



APPLICATION ACCEPTED: August 3, 2010
PLANNING COMMISSION: January 26, 2011
BOARD OF SUPERVISORS: Not yet scheduled

County of Fairfax, Virginia

January 12, 2011

STAFF REPORT

APPLICATION SEA 84-M-121-03

MASON DISTRICT

APPLICANT: Westminster School, Inc.

ZONING: R-3

PARCELS: Tax Maps 60-3 ((24)) 4, 5, 5A

ACREAGE: 6.84 acres

FAR: 0.25 FAR

PLAN MAP: Residential, 2-3 du/ac

SE CATEGORY: Category 3: Church with a child care center/nursery school

PROPOSAL: Amend a Special Exception application for a private school of general education to permit the following: An addition of a nursery school and child care center; an increase in enrollment by 42 students (from 318 students to 360 students); an increase in land area; the construction of a new athletic field and ancillary playground areas; the removal of a single-family house; the relocation of a wood storage shed and the modification of development conditions.

Miriam Bader

STAFF RECOMMENDATIONS:

Staff recommends approval of SEA 84-M-121-03, subject to the development conditions contained in Appendix 1.

Staff recommends approval of a modification of the transitional screening yard and barrier requirements along the southern, northern and western boundaries in favor of that shown on the SE Plat and a waiver of the requirements that usable outdoor recreation area shall be limited to areas outside the limits of the required front yard.

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

It should be further noted that the content of this report reflects the analysis and recommendation of staff; it does not reflect the position of the Board of Supervisors.

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

For information, contact the Zoning Evaluation Division, Department of Planning and Zoning, 12055 Government Center Parkway, Suite 801, Fairfax, Virginia 22035-5505, (703) 324-1290.

O:\mbader\SEA\SEA 84-M-121-03, Westminster Daycare\Westminster School SEA 84-M-121-03_Staff_Report.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 Amendment

SEA 84-M-121-03

Applicant:

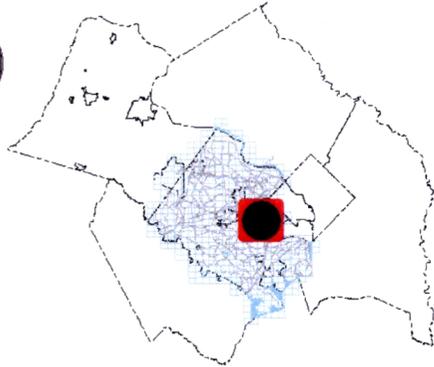
WESTMINSTER SCHOOL, INC.

Accepted:

08/04/2010

Proposed:

AMEND SE 84-M-121 PREVIOUSLY APPROVED FOR A PRIVATE SCHOOL OF GENERAL EDUCATION TO PERMIT AN INCREASE IN LAND AREA, ADDITION OF A NURSERY SCHOOL WITH A CHILD CARE CENTER, MODIFICATIONS OF DEVELOPMENT CONDITIONS AND SITE MODIFICATIONS



Area:

6.84 AC OF LAND; DISTRICT - MASON

Zoning Dist Sect: 03-0304

Art 9 Group and Use: 3-10

Located: 3801, 3811, & 3825 GALLOWS ROAD

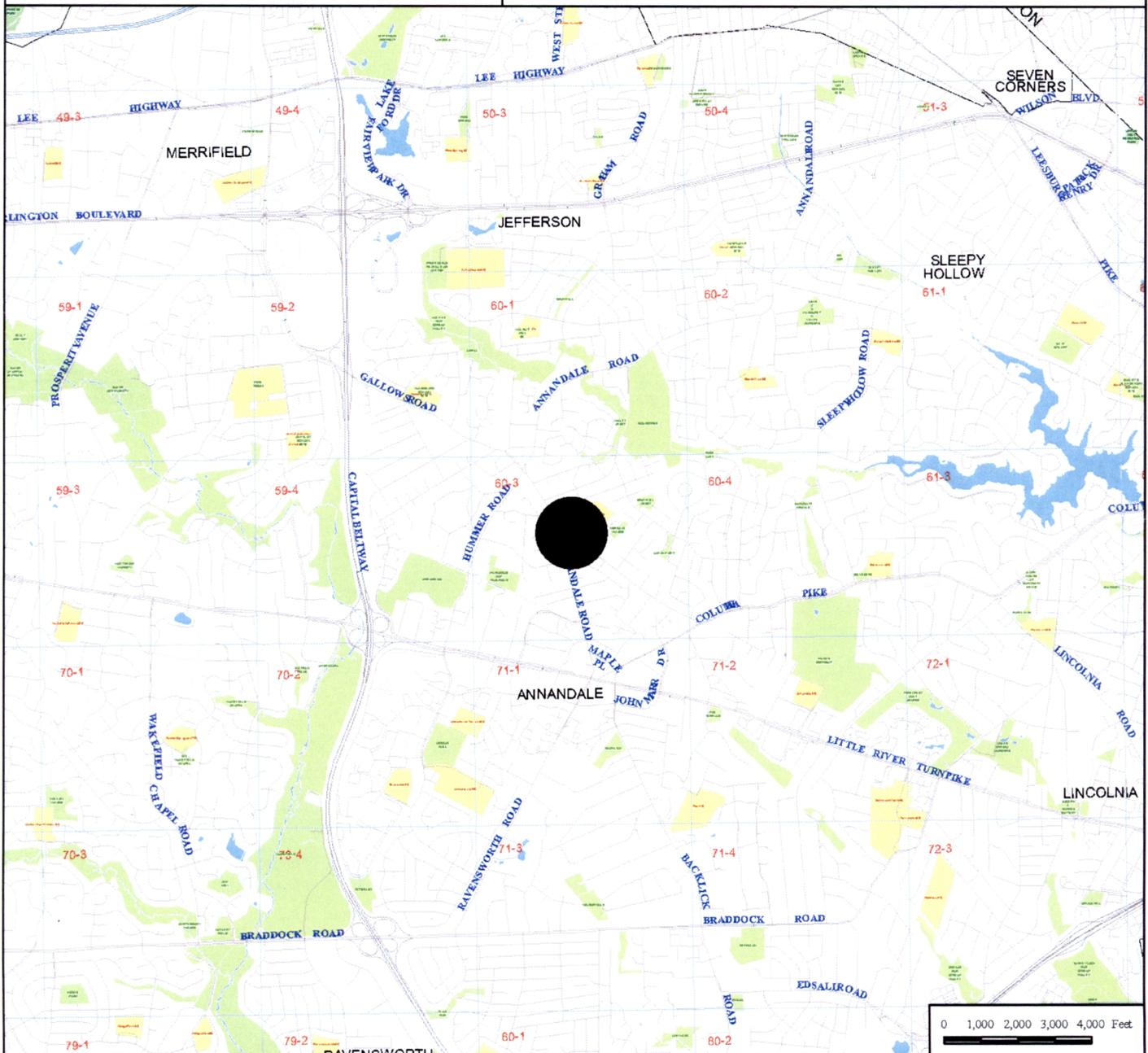
Zoning: R-3

Plan Area: 1

Overlay Dist:

