	PHONE HOME ( )	WORK (703) 793 1890	
	PHONE MOBILE ( )		
PROPERTY INFORMATION	PROPERTY ADDRESS	<u>2754 CENTREVILLE ROAD</u> <u>2745 <del>ROAD</del></u>	
	TAX MAP NO.	<u>25-1 (11) 34C and 34D</u>	SIZE (ACRES/SQ FT) <u>2.69 AC</u>
	ZONING DISTRICT	<u>B-1</u>	MAGISTERIAL DISTRICT <u>Hunter Mill</u>
	PROPOSED ZONING IF CONCURRENT WITH REZONING APPLICATION:		
SPECIAL EXCEPTION REQUEST INFORMATION	ZONING ORDINANCE SECTION	<u>9-006, 9-304, 9-309</u>	
	PROPOSED USE	<u>AMEND SE 2006-HM-017 TO ALLOW</u> <u>CARETAKERS QUARTERS</u>	
AGENT/CONTACT INFORMATION	NAME	<u>DAVID W. HUNTER</u>	
	MAILING ADDRESS	<u>3402 OAKHAM MOUNT DRIVE</u> <u>TRIANGLE, VA 22172</u>	
	PHONE HOME (703)	<u>221 8405</u>	WORK (703) <u>730 4026</u>
	PHONE MOBILE (703)	<u>472 3517</u>	
MAILING	Send all correspondence to (check one): <input type="checkbox"/> Applicant -or- <input checked="" type="checkbox"/> Agent/Contact		
<p>The name(s) and addresses of owner(s) of record shall be provided on the affidavit form attached and made part of this application. The undersigned has the power to authorize and does hereby authorize Fairfax County staff representatives on official business to enter the subject property as necessary to process the application.</p>			
<u>DAVID W. HUNTER</u>			
TYPE/PRINT NAME OF APPLICANT/AGENT		SIGNATURE OF APPLICANT/AGENT	

DO NOT WRITE IN THIS SPACE

Date Application accepted: 12/18/09 Application Fee Paid: \$ 7/a