



COMMONWEALTH OF VIRGINIA
COUNTY OF FAIRFAX
4100 CHAIN BRIDGE ROAD
FAIRFAX, VIRGINIA 22030



April 6, 1984

Mr. Ross G. Rogers
1426 Crowell Road
Vienna, Virginia 22180

Re: Special Exception Amendment
Number SEA 82-C-101-1

Dear Mr. Rogers:

At a regular meeting of the Board of Supervisors held on April 2, 1984, the Board approved Special Exception Amendment SEA 82-C-101-1 in the name of Tara School, Incorporated, located at Tax Map 18-3 ((2)) 5 for the expansion of a private school of general education pursuant to Section 3-E04 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 transferrable to other land.
2. This Special Exception is granted only for the purposes, structures and/or uses indicated on the Special Exception Plat approved with the application, as qualified by these development conditions.
3. All plans and permit applications submitted pursuant to this Special Exception shall be in substantial conformance with the approved Special Exception Plat and these conditions.
4. The required transition screening and barrier shall be provided at the time the adjacent properties develop as required in Section 13-108 of the Ordinance except as modified below:
 - o The required transition screen shall be modified to fit the shape of the eastern side yard of Phase III addition and in no case be less than twenty (20) feet in width as shown on the site plan submitted with the application.

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- o A barrier with a controlled gate shall be placed in the eastern side yard of the building, no less than ten (10) feet south of the exterior entrance to the corridor, and should be built as part of Phase IV.
- 5. This use is subject to the provisions of Chapter 108 of the Fairfax County Code, Noise. Upon development of the adjacent sites the school occupying the site shall take those measures necessary to fulfill the performance standards contained in Chapter 108.
- 6. If Phase IV construction is not begun or diligently pursued within 36 months of the date of the Board of Supervisors action on this application approval of that phase shall automatically expire without notice.
- 7. The enrollment of the Tara School will be limited to 500 students.
- 8. Grading easements will be provided as necessary for the realignment and construction of Sunset Hills Road along the northern edge of the site.

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.

Under Section 9-015 of the Zoning Ordinance, this Special Exception shall automatically expire, without notice, eighteen (18) months after the approval date of the Special Exception unless the activity authorized has been established, or unless construction has commenced and is diligently pursued, or unless additional time is approved by the Board of Supervisors because of the occurrence of conditions unforeseen at the time of the approval of this Special Exception. A request for additional time shall be justified in writing, and must be filed with the Zoning Administrator prior to the expiration date.

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The Board of Supervisors also modified the required Transition Screen 1, to fit the shape of the eastern side yard of the additions.

If you have any questions concerning this Special Exception, please give me a call.

Very truly yours,

Ethel Wilcox Register, Ky
Ethel Wilcox Register, CMC
Clerk to the Board of Supervisors

EWR/mmg

cc: Mr. Patteson
✓ Mr. Knowlton
Mr. Covington
Mr. Braham
Mr. Ted Austell, III
Executive Assistant to the County Executive