Map Ref Num: 060-3- /24/ /0003 /24/ /0004

/24/ /0005 /24/ /0005A



Special Exception Amendment

SEA 84-M-121-03



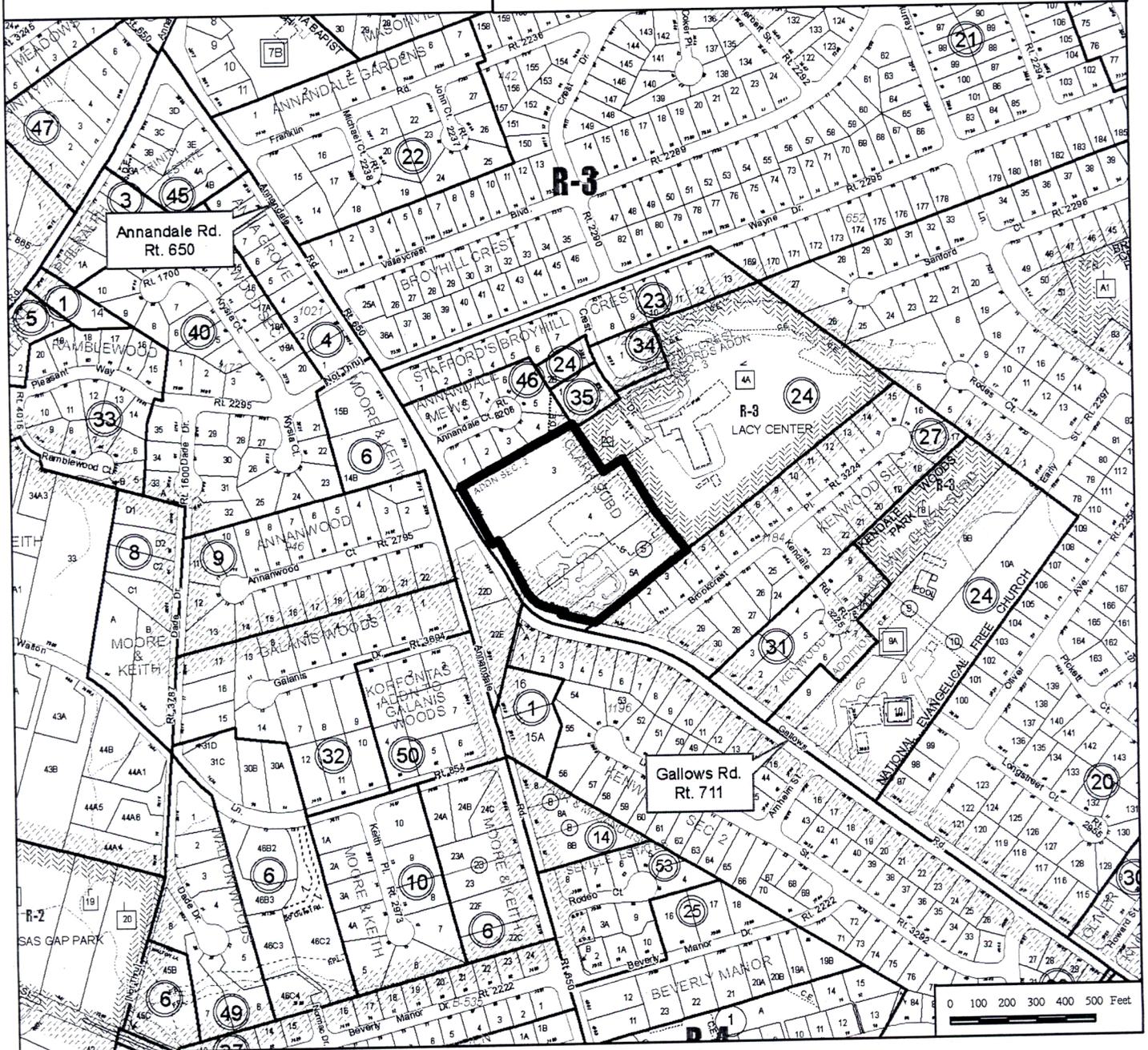
Applicant:
Accepted:
Proposed:

WESTMINSTER SCHOOL, INC.

08/04/2010

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/24/ /0005 /24/ /0005A



*SPECIAL EXCEPTION PLAT
SEA 84-M-121-03*

**THE WESTMINSTER
SCHOOL**

*APRIL 21, 2010
REV'D. DECEMBER 6, 2010*

PROJECT TEAM

OWNER/APPLICANT

WESTMINSTER SCHOOL, INC.
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FAX: (703) 256-9621

LAND USE ATTORNEY

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EMRICH AND WALSH
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2200 CLARENDON BOULEVARD
13TH FLOOR
ARLINGTON, VA. 22201
PHONE: (703) 528-4700
FAX: (703) 525-3197

ARCHITECT

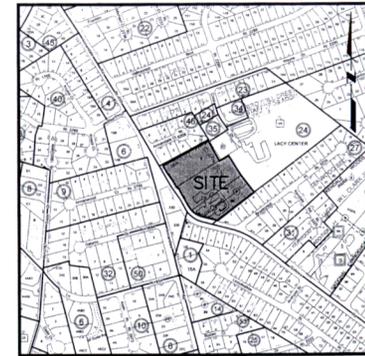
SAMAHA ASSOCIATES, P.C.
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CIVIL ENGINEER

TRI-TEK ENGINEERING, INC.
ATTN. TED BRITT
690 CENTER STREET
SUITE 300
HERNDON, VA. 20170
PHONE: (703) 481-5900
FAX: (703) 481-5901

SHEET INDEX

- 1) COVER SHEET
- 2) NOTES & DETAILS
- 3) SPECIAL EXCEPTION PLAT
- 4) STORMWATER MANAGEMENT
- 5) OUTFALL ANALYSIS
- 6) EXISTING CONDITIONS AND VEGETATION MAP



VICINITY MAP
SCALE: 1"=500'



**TRI-TEK
ENGINEERING**

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SURVEYING

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THE WESTMINSTER SCHOOL

FAIRFAX COUNTY, VIRGINIA

MASON DISTRICT

COVER SHEET

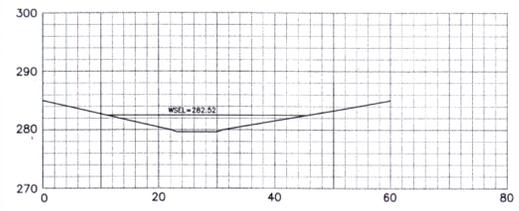
DATE	REVISION	PER COUNTY COMMENTS
10/16/10		PER COUNTY COMMENTS
12/6/10		PER COUNTY COMMENTS

PLW: JDB SCALE: AS SHOWN
PC: JDB DATE: 4/23/10
CO: MSO SHEET 1 OF 6

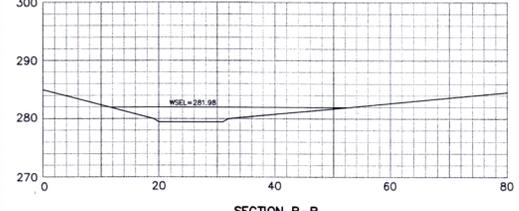
C:\work\proj\2010\proj\SEA84-M-121-03\SEA84-M-121-03.dwg 12/6/10 11:41 AM 50666 James K. Britt, P.E. TRI-TEK ENGINEERING, INC.



