



APPLICATION ACCEPTED: August 25, 2010
APPLICATION AMENDED: November 3, 2010
PLANNING COMMISSION: January 13, 2011
BOARD OF SUPERVISORS: January 25, 2011 @ 3:30 PM

County of Fairfax, Virginia

CRD

December 29, 2010

STAFF REPORT

APPLICATION SE 2010-MA-020

MASON DISTRICT

APPLICANT: Higher Horizons Day Care Center, Inc.

PRESENT ZONING: C-7, CRD, SC, HC

PARCEL(S): 51-3 ((23)) C pt. and C1 pt.

ACREAGE: 13,160 square feet

FAR/DENSITY: 0.29

PLAN MAP: Office

SE CATEGORY Category 3 - Use 10: Child care centers and nursery schools
Category 6 - Use 19: Modifications and waivers in a Commercial Revitalization District

PROPOSAL: The applicant seeks approval of a special exception to permit a child care center and nursery school with a maximum daily enrollment of 48 children in an existing office building.

STAFF RECOMMENDATIONS:

Staff recommends approval of SE 2010-MA-020 subject to the development conditions consistent with those found in Appendix 1 of this report.

William O'Donnell

Staff recommends a modification of the transitional screening yard and barrier requirements along the north, south and east boundary lines in favor of that shown on the SE Plat.

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

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 rezoning 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.

O:\wodonn\ZED\Special Exceptions\Higher Horizon Day Care SE 2010-MA-020\Report\SE 2010-MA-020 Staff Report Cover.doc



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

Special Exception

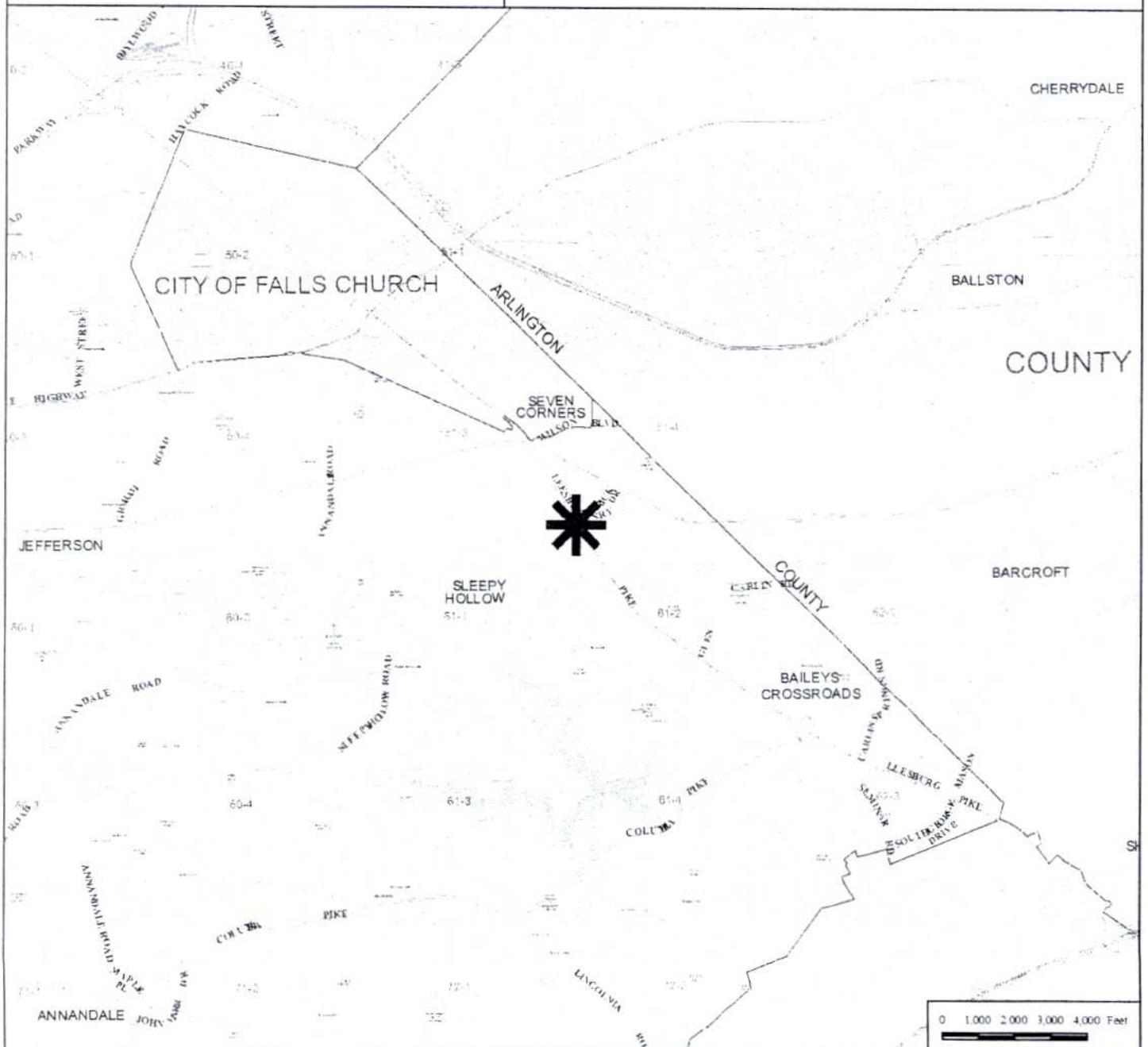
SE 2010-MA-020



Applicant: HIGHER HORIZONS DAY CARE CENTER, INC.
Accepted: 08/25/2010- AMENDED 11/03/2010
Proposed: CHILD CARE AND NURSERY SCHOOL WITH WAIVERS AND MODIFICATIONS IN A CRD

Area: 13160 SF OF LAND; DISTRICT - MASON
Zoning Dist Sect: 09-0622 09-0610 09-0612 04-0704
Art 9 Group and Use: 6-19 6-06 6-09 3-10

Located: 6201 LEESBURG PIKE
Zoning: C-7
Plan Area: 1,
Overlay Dist: CRD SC HC
Map Ref Num: 051-3- /23/ / C pt. /23/ / C1 pt.



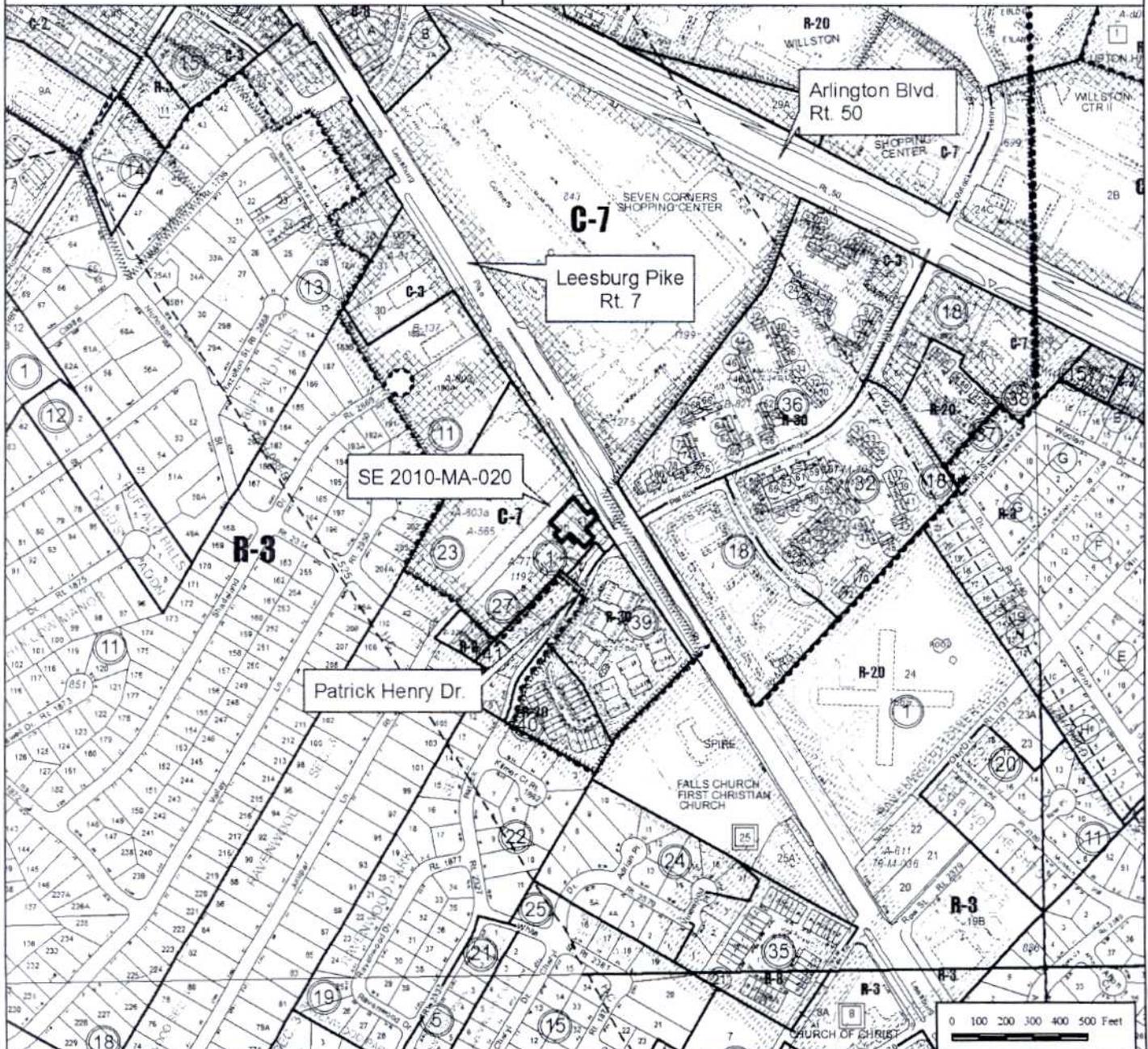
Special Exception

SE 2010-MA-020

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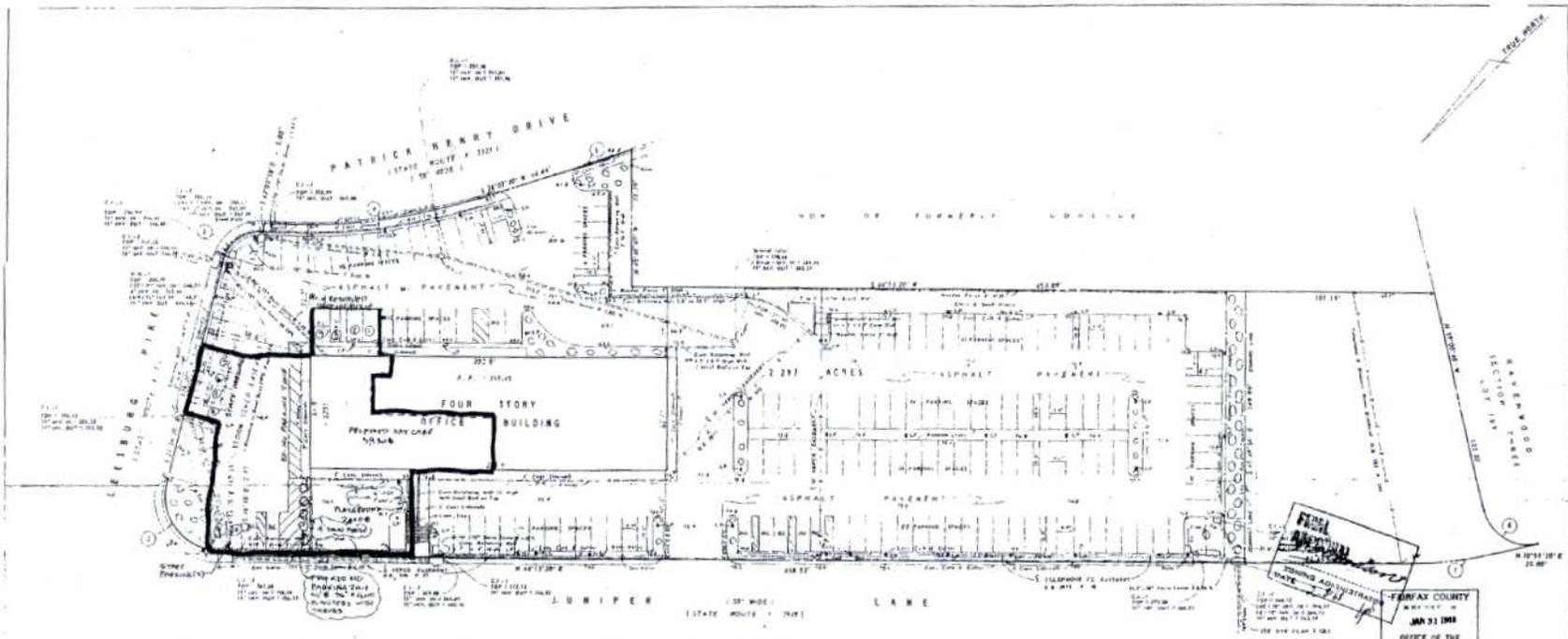
DATE
24 AUGUST 2006
31 AUGUST 2006
3 SEPT 2006
28 OCT 2006
1 DEC 2006

Arencibia Architects Inc.
103-437-0190
Harrison, Virginia 20111
13348 Fort Ruler Lane

HIGHER HORIZONS DAY CARE
4201 LEEBSBURG PIKE, SUITE 100
FALLS CHURCH, VIRGINIA 22044



SEI
JOB NO. 10-131
HIGHER HORIZONS DAY CARE



NO.	RADIUS	DELTA	ARC	TAN	CHORD	CH. BEARING
1	213.47	127.52°	45.82	23.81	48.85	N 27° 24' 21" E
2	38.28	88° 18' 18"	12.51	36.51	47.84	N 87° 41' 18" W
3	28.58	78° 32' 42"	10.51	25.88	28.50	N 89° 08' 00" W
4	128.18	171° 51' 12"	124.33	41.52	115.72	S 12° 24' 18" E
5	1281.02	42° 32' 21"	15.48	12.71	45.78	S 77° 28' 20" W
6	21.00	90° 00' 00"	19.17	21.00	35.31	S 12° 24' 18" E