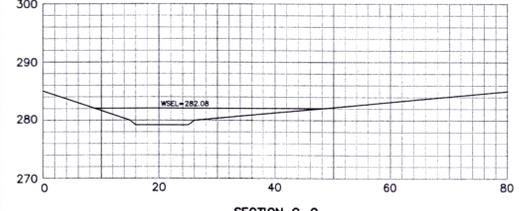
OUTFALL DRAINAGE
AREA MAP
SCALE: 1" = 200'



SECTION A-A
SCALE: 1" = 5' (H & V)



SECTION B-B
SCALE: 1" = 5' (H & V)



SECTION C-C
SCALE: 1" = 5' (H & V)



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THE WESTMINSTER SCHOOL
FAIRFAX COUNTY, VIRGINIA
MASON DISTRICT

OUTFALL ANALYSIS

DATE	REVISION
7/2/10	PER COUNTY COMMENTS
10/18/10	PER COUNTY COMMENTS
12/9/10	PER COUNTY COMMENTS

PN: IDB SCALE: AS SHOWN
PE: IDB DATE: 4/21/10
CO: MSD SHEET 5 OF 8

C:\working\2010\SEP\OUTFALL.dwg 12/9/2010 12:42:29 PM 5/0/000 Xrefs: 0/01 1.1 TRI-TEK Engineering, Inc.



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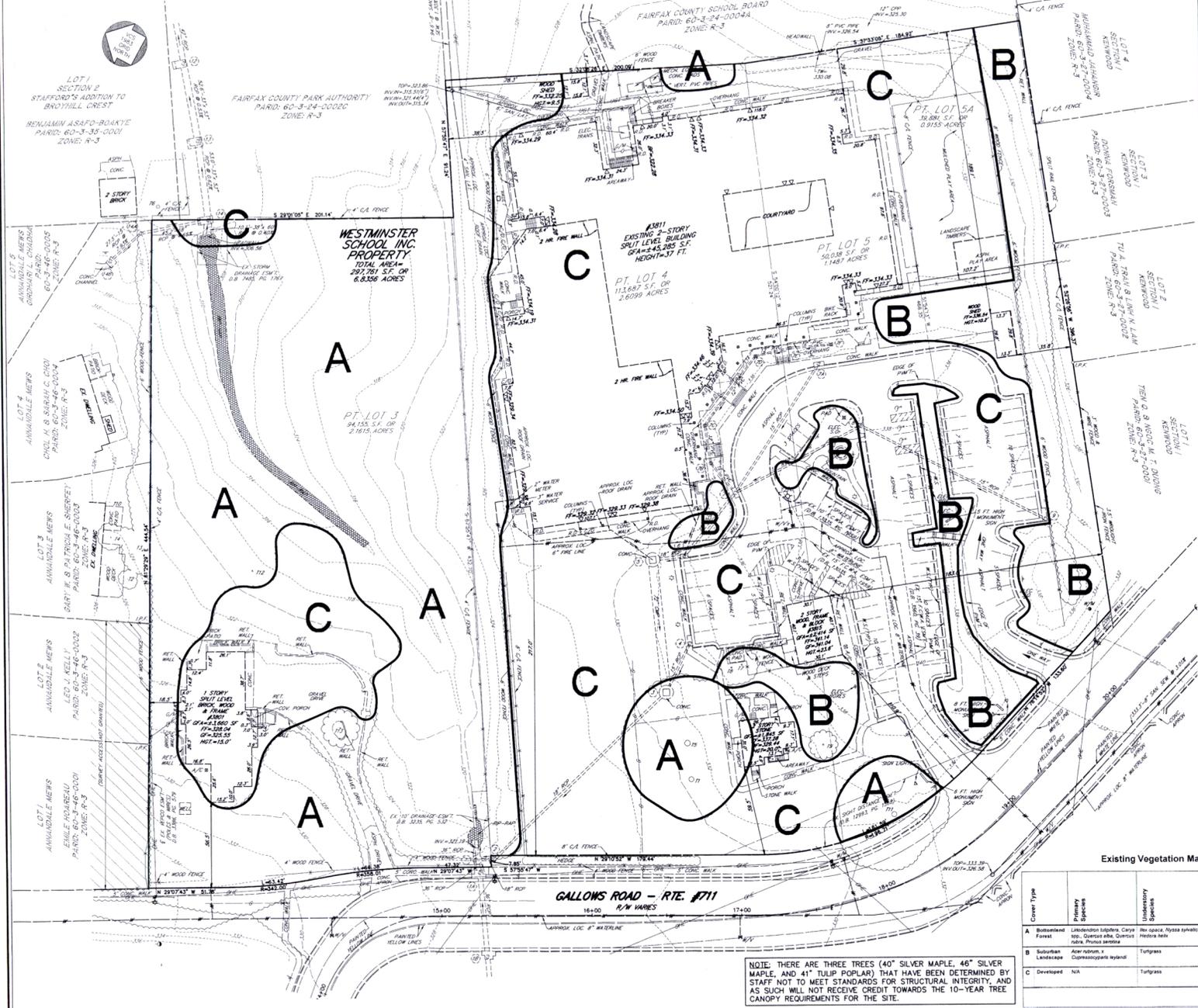


THE WESTMINSTER SCHOOL
FAIRFAX COUNTY, VIRGINIA
MASON DISTRICT

EXISTING CONDITIONS AND VEGETATION MAP

DATE	REASON	PER COUNTY COMMENTS
7/2/20	PER COUNTY COMMENTS	
10/18/20	PER COUNTY COMMENTS	
1/26/21	PER COUNTY COMMENTS	

FM: IDB SCALE: 1"=30'
PE: IDB DATE: 4/21/20
CO: MSO SHEET 6 OF 6



Item	Description	Value
A	Pre-development area of existing tree canopy from Existing Vegetation Map	113,215
B	Percentage of gross site area covered by existing tree canopy	18.1%
C	Percentage of the 10-year tree canopy required for the site (see Table 12.4)	10%
D	Percentage of the 10-year tree canopy requirement that should be met through tree preservation	38.1%
E	Proposed percentage of canopy requirement that will be met through tree preservation	80%
F	Has the Tree Preservation Target Minimum been met?	YES

Item	Description	Total	Reference
A1	Tree Preservation Target Calculations and Statement has provided the 10-year tree canopy	SEE ABOVE	Table 12.0507.2 for list of required elements and worksheet

B1	Identify gross site area (GSA)	297,761	§ 12-0510.1A
B2	Subtract area dedicated to park & recreational	576	§ 12-0510.1B
B3	Subtract area of exemptions	0	§ 12-0510.1C(1) through § 12-0510.1C(5)
B4	Adjusted gross site area (B1-B2)	297,185	
B5	Monthly area planting requirement	8.2	
B6	Percentage of 10-year tree canopy required	10	12-5001 and Table 12.4
B7	Area of 10-year tree canopy required (B4 x B6)	29,718	
B8	Modification of 10-year tree canopy requirements requested?	NO	Yes or No
B9	If B8 is yes, then list plan sheet where modification request is located		List Sheet Number