SITE PLAN
RECOMMENDED FOR APPROVAL
SUBJECT TO NOTATIONS SHOWN
FALLS CHURCH, VA, 22044

APPROVED BY CIVIL ENGINEER
BY: *[Signature]*
DATE: 08/24/06

APPROVED BY ARCHITECT
BY: *[Signature]*
DATE: 08/24/06

APPROVED BY LAND SURVEYOR
BY: *[Signature]*
DATE: 08/24/06

APPROVED BY PLANNING ENGINEER
BY: *[Signature]*
DATE: 08/24/06

APPROVED BY ZONING ADMINISTRATOR
BY: *[Signature]*
DATE: 08/24/06

AS-BUILT
PLAN NO. #946

NOTE: STATEMENTS SHOWN HEREON WILL IN NO WAY AFFECT PHYSICAL LOCATION OR OPERATION OF THE IMPROVEMENTS BUILT ON THIS PROPERTY.

NOTE: WATER EASEMENT DEED BOOK 786 PAGE 4 107 TO SERVE THIS PROPERTY (NO LOCATION GIVEN)

DENOTE:
L.P. - LIGHT POLE WITH 8" x 8" CONC. BASE
S - SIGNAGE

PLAT SHOWING
AS-BUILT SITE PLAN AND BUILDING LOCATION SURVEY ON A PORTION OF THE PROPERTY OF RAYMOND J. & SUE G. POPPELMAN MASON INDUSTRIAL DISTRICT FAIRFAX COUNTY, VIRGINIA

SCALE 1" = 20'
AUGUST 26, 1987
CARROLL KINN AND ASSOCIATES ENGINEERS, LAND SURVEYORS, LAND DEVELOPMENT PLANNERS SPRINGFIELD, VIRGINIA

SPECIAL EXCEPTION PLAT

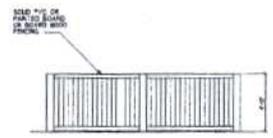
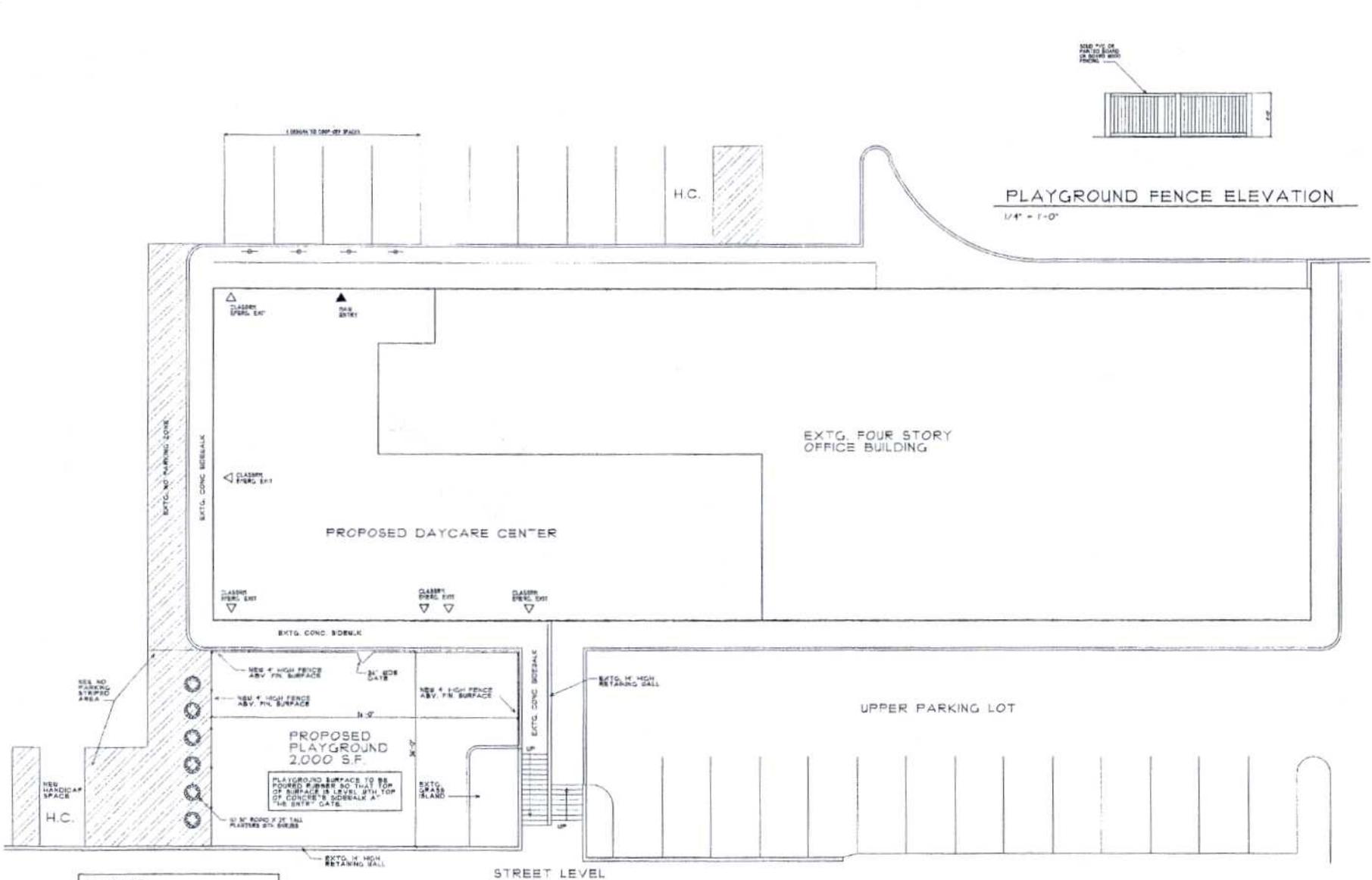
OWNER INFORMATION:
POPELMAN RAYMOND J. & SUE FAMILY TRUST
4201 LEEBSBURG PIKE, SUITE 100
FALLS CHURCH, VIRGINIA 22044

TENANT/APPLICANT:
HIGHER HORIZONS DAY CARE CENTER, INC.
5400 B SUMMERS LANE
FALLS CHURCH, VIRGINIA 22044

PROPERTY INFORMATION:
TAX MAP 0518 23 011 - 3,380 SF
TAX MAP 0518 23 011 - 945 SF
DISTRICT NAME MASON DISTRICT
LEGAL DESCRIPTION RAVENWOOD AT FOLG SEC 3
ZONING DESCRIPTION C-1
REVITALATION DISTRICT

BUILDING USE INFORMATION:
4201 LEEBSBURG PIKE
FALLS CHURCH, VIRGINIA 22044
TOTAL BUILDING AREA 4743 SF
OFFICE AREA 4078 SF
DAYCARE CENTER 3,930 SF
PLAYGROUND AREA 1,000 SF
SPECIAL EXCEPTION AREA 13,000 SF

PARKING CALCULATIONS:
OFFICE 1.00 / 1000 = 43.482 SF - 51 SPACES
DAYCARE 1.00 / 400 = 9.875 SF - 10 SPACES
TOTAL BUILDING REQUIRED - 61 SPACES
AVAILABLE PARKING - 68 SPACES
OPEN AREA -
3200 SF = 25%



PLAYGROUND FENCE ELEVATION
1/4" = 1'-0"

PROPOSED PLAYGROUND LAYOUT
1/8" = 1'-0"

SIGNAGE:
BUILDING "COURT" SIGNAGE SHALL COMPLY WITH ARTICLES 12 OF THE ZONING ORDINANCE

DATE:	
24 AUGUST 2010	
3 AUGUST 2010	
3 SEPT. 2010	
28 OCT. 2010	
3 DEC. 2010	

Arencibia Architects Inc.
103-431-0190
13348 Pant. Rider Lane Herndon, Virginia 20171

HIGHER HORIZONS DAY CARE
4201 LEEBURG PIKE, SUITE 100
FALLS CHURCH, VIRGINIA 22044



SE-2
JOB NO. 10-38
HIGHER HORIZON DAY CARE

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

DESCRIPTION OF THE APPLICATION

Proposal:	Approval of a Categories 3 and 6 Special Exception for a child care center and nursery school within a portion of an existing office building, and modifications and waivers in association with a Commercial Revitalization District.	
Size:	Existing Office Building:	47,416 sq ft
	Proposed Child Care Center:	3,930 sq ft
	Remaining Office:	43,486 sq ft
Enrollment:	Maximum # of Children:	48 at any one time
	Maximum # of Staff:	12 at any one time
Hours:	7:30 am to 5:00 pm Monday through Friday	
Waivers/ Modifications:	Modification of the transitional screening and barrier requirements.	

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 6201 Leesburg Pike on Tax Maps 51-3 ((23)) C pt. and C1. The applicant proposes to locate a child care center and nursery school with a maximum daily enrollment of 48 children within a 3,930 square foot portion of an existing 47,416 square foot office building. This existing building is located on three parcels (Tax maps 51-3((3)) B, C and C1) that have a rectangular shape configuration with frontage along a Service Drive parallel to Leesburg Pike, connecting to Patrick Henry Drive and Juniper Lane. Surface parking is located to the south, west and east of the building. Four access points are provided; one from Patrick Henry Drive, one from the Service Drive parallel to Leesburg Pike and two from Juniper Lane. The site is screened from the single family residents to southeast with a 6 foot tall wooden fence along the southeastern and southern property lines.

Surrounding Area Description:

The subject property is surrounded by the following uses:

SURROUNDING AREA DESCRIPTION			
Direction	Use	Zoning	Plan
North	Retail (Seven Corners Shopping Center) Multi-family Residential	C-7 R-30	Retail and Other Residential @ 16-20 du/ac
South	Single Family Detached	R-8	Residential @ 2-3 du/ac
East	Single Family Detached Multi-family Residential	R-3 R-30 R-20	Residential @ 16-20 du/ac
West	Retail	C-7	Retail and Other

BACKGROUND

The existing building was built in 1967. No previous rezoning applications have been filed on this site

COMPREHENSIVE PLAN PROVISIONS (Appendix 4)

Plan Location: Area I, Baileys Planning District, Seven Corners Community Business Center, Sub Unit C-2

Plan Map: Office

Plan Text:

“Sub-Unit C-2

Parcels 051-3((23)) B, C, and C1, to the south, are also planned and developed for office use at the existing intensity. These parcels serve as a transition from the CBC to the surrounding neighborhoods and are designated as gateway locations.”

ANALYSIS

Special Exception Plat (SE Plat) (Copy at front of staff report)

Title of SE Plat: Higher Horizons Day Care
Prepared By: Javier Arencibia – Arencibia Architects Inc.
Original and Revision Dates: Dated August 26, 2010 as revised through December 6, 2010

The SE Plat consists of two sheets.

Sheet 1 shows the as-built site plan for the existing office building and includes the special exception plat area for the proposed child care center and nursery school in a portion of the office building. The SE Plat includes owner/tenant information, property information, building and use tabulations, parking calculations, and the proposed layout of the child care center, which is described in further detail below.

Layout: An existing four-story office building with 47,416 gross floor area (GFA) and support retail is located on the northern portion of Tax Maps 51-3((3)) B, C and C1. A large surface parking lot is located to the rear of the building on the southern portion of the site with small surface parking areas to the north, west and east sides of the building. A child care center and nursery school is proposed to be located on the first floor of the building fronting Leesburg Pike and would occupy 3,930 square feet. The remaining office and support retail would occupy 43,486 square feet. A 2,000 square foot playground area for the child care center is proposed to replace the small parking area located along the northwest side of the building. No new construction is proposed. A four-foot tall board on board or PVC fence would be located along the north and east boundaries of the playground area. Two existing cement retaining walls reaching fourteen feet in height are located on the south and west boundaries of the playground area.

Access: No changes are proposed to the existing access points. Four access points are provided: one from Patrick Henry Drive, and one from the Service Drive parallel to Leesburg Pike and two from Juniper Lane.

Parking: The Zoning Ordinance requires 167 parking spaces for the office and child care center uses; 168 spaces are provided on the site. The parking spaces for the child care center (10 spaces) would be located near the main door located on the northeast side of the building.

Open Space: The notes on the plan indicate that 25% of the site is open space.

Sheet 2 shows a detailed graphic of the 2,000 square foot playground area with fence elevations. A note on the sheet indicates that the playground area surface would be poured rubber.

Land Use and Environmental Analysis (Appendix 4)

The subject property is located in Area I, Baileys Planning District, Seven Corners Community Business Center, Sub Unit C-2. This area is planned and developed with office use at the existing intensity; 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. No land use issues were identified.

Office of Community Revitalization and Reinvestment (OCRR) (Appendix 5)

No issues

Transportation Analysis (Appendix 6)

The applicant requests a special exception to provide a Head Start Child Care Program that will provide early child care, education and comprehensive services for 48 children. No significant issues were identified by the Fairfax County Department of Transportation (FCDOT). The Virginia Department of Transportation (VDOT) requested the applicant either close the existing site access point to the Leesburg Pike (Route 7) service drive or submit an access management waiver/ exception prior to a public hearing. The applicant has agreed to submit the access management waiver but cannot submit a waiver prior to the hearing. Head Start Child Care is federally funded as a non-profit, and must go through a fairly involved procurement process for expenditures to hire a consultant to prepare and submit a waiver request. A development condition has been written to require approval of an access management waiver/ exception prior to a Non-Residential Use Permit. If the waiver is not granted, the access point must be closed. Imposition of this condition would address this issue.

Stormwater Management Analysis

No issues were identified.