C1	Tree Preservation Target Area	113,215	
C2	Total canopy area meeting standards of § 12-0500	23,874	
C3	Area of canopy provided by trees or woody shrubs	24,848	§ 12-0500.3B
C4	Total canopy area provided by native or woody shrubs	0	
C5	Area of canopy provided by native trees	0	§ 12-0500.3B(1)
C6	Total canopy area provided by "Heritage", "Monumental", "Specimen", or "Street" trees	0	§ 12-0500.3B(2)
C7	Canopy area of trees within Resource Protection Area and 100-year floodplain	0	§ 12-0500.3B(2)
C8	Area of canopy provided by native trees or woody shrubs	0	§ 12-0500.3C(1)
C9	Area of canopy provided by native trees or woody shrubs	25,848	Area of C7 is less than 5% remainder of requirement must be met through tree planting, § 12.5
C10	Total of C3, C7, C8, and C9	25,848	

D1	Area of canopy to be met through tree planting	0	
D2	Area of canopy provided for air quality benefits	0	§ 12-0500.3B(1)
D3	Area of canopy provided for energy conservation	0	§ 12-0500.3B(1)
D4	Area of canopy provided for water quality benefits	0	§ 12-0500.4B(1)
D5	Area of canopy provided for wildlife benefits	0	§ 12-0500.4B(1)
D6	Area of canopy provided by native trees	12,900	§ 12-0500.4B(1)
D7	Area of canopy provided by imported cultivars and varieties	12,900	§ 12-0500.4B(1)
D8	Area of canopy provided through tree seedlings	0	§ 12-0500.4C(1)
D9	Area of canopy provided through native shrubs or woody areas	0	§ 12-0500.4C(1)(a)
D10	Area of canopy provided through tree planting	0	§ 12-0500.4C(1)(a)
D11	Area of canopy provided by non-native trees	12,900	§ 12-0500.4C(1)(a)
D12	Total of canopy area provided through tree planting	12,900	
D13	Is an office signing wall required?	Yes or No	
D14	Tree Bank or Tree Fund	Yes or No	
D15	Canopy area requested to be provided through office	0	§ 12-0501
D16	Amount to be deposited into the Tree Preservation and Planting Fund	0	

E1	Total of canopy area provided through tree preservation	25,848
E2	Total of canopy area provided through tree planting	12,900
E3	Total of canopy area provided through office mechanism	0
E4	Total of 10-year Tree Canopy Provided	38,748
E5	Total of E1 through E3	38,748
E6	Area should meet or exceed area in B7	YES

Cover Type	Primary Species	Understory	Comments	Successional Stage	Condition	Area	Canopy Area
A	Bottomland Hardwood	Liquidambar styraciflua, Carya sp., Quercus alba, Quercus nigra, Thuja occidentalis	No space, Nyssa sylvatica, Hedera helix	Existing forest around other home and in remnant on school site, some overgrown screen plantings are along southern edge of forest.	Sub-climax	2,29 AC.	96,539 SF
B	Suburban Landscape	Acer rubrum, Acer x hybridum, Prunella sp.	Turfgrass	Lawn and landscape, house, school, and associated hardscape	N/A	0.69 AC.	9,326 SF
C	Developed	N/A	Turfgrass	Lawn and landscape, house, school, and associated hardscape	N/A	3.86 AC.	7,350 SF
Total Area						6.84 AC.	113,215 SF

NOTE: THERE ARE THREE TREES (40" SILVER MAPLE, 46" SILVER MAPLE, AND 41" TULIP POPLAR) THAT HAVE BEEN DETERMINED BY STAFF NOT TO MEET STANDARDS FOR STRUCTURAL INTEGRITY, AND AS SUCH WILL NOT RECEIVE CREDIT TOWARDS THE 10-YEAR TREE CANOPY REQUIREMENTS FOR THE SITE.

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

DESCRIPTION OF THE APPLICATION

The applicant, Westminster School Inc., requests to amend the previously approved special exception for a private school of general education to permit the following:

- The applicant proposes adding a nursery school or preschool to its existing education program with an extended care option (child care).
- The student enrollment is proposed to increase by 42 students from 318 students to 360 students.
- The addition is proposed to contain approx. 18,300 sq. ft. and be located adjacent to the existing building. Height of the addition will not exceed 25' to ensure that it is compatible with the surrounding residential community. The addition will be constructed of the same materials as the existing improvements.
- Total building area (including addition): 68,431 SF
- An increase in land area (from 4.68 ac to 6.84 ac. an increase of 2.16 acres)
- Currently, there is 105,541 square feet of impervious area. The proposal is to increase the impervious area to 119,859 square feet.
- Site access will be from Gallows Road (Route 711)
- The proposed recreation field will be screened with landscaping and fencing and will not include lights.

The Proposed Development Conditions, the Applicant's Affidavit and Statement of Justification are contained in Appendices 1, 2 and 3, respectively.

Waivers and Modifications:

The original Special Exception was approved with a modification of the transitional screening requirements along the southern, western and northern property boundaries, in favor of that shown on the SEA Plat and as conditioned; a waiver of the barrier requirements along the southern and northern property boundaries; and a waiver of the requirements that usable outdoor recreation area shall be limited to areas outside the limits of the required front yard. The applicant is requesting that these modifications and waivers be continued with this special exception amendment.

LOCATION AND CHARACTER

Site Description:

The subject property (6.84 acres) is located on the east side of Gallows Road, between Annandale Court and Brookcrest Place. The existing 45,285 square foot private school is proposed to remain. The applicant has acquired a new lot (2.16 acres) located to the northwest of the existing lot.

Surrounding Area Description:

The chart below provides the land use, zoning and current plan for surrounding properties.

Direction	Use	Zoning	Plan
North	Single Family Detached	R-3	Residential, 2-3 du/ac
South	Single Family Detached	R-3 R-4	Residential, 2-3 du/ac and Residential, 3-4 du/ac
East	School Building (formerly The Lacey Center) Single Family Detached	R-3	Public Facilities Residential, 2-3 du/ac
West	Single Family Detached	R-3	Residential, 2-3 du/ac and Residential, 3-4 du/ac

BACKGROUND

Application	Date	Description
S-212-70	December 8, 1970	Approved a private school. ¹
S-139-70	August 1, 1975	Approved addition of classrooms. ²
S-63-77	May 4, 1977	Approved addition of a multi-purpose room. ³
SE 84-M-121	February 25, 1985	Approved addition of classrooms. ⁴
SEA 84-M-121	January 22, 2001	Approved addition of gym, library and classrooms. ⁵
SEA 84-M-121-2	February 28, 2005	Approved for addition of land area and the addition of a dwelling unit for a resident caretaker. ⁶