ZONING ORDINANCE PROVISIONS (Appendix 7)

Bulk Standards (C-7 Zoning)		
Standard	Required	Provided
Lot Size	40,000 sq ft	7,300 sq ft for the SE Area*
Lot Width	200 ft	110 ft for the SE Area*
Building Height	90 ft	50 ft
Front Yard	45 degree ABP, 40 ft	58.8 ft Leesburg Pk. Service Dr. 72.2 ft Patrick Henry Dr. 50.4 ft Juniper Lane (building) 2 ft Juniper lane (playground area)*
Rear Yard	20 ft	37 ft (SW) 300 ft (S)
FAR	0.85	0.54
Open Space	15%	25%
Spaces Parking	167 spaces (based on office use and maximum daily enrollment of 48)	168 spaces

* The proposed use conforms to all bulk requirements of the C-7 District except for the minimum lot size and width requirements as well as the proposed location of the playground area in the front yard along Juniper Lane. Those requirements are part of the special exception request pursuant to Section 9-622 of the Zoning Ordinance (Modifications and waivers in a Commercial Revitalization District) discussed further below.

Waivers and Modifications:*Modification of Transitional Screening and Barrier requirements*

The subject property requires Transitional Screening 1 and Barriers D, E or F along the north, south and east property lines. The applicant seeks approval of a modification of these requirements to allow existing vegetation to be utilized along the south and east boundary lines, and a modification of the barrier requirements along those lot lines in favor of the existing six foot high board-on-board wood fence shown on the SE Plat. Par. 4 of Sect. 13-104 states that existing vegetation may and should be used as required planting if the vegetation is suitable for use in compliance with the requirements of this Article. In addition, a six lane divided highway with an additional two lane service drive separates the proposed use from multi-family apartments to the north. Since the application merely seeks to add a child care center and nursery school in an existing building with no new floor area proposed, staff supports the requested modifications.

Other Zoning Ordinance Requirements:**Special Exception Requirements**

Provisions for Modifications and Waivers in a CRD District (Sect 9-622)
General Special Exception Standards (Sect. 9-006)
Category 3 Standards (Sect. 9-304)
Additional Standards Child Care Centers and Nursery Schools (Sect. 9-309)

Provisions for Modifications and Waivers in a CRD District (Sect 9-622)

Paragraph 1A indicates that the Board may approve, either in conjunction with the approval of a rezoning or as a special exception a modification or waiver of the minimum lot size, minimum yard and/or minimum open space requirements of the underlying zoning district regulations in a Commercial Revitalization District. Since the special exception is proposed to be located in an existing building that is located on a larger area that meets the minimum requirements for lot size and open space and no additional floor area is proposed, staff supports the modification requests.

General Special Exception Standards (Sect. 9-006)

The General Special Exception Standards require that the proposal be in harmony with the Comprehensive Plan; that there be a finding of no significant negative impacts on surrounding properties; and that safe and adequate vehicular and pedestrian access be provided. Staff believes that, with the imposition of the proposed development conditions, the use proposed in an existing office building satisfies all of the General Special Exception Standards.

Category 3 Standards (Sect. 9-304)

The Category 3 Standards require that the proposed development meet lot size and bulk requirements for the Zoning District, comply with performance standards, and be subject to Site Plan Review. The proposed use meets these standards except the minimum lot size, width and open space requirements as well as the location of the playground area in front yard along Juniper Lane. Those requirements are part of the special exception request pursuant to Section 9-622 of the Zoning Ordinance (Modifications and waivers in a Commercial Revitalization District). The location of the playground area in the front yard is further discussed in the additional standards for Child Care Centers below.

Additional Standards for Child Care Centers and Nursery Schools (Sect. 9-309)

Paragraph 1 states that 100 square feet of outdoor recreational area be available for each child who may use the space at any one time, which would require a 4,800 square foot playground area for 48 children. The SE Plat shows a 2,000 square foot play area located on the northwest side of the office building, which is bounded

on the north and east by a four foot high board-on-board wood or PVC fence and on the south and west by cement retaining walls reaching up to fourteen feet in height. Since the applicant seeks approval for a maximum enrollment of 48 children, a development condition has been written that limits the number of children in the playground area to 20 at any one time. Imposition of this condition will address this concern.

In addition, Paragraph 1 states that the playground area be limited to an area outside the limits of the minimum required front yard, unless specifically approved by the Board in commercial and industrial districts only. The applicant proposes to locate a playground area in the front yard along Juniper Lane on the northwest side of the building. This location is currently used as a surface parking lot that is secluded and separated from the main surface parking lot located to the south and west of the existing building due to a significant change in topography. Two existing cement retaining walls reaching fourteen feet in height separate the parking areas. Since this application is using space in an existing office building and proposing to replace the secluded parking area on the northwest side of the building with a playground area adjacent to the proposed use in the building and protected by existing retaining walls, staff supports Board approval. Staff finds that there are no other reasonably safe locations on the site for a playground area and finds that this standard is satisfied.

Paragraph 2 requires the use to have direct access to a public street sufficient to accommodate the estimated traffic. Access is provided via four entrances: one from Patrick Henry Drive, one from the Service Drive parallel to Leesburg Pike and two from Juniper Lane. Staff finds that this standard has been addressed. As previously discussed in transportation section, a development condition has been written to require approval of an access management waiver/ exception prior to a Non-Residential Use Permit. If the waiver is not granted, the access point from the Service Drive parallel to Leesburg Pike must be closed.

Paragraph 3 requires that the use be located so as to allow the loading and unloading of all children on the site. Adequate drop off space is available to the front of the building shown on the SE Plat. Staff has proposed development conditions which require that all loading and unloading of children occur on the SE property, and that no recreational activities occur in the parking areas during the time of pick-up and drop-off. With these conditions, this standard has been addressed.

Paragraph 4 reiterates that Child Care Centers are subject to the regulations of Chapter 30 of *the Fairfax County Code* or Title 63.1 Chapter 10 of *the Code of Virginia*.

Overlay District Requirements

The application is located in the Highway Corridor and the Sign Control Overlay Districts. The Highway Corridor Overlay District imposes additional requirements on certain uses within the overlay district. These requirements do not apply to the application request for a child care center and nursery school use in an existing office building.

All signage associated with the proposed use will be required to conform to the requirements of the sign control overlay district, as outlined in Article 12 of the Zoning Ordinance.

Summary of Zoning Ordinance Provisions

All applicable standards have been satisfied with the proposed development conditions.

CONCLUSIONS AND RECOMMENDATIONS

Staff Conclusions

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

Recommendation

Staff recommends approval of SE 2010-HM-020 subject to the proposed development conditions in Appendix 1.

Staff recommends a modification of the transitional screening yard and barrier requirements along the north, south and east boundary lines in favor of that shown on the SE Plat.

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. Land Use and Environmental Analysis
5. OCRR Analysis
6. Transportation Analysis
7. Applicable Zoning Ordinance Provisions
8. Glossary

PROPOSED DEVELOPMENT CONDITIONS

SE 2010-MA-020

December 29, 2010

If it is the intent of the Board of Supervisors to approve SE 2010-MA-020 located at 6201 Leesburg Pike, Tax Map Parcels 51-3 ((23)) C pt. and C1 pt. for a child care center, and nursery school with waivers and modifications in the Commercial Revitalization District pursuant to Sect. 4-704 of the Fairfax County Zoning Ordinance, the staff recommends that the Board condition the approval 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. A copy of this Special Exception Amendment and the Non Residential Use Permit SHALL BE POSTED in a conspicuous place on the property of the use and made available to all departments of the County of Fairfax during the hours of operation of the permitted use.
4. 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 "Higher Horizons Day Care" prepared by Javier Arencibia – Arencibia Architects Inc. consisting of two sheets dated August 26, 2010 as revised through December 6, 2010, 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.
5. The total maximum daily enrollment shall be limited to 48.
6. The maximum number of staff shall not exceed 12.
7. The normal hours of operation shall be limited to 7:30 am to 5:00 pm.
8. Based on the minimum required square footage of outdoor play area per child, no more than 20 children shall be in the outdoor play area at any one time.
9. The parking area shall not be used for recreational purposes during the time of pick-up and drop-off.