1. On December 8, 1970, the Board of Zoning Appeals approved S-212-70, to permit the use of an existing building and construction of a new building for a private school. Copies of the special permit plat and conditions are on file with the Zoning Evaluation Division of the Department of Planning and Zoning.
2. On August 1, 1975, the Board of Zoning Appeals approved S-139-70, which permitted the addition of two classrooms to the existing private school. Copies of the special permit plat and conditions are on file with the Zoning Evaluation Division of the Department of Planning and Zoning.
3. On May 4, 1977, the Board of Zoning Appeals approved S-63-77, which permitted the addition of a multi-purpose room to the existing private school. Copies of the special permit plat and conditions are on file with the Zoning Evaluation Division of the Department of Planning and Zoning.
4. On February 25, 1985, the Board of Supervisors approved SE 84-M-121, which permitted the addition of two classrooms to the private school of general education. Copies of the special exception plat and conditions are on file with the Zoning Evaluation Division of the Department of Planning and Zoning.
5. On January 22, 2001, the Board of Supervisors approved SEA 84-M-121, which permitted a 19,111 square foot addition to the school for the use of a gymnasium, library and classrooms. In addition, the Board of Supervisors approved the addition of 0.89 acres to the site and an increased the enrollment to 318 students. (The building additions are constructed and occupied, with the exception of the building for the resident caretaker.) Copies of the special exception plat and conditions are on file with the Zoning Evaluation Division of the Department of Planning and Zoning.
6. On February 28, 2005, the Board of Supervisors approved SEA 84-M-121-02, which permitted and increase in land area and site modifications to permit a dwelling unit for a resident caretaker. Copies of the special exception plat and conditions are contained in Appendix 4.

COMPREHENSIVE PLAN PROVISIONS (Appendix 5)

Plan Location: Area I, Annandale Planning District, A1-Masonville Community Planning Sector.

Plan Map: Residential up to 2-3 DU/AC

Comprehensive Plan Language: No site specific text; relevant excerpts of the Plan may be found in Appendix 6.

ANALYSIS

Special Exception Amendment Plat (SEA Plat) (Copy at front of staff report)

Title of SEA Plat: The Westminster School
Prepared By: Tri-Tek Engineering
Original and Revision Dates: Sheets 1-6 dated 4/21/10,
revised through 12/06/10

Description of SEA Plat:

The applicant requests approval to amend a special exception plat to permit: a building addition to be used as a nursery and child care center; an increase in land area; the construction of a new athletic field and ancillary playground areas; the removal of a single-family house; the relocation of a wood storage shed; an increase of enrollment by 42 students (from 318 students to 360 students); and the modification of development conditions. The abutting property to the northeast, the Lacey Center, is undergoing renovations for use as a school by Fairfax County. Currently, the students use the fields at the Lacey Center for organized outdoor sports. The fields at the Lacey Center will soon be unavailable as a result of its renovation.

The Special Exception Amendment Plat for Westminster School consists of six selected sheets from the approved site plan. The first two sheets (Sheets 1 and 2) contain the site tabulations, notes and vicinity maps. The third sheet (Sheet 3) contains the Special Exception Plat for the site, with proposed landscaping. The fourth sheet (Sheet 4) contains Stormwater Management information. The fifth sheet (Sheet 5) contains an Outfall Analysis. And the sixth sheet (Sheet 6) contains an existing conditions and vegetation map.

The buildings and landscaping depicted on Sheet 6 reflect existing conditions. The site is developed with a 45,285 square foot 2-story, split level main building. Two small buildings are located near Gallows Road (the building located nearest the ingress/egress to the site is a caretaker's residence, identified as a two story wood, frame and block structure, 2414 sq. ft.). Lot 3 (2.16 acres), located along the northwestern portion of the site, is the land that is proposed to be added to the site to be used as a multi-purpose play area. Currently, Lot 3 has a one story split level, brick and wood frame residence (3,600 sq. ft.) on it that is being occupied by school staff. The proposal is to remove this structure and replace it with the multi-purpose play area.

Land Use (Appendix 5)

The proposed use and intensity continue to be in harmony with the Comprehensive Plan recommendations for the site.

Environmental Analysis (Appendix 6)

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. Particular emphasis is given to opportunities provided by this application to conserve the county's remaining natural amenities.

Tree Preservation

Issue:

The Policy Plan incorporates guidance in support of the application of conservation and restoration of tree cover on developed and developing sites. The applicant is seeking to develop an athletic field on a 2.1 acre forested parcel adjacent to the Westminster School. In accordance with Policy Plan guidance, the applicant should preserve and restore as much tree cover as feasible with the planned land use.

Resolution:

The applicant has committed to preserving tree cover. Staff recommended that the applicant go above and beyond minimum tree cover requirements by preserving as much of the existing vegetation as possible, and to augment the vegetation after the construction of the athletic field. The applicant has revised the SE Plat to reflect the additional vegetation requested by staff.

Storm Water

The applicant states that the proposed building addition will expand impervious surfaces by 13.4%. The applicant states that 38.98% phosphorus will be removed from storm water runoff through a combined use of a roofdrain filterra and a second infiltration trench. Only 38.44% phosphorus removal is required according to the applicant. The adequacy of any proposed SWM/BMP facilities and outfall measures will be subject to final review and approval by the Department of Public Works and Environmental Services at site plan.

Transportation Analysis (Appendix 7)

No issues

Urban Forest Management Analysis (Appendix 8)

The initial review of the application noted that plans depicting trees #1 (40-in. dia. silver maple); #5 (46-in. dia. silver maple); and #11 (41-in. dia. tulip poplar) should be revised to more clearly convey staff's concern regarding the elevated risk associated with these trees. Silver maples the size of these trees typically harbor significant decay and often have cavities in their trunk and scaffold branches.

Even healthy wood is characteristically weak and brittle. These two trees are located in a relatively high traffic area for pedestrians and should be considered moderate to high risk. The tulip poplar, due to its age, height (long lever arm), and proximity to Gallows Road should also be considered a moderate to high risk tree. The restricted root zone between the tree and the road is a concern. In addition, Gallows Road, the school entrance, portions of the parking lot, and the 2-story stone building are all high value targets and within striking distance of the tree, should it fall.

Staff has acknowledged that the loss of these trees would significantly change the appearance of the grounds; however, staff believes the benefit these trees provide must be weighed against the potential liability.

Staff has proposed a development condition to ensure these concerns are adequately addressed at site plan review.

Heritage Resource Analysis (Appendix 9)

The applicant is proposing to remove a one-story brick and wood single-family dwelling, located at 3819 Gallows Road, Tax Map 60-3 ((24)) 3, in order to build a multi-purpose field on land that would include that location. The Historic Preservation Planner has determined that the house was built in the late 1940s-50s and reflects a resource type recognized in Study Unit H10 *Suburbanization and Urban Dominance* of the county's Heritage Resource Management Plan. Therefore, staff has recommended that photographic documentation of the house and its immediate environs be performed prior to obtaining a demolition permit. Staff has written a development condition to ensure that this concern is adequately addressed.

Cultural Resource and Protection Analysis (Appendix 9)

The Cultural Resource Management & Protection staff concurs with the Heritage Resource analysis and recommendation.

Park Authority Analysis (Appendix 10)

The Fairfax County Park Authority has reviewed the application and has expressed concern that surface water discharge might not be adequately controlled. Staff requested the applicant reduce surface water runoff from their site by at least 10% for the 2 year and 10 year storms over existing conditions as part of this redevelopment. Staff suggested one method that may help achieve this goal of lowering the discharge rate would be to build the proposed athletic field as an artificial turf field with the standard deep gravel bedding layers and an underdrain system. Another possibility would be to construct underground detention beneath the parking lot or a grass playing field. As is also noted in the Stormwater Analysis section, final design of the stormwater management facilities will occur at site plan.

Stormwater Management Analysis (Appendix 11)

Stormwater Management (DPWES) reviewed the application and indicated that an infiltration trench exists at the site. A Filterra unit and a second infiltration trench are depicted on the plat. Should the applicant choose to construct the athletic field with synthetic turf, this facility might also be employed as an innovative BMP with an approved PFM modification (PFM 6-0402.4). These concerns must be adequately addressed at site plan review and the proposed stormwater management facilities must be determined to be adequate and to meet the Public Facility Manual (PFM) standards.

ZONING ORDINANCE PROVISIONS (Appendix 12)

The site is zoned R-3. The following chart compares the bulk standards and the proposed improvements for the existing school and nursery school/child care use in the R-3 District.

BULK STANDARDS

Bulk Standards (R-3)		
Standard	Required	Proposed
Lot Size	10,500 sq. ft.	297,761 sq. ft.
Lot Width	80 ft.	705 ft.
Building Height	60 ft.	35 ft.
Front Yard	Controlled by a 40° angle of bulk plane, but not less than 30' (34 ft.).	219 ft.
Side Yard	Controlled by a 35° angle of bulk plane, but not less than 10' (28 ft.).	30 ft.
Rear Yard	Controlled by a 35° angle of bulk plane, but not less than 25' (25 ft.).	29.7 ft.
FAR	0.25	0.25
Parking Spaces	75	81
Transitional Screening		
North (SF)	25 foot wide screening strip ¹	Request to modify, see plat and discussion under waivers

Bulk Standards (R-3)		
Standard	Required	Proposed
East (Public School)	N/A	N/A
South (SF)	25 foot wide screening strip ¹	Request to modify, see plat and discussion under waivers
West (SF)	25 foot wide screening strip ¹	Request to modify, see plat and discussion under waivers
Barrier		
North (SF)	Barrier D, E, or F ²	Request to modify, see plat and discussion under waivers
East (Public School)	N/A	N/A
South (SF)	Barrier D, E, or F ²	Request to modify, see plat and discussion under waivers
West (SF)	Barrier D, E, or F ²	Request to modify, see plat and discussion under waivers

¹ Transitional Screening 1 shall consist of an unbroken strip of open space a minimum of twenty-five (25) feet wide and planted with all of the following:

- (1) A mixture of large and medium evergreen trees and large deciduous trees that achieve a minimum ten (10) year tree canopy of seventy-five (75) percent or greater;
- (2) A mixture of trees consisting of at least seventy (70) percent evergreen trees, and consisting of no more than thirty-five (35) percent of any single species of evergreen or deciduous tree; and
- (3) A mixture of predominately medium evergreen shrubs at a rate of three (3) shrubs for every ten (10) linear feet for the length of the transition yard area. The shrubs shall generally be located away from the barrier and staggered along the outer boundary of the transition yard.

² Barrier D shall consist of a 42-48 inch chain link fence and may be required by the Director to have inserts in the fence fabric, to be coated, or to be supplemented by trees and/or shrubs.

Barrier E shall consist of a 6 foot wall, brick or architectural block faced on the side facing the existing use and may be required to be so faced on both sides as determined by the Director.

Barrier F shall consist of a 6 foot high solid wood or otherwise architecturally solid fence.

The subject site continues to meet all applicable Zoning Ordinance requirements, except as discussed below:

WAIVER/MODIFICATION:

- The applicant is requesting a modification of the requirement to provide transitional screening and barriers along the southern and northern boundaries in favor of that shown on the special exception plat. Transitional Screening Type 1 is required along all sides of the subject property, except for the portion of the northeastern side which abuts the Lacey School property. A modification of this requirement in favor of the existing vegetation was granted with the original approval of the special exception applications. The applicant is now proposing to plant a number of trees to supplement the existing material (see Special Exception Plat Sheet 3 of 6). Staff believes the requested modification is appropriate.
- Barrier D, E or F is required along all sides of the subject property, except for the portion of the northeastern side which abuts the Lacey School property. The applicant is requesting a modification to allow the existing 6' high wood fence and other existing fences to serve as the barriers; staff believes this requested modification is appropriate.
- The applicant is requesting a waiver of the requirement that usable outdoor recreation area shall be limited to areas outside the limits of the required front yard.

OTHER ZONING ORDINANCE REQUIREMENTS:**Special Exception Requirements (Appendix 12)***Additional Standards for Child Care Centers and Nursery Schools (Sect. 9-309)*

The additional standards recommend the provision of outdoor recreation areas, sufficient vehicular and pedestrian access, and provision of the pick-up and delivery of all persons on the site. Staff believes that the proposed child care center and nursery school use will meet these standards

The following standards have been met with prior approvals and Staff believes will continue to be met:

General Special Exception Standards (Sect. 9-006)

Category 3 Standards (Sect. 9-304)

Additional Standards for Private School of General Education (Sect. 9-310)

CONCLUSIONS AND RECOMMENDATIONS

Staff Conclusions

Staff concludes that the subject application is in conformance with the Comprehensive Plan and applicable Zoning Ordinance provisions.

Recommendation

Staff recommends approval of SEA 84-M-121-03, subject to the development conditions contained in Appendix 1.

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.

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

APPENDICES

1. Proposed Development Conditions
2. Affidavit
3. Statement of Justification
4. SEA 84-M-121-2 Development Plan and Conditions
5. Land Use/Comprehensive Plan Analysis
6. Environmental Analysis
7. Transportation Analysis
8. Urban Forest Management Analysis
9. Heritage Resource Analysis
10. Park Authority Analysis
11. Stormwater Management Analysis
12. Applicable Zoning Ordinance Provisions
13. Glossary

PROPOSED DEVELOPMENT CONDITIONS

SEA 84-M-121-03

January 12, 2011

If it is the intent of the Board of Supervisors to amend SEA 84-M-121 located at 3819 Gallows Road (Tax Map 60-3 ((24)) 4, 5, and 5A) previously approved for a private school of general education, to permit an increase in land area, and an addition of a nursery school and child care center, then staff recommends that the Board condition the approval by requiring conformance with the following development conditions which supersede all previous conditions for the subject property. Previously approved conditions are marked with an asterisk, and those with minor modifications are marked with a number sign (#).