10. All loading and unloading of children shall occur on the application property.
11. No free-standing sign shall be allowed. All signage shall comply with the regulations of Article 12 of the Zoning Ordinance.
12. Approval of a VDOT access management waiver/ exception shall be obtained prior to the issuance of a Non-Residential Use Permit. If the waiver is not granted, the access point from the Leesburg Pike Service Drive shall be closed prior to the issuance of a Non-Residential Use Permit.

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 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.

SPECIAL EXCEPTION AFFIDAVIT

DATE: December 9, 2010
 (enter date affidavit is notarized)

I, Sara V. Mariska, attorney/agent, 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

109646d

in Application No.(s): SE 2010-MA-020
 (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)
Higher Horizons Day Care Center, Inc. Agents: Mary Ann Cornish Ethel Rollins Cross Tyrone (nmi) Bradley Ernestine (nmi) Heastie Francine (nmi) Williams	5920-B Summers Lane Falls Church, VA 22044	Applicant/Sub-lessee of Tax Map 51-3 ((23)) C1 pt., C pt.
McIlvaine Associates Limited Partnership, LLLP Agent: James L. McIlvaine, Jr.	6231 Leesburg Pike, Suite 100 Falls Church, VA 22044	Ground Lessee/Sub-lessor Owner by virtue of 90+ year lease of Tax Map 51-3 ((23)) C1 pt., C pt.

(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 Attachment to Par. 1(a)DATE: December 9, 2010
(enter date affidavit is notarized)

109646d

for Application No. (s): SE 2010-MA-020
(enter County-assigned application number (s))

(NOTE: All relationships to the application 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)
Ronald George Eaton and Diana Joyce Meyer, Trustees of The Eaton/Meyer Family Trust f/b/o Diana Joyce Meyer and Richard George Eaton	501 S. Brand Boulevard, #4 San Fernando, CA 01340	Title Owner/Ground Lessor of Tax Map 51-3 ((23)) C1 pt., C pt.
Robert L. Wilson and Julie A. Wilson, Trustees of the Wilson Family Trust f/b/o Robert L. Wilson and Julie A. Wilson	501 S. Brand Boulevard, #4 San Fernando, CA 01340	Title Owner/Ground Lessor of Tax Map 51-3 ((23)) C1 pt., C pt.
Paula S. Schuman and Phillip B. Zipin, Trustees of the Paula Schuman Revocable Living Trust f/b/o Paula Schuman	501 S. Brand Boulevard, #4 San Fernando, CA 01340	Title Owner/Ground Lessor of Tax Map 51-3 ((23)) C1 pt., C pt.
Janine E. Flynn, Trustee of the Janine E. Flynn Trust f/b/o Janine E. Flynn	501 S. Brand Boulevard, #4 San Fernando, CA 01340	Title Owner/Ground Lessor of Tax Map 51-3 ((23)) C1 pt., C pt.
John A. Lewis, Trustee of the John A. Lewis 2005 Trust f/b/o John A. Lewis	501 S. Brand Boulevard, #4 San Fernando, CA 01340	Title Owner/Ground Lessor of Tax Map 51-3 ((23)) C1 pt., C pt.
Richard Luney	501 S. Brand Boulevard, #4 San Fernando, CA 01340	Title Owner/Ground Lessor of Tax Map 51-3 ((23)) C1 pt., C pt.
Paula S. Schuman	501 S. Brand Boulevard, #4 San Fernando, CA 01340	Title Owner/Ground Lessor of Tax Map 51-3 ((23)) C1 pt., C pt.
James McCrea Luney and Theresa Luney, Trustees of the James M. and Theresa Luney Living Trust f/b/o James M. Luney and Theresa Luney	501 S. Brand Boulevard, #4 San Fernando, CA 01340	Title Owner/Ground Lessor of Tax Map 51-3 ((23)) C1 pt., C pt.

(check if applicable)

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

Special Exception Attachment to Par. 1(a)DATE: December 9, 2010
(enter date affidavit is notarized)

109646 d

for Application No. (s): SE 2010-MA-020
(enter County-assigned application number (s))

(NOTE: All relationships to the application 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)
John A. Lewis, Trustee for William R. Lewis under the terms of the Raymond J. Poppelman 1978 Family Trust f/b/o William R. Lewis	501 S. Brand Boulevard, #4 San Fernando, CA 01340	Title Owner/Ground Lessor of Tax Map 51-3 ((23)) C1 pt., C pt.
Walsh, Colucci, Lubeley, Emrich & Walsh, P.C. Agents: Martin D. Walsh Lynne J. Strobel Timothy S. Sampson M. Catharine Puskar G. Evan Pritchard Sara V. Mariska Elizabeth D. Baker Inda E. Stagg Kara M.W. Bowyer Megan C. Rappolt Elizabeth A. McKeeby	2200 Clarendon Boulevard 13th Floor Arlington, Virginia 22201	Attorneys/Planners/Agent
Arencibia Architects, Inc. Agent: Javier A. Arencibia	13368 Point Rider Lane Herndon, VA 20171	Architect/Agent
Trimark Corporation Agent: Viet Duong	6231 Leesburg Pike, Suite 100 Falls Church, VA 22044	Agent for McIlvaine Associates Limited Partnership, LLLP

(check if applicable)

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

SPECIAL EXCEPTION AFFIDAVIT

DATE: December 9, 2010
(enter date affidavit is notarized)

109646d

for Application No. (s): SE 2010-MA-020
(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) Higher Horizons Day Care Center, Inc.
5920-B Summers Lane
Falls Church, VA 22044

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

A non-stock, not-for-profit corporation with no shareholders.