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.*
3. This Special Exception is subject to the provisions of Article 17, Site Plans, as may be determined by the Director, Department of Public Works and Environmental Services (DPWES). Any plan submitted pursuant to this special exception shall be in substantial conformance with the approved Special Exception Plat entitled "Westminster School", prepared by Tri-Tek, dated April 21, 2010, and last amended 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.
4. The maximum daily enrollment for the private school of general education shall be limited to 360 students. The before and after school child care shall be limited to a maximum daily enrollment of 120 students from all programs on-site. A maximum of 70 employees (teachers and staff) will be on-site at any one time.
5. The maximum hours of operation will be from 7:30 a.m. to 5:30 p.m. Monday through Friday. Specifically, the extended day care will be offered beginning at 7:30 am and ending at 5:30 p.m., The nursery school will run from 8:30 a.m. to 12:00 p.m. (noon) for three year olds and 8:30 a.m. to 2:30 p.m. for four year olds. Kindergarten and grades one through eight will have academic hours between 8:30 a.m. and 3:00 p.m. Generally extracurricular activities shall be permitted after regular school hours; evening and weekend activities are permitted until 11:00 p.m. This limit on extracurricular activities may be exceeded up to five times annually provided that the Broyhill Crest Community

Organization and the Mason District Supervisor's office are notified in writing at least two weeks prior to the event. The school shall appoint a liaison to go to the Broyhill Crest Community meetings. #

6. The building addition shall be limited to 18,300 square feet and shall not exceed a height of two stories (25 feet). Exterior building materials for the addition shall consist of materials similar to the main school building.
7. The applicant will provide a minimum of nine school buses as transportation for no fewer than 120 of the enrolled students. #
8. The vehicular entrance to the site shall be designed and constructed so that it connects to Gallows Road per VDOT standards, as approved by DPWES.*
9. Vehicular ingress and egress to/from the site shall be right turn only; this shall be posted.*
10. A sidewalk shall be provided from Gallows Road into the site to provide pedestrian access from Gallows Road through the parking area to the school entrance, as shown on the Special Exception Amendment Plat.*
11. A landscape plan shall be submitted as part of site plan(s) and shall be reviewed and approved by the Urban Forest Management Branch. The plan shall provide for landscaping consistent in quality and quantity with that shown on the SEA Plat, with the addition of the following:
 - Vegetation consistent with a Type I Transitional Screening Yard and having a buffer width of 25 feet shall be installed within the landscape strip along the northern property line near the play area as determined by the Urban Forest Management Branch of DPWES. Additional trees and plant materials shall be added to the buffer shown on the northern property line of the SEA plat where determined to be necessary to mitigate the impact of the playing field on the adjacent residential property. Existing vegetation shall be preserved and supplemented along all boundaries, except Gallows Road, to meet the intent of Transitional Screening Type I. The number, quality and species required shall be determined by the Urban Forest Management Branch. The existing vegetation in these areas shall be preserved to the maximum extent possible. A certified arborist shall be contracted to prepare a tree preservation plan to protect and preserve existing trees, worthy of preservation. The plan shall include limits of disturbance, and location and type of tree protection. The plan shall also include recommended activities designed to improve the health and increase the survival potential of the trees to be preserved, which shall be implemented to the satisfaction of UFM. The Applicant shall provide landscaping on the Application Property as generally shown on Sheet (#3) of the Special Exception Plat, pursuant to the approval of the Urban Forest Management Branch. Deciduous trees shall be a minimum of two to two and one-half inches in caliper and evergreen trees a minimum of six to eight feet in height at time of planting.

- The limits of clearing and grading shall be clearly marked with a continuous line of flagging prior to the pre-construction meeting and shall clearly delineate the limits of clearing and grading with such flagging throughout the construction period. To ensure the preservation of trees to the maximum extent possible, the limits of clearing and grading and tree save areas shall be protected by tree protection fencing, consisting of 14 gauge welded wire attached to 6 foot steel posts driven 18 inches into the ground and placed no farther than 10 feet apart. The tree protection fencing shall be made clearly visible to all construction personnel. The tree protection fencing shall be installed prior to the performance of any clearing and grading activities on the site. Trees within the tree protection fencing that are damaged or destroyed by construction activities shall be replaced as determined by the Urban Forester.
 - If trees #1 (40-in. diameter silver maple), #5 (46-in. diameter silver maple), or #11 (41-in. diameter tulip poplar) are to be preserved as part of the site plan, a full report and recommendations shall be included as part of the first and all subsequent submissions of the site plan. This report shall be based on a thorough risk assessment conducted by a Certified Arborist with training in tree risk assessment in urban areas (as identified on Sheet 6 of 6 of the Special Exception Plat).
12. A six foot high fence shall be provided between the transitional screening and the subject site along the northern and southern boundaries. This fence shall be solid wood (as detailed on Sheet 2) other than where the transitional screening is less than 25 feet in width, in which case a six foot high brick, architectural block wall, or aluminum fence (as detailed on Sheet 2) shall be constructed.
 13. The outdoor playing fields shall not be leased, rented, or otherwise made available to groups not affiliated with the school.*
 14. No lighting shall be provided for the outdoor playing fields and the use of outdoor public address speaker systems or bull horns shall be prohibited.*
 15. Outdoor lighting fixtures used to illuminate the parking area and walkways shall not exceed 12 feet in height. All fixtures shall be fully shielded and directed downward, to prevent glare and light spillover onto the surrounding residential properties. Outdoor building-mounted security lighting shall also be shielded and directed inward to prevent glare. All parking lot lighting, with the exception of necessary security lighting, shall be turned off within one hour of the last scheduled evening activity.*
 16. Stormwater management facilities and best management practices shall be provided on-site generally as shown on the SEA Plat. The final design shall be subject to the approval of DPWES. If the required design is not in substantial conformance with that shown on the SEA Plat, the applicant may be required to apply for a Special Exception Amendment for approval of the resulting change.

17. Heating and air conditioning and associated mechanical units (HVAC systems) shall be placed to the interior of the site to minimize the noise impact on the surrounding residential properties. The design of the HVAC system for the school shall be such that as many of the components as possible shall be located inside the building. The units shall be subject to Zoning Ordinance performance standards with respect to noise levels, and shall be further surrounded by vegetative screening and fencing so as to minimize the exterior noise to the maximum extent possible.*
18. Trash dumpsters shall be screened with wood or masonry enclosures which are designed to be compatible with the buildings and shall be screened from adjacent residential properties with vegetation.*
19. At the time of site plan review, trails shall be provided as determined by DPWES.*
20. Prior to the first day of each school year, the school administration shall establish a neighborhood liaison committee to meet with interested neighbors on a quarterly basis or at a mutually agreed upon frequency to discuss and address neighborhood concerns regarding the operation of the school as it related to impacts on the surrounding neighborhood. The neighborhood liaison committee shall provide the school and the Mason District Supervisor's office with the name and telephone number of a contact person prior to the first day of each school year.*
21. All signage shall be in conformance with Article 12 of the Zoning Ordinance, and pole-mounted signs shall not be permitted.*
22. The proposed use shall be in conformance with all applicable Performance Standards in Article 14 of the Zoning Ordinance.*
23. A resident caretaker(s) may be permitted to occupy the building labeled "2 story wood, frame and block, 2,414 sq.ft." The resident caretaker shall be the proprietor, owner and/or employee of the private school of general education and his/her family. If a resident caretaker does not occupy the building it may be used for accessory uses associated with the private school of general education.*
24. A demolition permit shall be obtained from DPWES prior to any demolition work commencing on the house located at 3819 Gallows Road, Tax Map 60-3 ((24)) 3. Prior to the issuance of a demolition permit for the house: The Historic Preservation Planner (DPZ) and staff from the Fairfax County Park Authority (FCPA) Resource Stewardship Branch shall be notified and shall be allowed access to the house and the surrounding area prior, during, and immediately after the demolition work for purposes of documentation. The house shall be documented through photographic recordation (for the purpose of recording and documenting the existing one-story single-family residential dwelling and its cultural landscape). The documentation shall include at a minimum the exterior of the house and landscape features, as stipulated below, to be photographed prior to any land disturbing activity on site. The documentation shall include a sketch plan map, based upon the existing conditions and vegetation map for

this application, showing the location of the photographic angle of views and each photograph shall be identified. All photographs and the sketch plan map shall be submitted to the Virginia Room of the Fairfax County Public Library and to the Fairfax County Department of Planning and Zoning (DPZ) Historic Preservation planner prior to the issuance of a demolition permit. Also, the applicant is to provide written documentation to DPZ that the required documentation has been submitted to the Virginia Room.