(check if applicable) [x] 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: December 9, 2010
(enter date affidavit is notarized)

109646d

for Application No. (s): SE 2010-MA-020
(enter County-assigned application number (s))

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

Walsh, Colucci, Lubeley, Emrich & Walsh, P.C.
2200 Clarendon Boulevard, 13th Floor
Arlington, Virginia 22201

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 J. Bomgardner, E. Andrew Burcher,	J. Randall Minchew,
Thomas J. Colucci, Peter M. Dolan, Jr.,	M. Catharine Puskar, John E. Rinaldi,
Jay du Von, Jerry K. Emrich, William A.	Lynne J. Strobel, Garth M. Wainman,
Fogarty, John H. Foote, H. Mark Goetzman,	Nan E. Walsh, Martin D. Walsh
Bryan H. Guidash, Michael D. Lubeley,	

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

Arencibia Architects, Inc.
13368 Point Rider Lane
Herndon, VA 20171

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)

Javier A. Arencibia

(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 Attachment to Par. 1(b)

DATE: December 9, 2010
(enter date affidavit is notarized)

109646 d

for Application No. (s): SE 2010-MA-020
(enter County-assigned application number (s))

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

Trimark Corporation
6231 Leesburg Pike, Suite 100
Falls Church, VA 22044

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)

Charles R. Rowsie
Sara A. Marsh

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

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)

(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: December 9, 2010
(enter date affidavit is notarized)

109646d

for Application No. (s): SE 2010-MA-020
(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)

McIlvaine Associates Limited Partnership, LLLP
6231 Leesburg Pike, Suite 100
Falls Church, VA 22044

(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)

General Partners:

James L. McIlvaine, Jr.
Don C. McIlvaine
Karen M. Bachand

Limited Partners:

Mark M. Durfee
Kristen C. Durfee
M. Joshua Durfee
Mary Shannon Scay
Jennifer (nmi) McIlvaine
Rebecca (nmi) McIlvaine
Abigail (nmi) McIlvaine
Lawrence F. Nerenberg
Jonathan M. Nerenberg
Rebecca Sue Morris
Catherine Ann Roche

(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: December 9, 2010
(enter date affidavit is notarized)

109646d

for Application No. (s): SE 2010-MA-020
(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: December 9, 2010
(enter date affidavit is notarized)

109646 d

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.)

Don C. McIlvaine, a general partner of McIlvaine Associates Limited Partnership, LLLP (the ground lessee/sub-lessor in Section 1(a) of this affidavit) donated in excess of \$100 on behalf of Ravensworth Properties LLC to Chairman Sharon Bulova. However, Ravensworth Properties LLC is not associated with this application.

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:

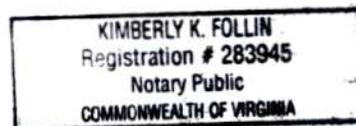
(check one) Sara V. Mariska
 Applicant Applicant's Authorized Agent

Sara V. Mariska, attorney/agent
(type or print first name, middle initial, last name, and & title of signee)

Subscribed and sworn to before me this 9 day of December 2010, in the State/Comm. of Virginia, County/City of Arlington.

Kimberly K Follin
Notary Public

My commission expires: 11/30/2011



AmendedSpecial Exception Statement of Justification

November 11, 2010

RECEIVED
Department of Planning & Zoning
NOV 12 2010
Zoning Evaluation Division**A. Type of Operation**

Higher Horizons Day Care Center, Inc (hereafter referred to as the Applicant) proposes to provide Early Head Start services at the McIlvaine Building located at 6201 Leesburg Pike, #8, Falls Church, Virginia and identified as Fairfax County tax map reference 51-3 ((23)) C1 and C (part) (the "Subject Property"). The Applicant plans to operate an Early Head Start Child Care program that received funds from the American Reinvestment and Recovery Act of 2009. The Applicant will provide early care, education and comprehensive services, for forty-eight (48) infants and toddlers ages six (6) weeks to three (3) years.

B. Hours of Operation

The hours of operation will be from 7:30 a.m. to 5:00 p.m., Monday through Friday. The Applicant will be closed on legal holidays and will follow the Fairfax County Schools' closing schedule for inclement weather and winter and spring breaks.

C. Estimated number of patrons/clients/patients/pupils/etc.

The Applicant will provide care for forty-eight (48) infants and toddlers, ages six (6) weeks to three (3) years.

D. Proposed number of employees/attendants/teachers/etc.

The Applicant will hire twelve (12) staff to provide early care services for forty-eight (48) infants/toddlers at this location.

E. Estimate of traffic impact of the proposed use, including the maximum expected trip generation and the distribution of such trips by mode and times day.

The children to be enrolled reside in the Falls Church/Seven Corner community and will not require transportation to/from the site; others will utilize public transit. The Applicant will recruit families from surrounding neighborhoods and within walking distance from the Subject Property. Therefore, the Applicant estimates that the traffic impact will be minimal. The anticipated arrival time for children will be between the hours of 7:30 a.m. and 9:00 a.m. Families will pick their children up between the hours of 3:00 p.m. and 5:00 p.m. The Applicant will not offer weekend or evening activities.

F. Vicinity or general area to be served by the use.

The Applicant's target service area for recruitment/enrollment of children and families will be the Fall Church and Seven Corners communities.

G. Description of the building façade and the architecture of proposed new building or additions.

The building, for which this application is being submitted, was a former Bank of America location. The Applicant plans to renovate the building to meet building codes and licensing specifications for an infant and toddler day care/nursery school facility. The site design will require six (6) classrooms, a food service area, health room and conference room. A section of the parking lot will be renovated to create a fenced play area for the children.

H. A Listing, if known, of all hazardous or toxic substances as set forth in Title 40, Code of Federal Regulations Parts 116.4, 302.4 and 355: etc.

There are no known hazardous or toxic substances present on the Subject Property.

I. A statement of how the proposed use conforms to the provisions of all applicable ordinances, regulations, adopted standards and any applicable conditions, or, if any waivers, exception or variances is sought by the applicant from such ordinances, regulations, standards and conditions, such shall be specifically noted with the justification for any such modification.

The proposed use conforms to the provisions of all applicable ordinances, adopted standards, and applicable conditions with the following exceptions:

- Pursuant to Section A7-206, the Applicant requests a modification of the 40,000 square foot minimum lot size required under Section 4-706(1) of the Zoning Ordinance. The special exception area is approximately 7,300 square feet in size; however, the larger parcel on which the existing building is located meets the 40,000 square foot minimum lot size requirement.
- Pursuant to A7-208, the Applicant requests a modification of the required fifteen percent (15%) open space required under Section 4-708. No new construction is proposed with this application and the special exception simply carves out a limited area within an existing parcel. This application represents a change in use in an existing building.

- Pursuant to Section 9-309(1)(B), the Applicant requests a modification to allow the play area to be located in the front yard of the Subject Property. The play area will be completely screened and enclosed. The play area is separated from adjacent uses and has been located to allow convenient access from the day care center to the play area. Requiring a different location for the play area would not be convenient or safe for the Applicant's proposed use of the existing building.

{A0206718.DOC / 1 Revised Statement of Justification 007121 000002}



County of Fairfax, Virginia

MEMORANDUM

DATE: December 3, 2010

TO: Regina Coyle, Director
Zoning Evaluation Division, DPZ

FROM: Pamela G. Nee, Chief *P.N.*
Environment and Development Review Branch, DPZ

SUBJECT: Environmental Assessment: SE 2010-MA-020
Higher Horizons Day Care, Inc.

This memorandum, prepared by Bernard Suchicital, includes citations from the Comprehensive Plan that provide guidance for the evaluation of the special exception amendment (SEA) plat dated August 26, 2010 revised through October 29, 2010. Possible solutions to remedy identified environmental impacts are suggested. Other solutions may be acceptable, provided that they achieve the desired degree of mitigation and are also compatible with Plan policies.

COMPREHENSIVE PLAN CITATIONS:

The Comprehensive Plan is the basis for the evaluation of this application. The assessment of the proposal for conformity with the environmental recommendations of the Comprehensive Plan is guided by the following citations from the Plan:

In the Fairfax County Comprehensive Plan, Policy Plan, 2007 Edition, Environment section as amended through July 27, 2010 on page 11, the Plan states:

“Transportation generated noise impacts the lives of many who live in the County. Some County residents are subjected to unhealthful levels of noise from highway traffic. . . Federal agencies with noise mitigation planning responsibilities have worked with the health community to establish maximum acceptable levels of exposure (Guidelines for Considering Noise in Land Use Planning and Control). These guidelines expressed in terms of sound pressure levels are; DNL 65 dBA for outdoor activity areas, DNL 50 dBA for office environments, and DNL 45 dBA for residences, schools, theaters and other noise sensitive uses. While the federal guidelines consider all land uses to be compatible with noise levels below DNL 65 dBA, they are not proscriptive as they relate to local land use decisions. Further, it is known that adverse noise impacts can occur at levels below DNL 65 dBA and that there may be variability among communities in responses to such noise.

Department of Planning and Zoning

Planning Division
12055 Government Center Parkway, Suite 730
Fairfax, Virginia 22035-5509
Phone 703-324-1380
Fax 703-324-3056
www.fairfaxcounty.gov/dpz/



Objective 4: Minimize human exposure to unhealthy levels of transportation generated noise. . . .

Policy b. Reduce noise impacts in areas of existing development.”

ENVIRONMENTAL ANALYSIS:

This section characterizes the environmental concerns raised by an evaluation of this site and the proposed development. Solutions are suggested to remedy the concerns that have been identified by staff. There may be other acceptable solutions.

Noise Mitigation

Issue:

The Policy Plan incorporates guidance in support of the application to mitigate the effects of noise generated by transportation. *Guidelines for Considering Noise in Land Use Planning and Control* states that sound pressure levels are to be no greater than DNL 45 dBA for schools, DNL 50 dBA for office environments, and DNL 65 dBA for outdoor activity areas. The applicant proposes to introduce a new use, child day care, within an existing office building fronting Leesburg Pike. The proposal also includes an outdoor play area for the children that faces Leesburg Pike. Staff is concerned about traffic noise impacts from Leesburg Pike upon the outdoor play area.

Resolution:

The applicant has committed to constructing a fence of either solid PVC or painted board-on-board that will help to shield the play area from traffic noise from Leesburg Pike. The applicant should consider providing further mitigation if the opportunity arises in the future.

PGN: BSS



County of Fairfax, Virginia

MEMORANDUM

DATE: November 15, 2010

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

FROM: *Barbara Byron*
Barbara A. Byron, Director
Office of Community Revitalization and Reinvestment

SUBJECT: Higher Horizons Daycare – Comments on SEA 2010-MA-020

The Office of Community Revitalization and Reinvestment (OCRR) has reviewed the above referenced Special Exception application marked "Accepted" by the Department of Planning and Zoning on August 25, 2010. Plat drawings, indicating a proposed playground area and modified parking layout, are dated August 10, 2010.

The applicant proposes to operate an early childhood center that will provide early care, education, and comprehensive services for infants and toddlers. The daycare center will operate within an existing building. A portion of the existing parking lot will be modified to allow for installation of a playground area.

OCRR has no comments or objections regarding the proposed special exception request.

CC: Staff Coordinator, DPZ/ZED
OCRR File



Office of Community Revitalization and Reinvestment
12055 Government Center Parkway, Suite 1048
Fairfax, VA 22035
703-324-9300, TTY 711
www.fcrcv.org



County of Fairfax, Virginia

MEMORANDUM

DATE: November 16, 2010

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

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

FILE: 3-5 (SE 2010-MA-020)

SUBJECT: Transportation Impact

REFERENCE: SE 2010-MA-020; Higher Horizons Day Care
Traffic Zone: 1420
Land Identification Map: 51-3 ((23)) C1 pt.

The applicant requests a special exception to provide an early Head Start Child Care program that will provide early care, education and comprehensive services for 48 infants and toddlers.

Transmitted herewith are comments from the Department of Transportation with respect to the referenced application. These comments are based on the revised plat dated October 29, 2010.

- The proposed parking strategy demonstrates reserved parking along the building periphery and sidewalk nearest the main access for ease of convenience for pick-up and drop off of the toddlers. While the outer spaces along the parking lot periphery is reserved for employees. This is recommendable.
- VDOT requests the site access to the Route 7 service drive to be closed. It is recommended that the applicant submit an access management waiver/ exception to VDOT (Attn: VDOT's Paul Kraucunas, P.E.-Land Design) in lieu of closing the existing access. This waiver/ exception should be addressed before the application goes to public hearing.

AKR/AK C:SE2010MA020HigherHorizonsDayCare
CC: Michelle Brickner, Director, Design Review, DPW & ES



COMMONWEALTH of VIRGINIA
DEPARTMENT OF TRANSPORTATION

GREGORY A. WHIRLEY
COMMISSIONER

4975 Alliance Drive
Fairfax, VA 22030

November 19, 2010

To: Ms. Regina Coyle
Director, Zoning Evaluation Division

From: Kevin Nelson
Virginia Department of Transportation – Land Development Section
703-383-2424

Subject: SE 2010-MA-020 Higher Horizons Day Care
Tax Map # 51-3((23))C1

All submittals subsequent to the first submittal shall provide a response letter to the previous VDOT comments. Submittals without comment response letters are considered incomplete and will be returned without review.

I have reviewed the above plan submitted on November 16, 2010, and received November 16, 2010. The following comment is offered:

1. *The entrance onto Rt. 7 should be closed to conform to VDOT Access Management Requirements.* The change in use is one of the key points in evaluating access to a site. The response to this concern is not satisfactory.

24 VAC 30-72-110. Tenure of commercial entrances.

A. The tenure of a commercial entrance to any highway is conditional. Should the residency administrator determine that an entrance is substandard or that safety, use, maintenance, or any operational characteristic of the entrance has changed significantly enough to require correction, the necessary changes shall be made by the owner at his cost or the entrance may be closed at the direction of the residency administrator.

If you have any questions, please call me.

cc: Ms. Angela Rodeheaver

fairfaxspex2010-MA-020se2HigherHorizonsDayCareInc11-19-10RC

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.
- 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.

9-622 Provisions for Modifications/Waivers/Increases and Uses in a Commercial Revitalization District

1. In a Commercial Revitalization District, the Board may approve, either in conjunction with the approval of a rezoning or as a special exception, the following:
 - A. A modification or waiver of the minimum lot size, minimum yard and/or minimum open space requirements of the underlying zoning district regulations,
 - B. An increase in the amount of office use permitted, increase in the maximum permitted building height or increase in the maximum permitted FAR in accordance with the underlying zoning district regulations,
 - C. A use allowed by special exception in the underlying zoning district regulations, to include other applicable Category 6 special exception uses,
 - D. A modification or waiver of the provisions of a Commercial Revitalization District, as provided for in that district, and/or
 - E. The establishment of a vehicle transportation service establishment in the C-6, C-7, C-8 or C-9 Districts.

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		