Photographic documentation of the dwelling and site context shall include the following:

1. View of each façade
2. Perspective view, front façade and one side
3. Perspective view, rear and one side
4. Details of the dwelling (such as view of main entrance and stairs, patio, prominent window(s), planter(s), and chimney(s))
5. General views from a distance sufficient to show environmental setting, landscaping, and cultural landscape features and elements

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 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: August 16, 2010
 (enter date affidavit is notarized)

I, Lynne J. Strobel, 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

109385a

in Application No.(s): SEA 84-M-121-03
 (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)
Westminster School, Inc. Agents: Ellis H. Glover Dolores R. Nelson	3819 Gallows Road Annandale, VA 22003	Applicant/Title Owner of Tax Map 60-3 ((24)) 3, 4, 5, 5A
Tri-Tek Engineering, Inc. Agent: Theodore D. Britt	690 Center Street, Suite 300 Herndon, Virginia 20170	Engineer/Agent

(check if applicable)

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

* In the case of a condominium, the title owner, contract purchaser, or lessee of 10% or more of the units in the condominium.

** List as follows: Name of trustee, Trustee for (name of trust, if applicable), for the benefit of: (state name of each beneficiary).

Special Exception Attachment to Par. 1(a)

DATE: August 16, 2010
(enter date affidavit is notarized)

109385 a

for Application No. (s): SEA 84-M-121-03
(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)
--	---	--

Samaha Associates, P.C. Agents: Mark A. Manetti Paul H. Falkenbury	9900 Lee Highway, #350 Fairfax, Virginia 22030	Architect/Agent
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Walsh, Colucci, Lubeley, Emrich & Walsh, P.C. Agents: Martin D. Walsh Lynne J. Strobel Timothy S. Sampson M. Catharine Puskar Sara V. Mariska G. Evan Pritchard Elizabeth D. Baker Inda E. Stagg Kara M. W. Bowyer Megan C. Shilling Elizabeth A. McKeeby	2200 Clarendon Boulevard 13th Floor Arlington, Virginia 22201	Attorneys/Planners/Agent
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(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: August 16, 2010
(enter date affidavit is notarized)

109385a

for Application No. (s): SEA 84-M-121-03
(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) Westminster School, Inc.
3819 Gallows Road
Annandale, VA 22003

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 not-for-profit corporation.

(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: August 16, 2010
(enter date affidavit is notarized)

109385a

for Application No. (s): SEA 84-M-121-03
(enter County-assigned application number (s))

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

Tri-Tek Engineering, Inc.
690 Center Street, Suite 300
Herndon, VA 20170

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)

Theodore D. Britt
Kevin E. Murray

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,	

(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: August 16, 2010
(enter date affidavit is notarized)

109 385 a

for Application No. (s): SEA 84-M-121-03
(enter County-assigned application number (s))

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

Samaha Associates, P.C.
9900 Lee Highway, #350
Fairfax, Virginia 22030

DESCRIPTION OF CORPORATION: (check one statement)

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

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

William J. Santer
Paul H. Falkenbury
F. Thomas Lee

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: August 16, 2010
(enter date affidavit is notarized)

109385a

for Application No. (s): SEA 84-M-121-03
(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)
None

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

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

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

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

SPECIAL EXCEPTION AFFIDAVIT

DATE: August 16, 2010
(enter date affidavit is notarized)

109385a

for Application No. (s): SEA 84-M-121-03
(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:

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

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

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

None

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

SPECIAL EXCEPTION AFFIDAVIT

DATE: August 16, 2010
(enter date affidavit is notarized)

109385a

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

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

None

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

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

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

WITNESS the following signature:

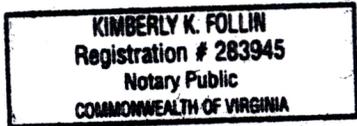
(check one) Lynne J. Strobel
[] Applicant [x] Applicant's Authorized Agent

Lynne J. Strobel, attorney/agent
(type or print first name, middle initial, last name, and & title of signee)

Subscribed and sworn to before me this 16 day of August, 2010, in the State/Comm. of Virginia, County/City of Arlington.

Kimberly K. Follin
Notary Public

My commission expires: 11/30/2011





Lynne J. Strobel
 (703) 528-4700 Ext. 5418
lstrobel@arl.thelandlawyers.com

**WALSH COLUCCI
 LUBELEY EMRICH
 & WALSH PC**

May 18, 2010

RECEIVED
 Department of Planning & Zoning
 MAY 18 2010
 Zoning Evaluation Division

Via Hand Delivery

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

Re: Proposed Special Exception Amendment (SEA 84-M-121-3)
 Applicant: Westminster School, Inc.

Dear Ms. Coyle:

Please accept this letter as a statement of justification for a special exception amendment to allow the addition of a nursery school and child care center, an increase in land area and modification of development conditions for an approved private school of general education.

The Applicant is the owner of approximately 6.84 acres of land located in Annandale and identified among the Fairfax County tax assessment records as 60-3 ((24)) 3, 4, 5, and 5A (the "Subject Property"). The Subject Property is located on Gallows Road near its intersection with Annandale Road and is zoned to the R-3 District. Surrounding properties are primarily developed with single family homes zoned to the R-3 District. The adjacent property to the east is developed as the Lacey Center, which is undergoing renovations for use as a school by Fairfax County.

The portion of the Subject Property identified as Parcels 4, 5 and 5A is developed as a private school of general education known as Westminster School (the "School"). The approval of a special permit by the Board of Zoning Appeals on December 8, 1970 first established the School, which has evolved with the approval of several amendments to permit new facilities. In addition, the use of a private school of general education is now permitted in residential districts with the approval of a special exception, not a special permit. The most recent approvals for the Subject Property are referenced by Fairfax County as SEA 81-M-121 that was approved by the Board of Supervisors on January 22, 2001, and SEA 84-M-121-2, that was approved by the Board of Supervisors on February 28, 2005. These most recent approvals permitted the addition of land area, an increase in student enrollment and the addition of a dwelling unit for a resident caretaker.

The Applicant now proposes to add a nursery school, or preschool, to its existing education program with an extended care option. The nursery school will include a curriculum that will prepare three (3) and four (4) year olds to enter kindergarten. An academic element will be included in the curriculum, as well as activities, music and play time. Parents will have the

opportunity for their children to participate in before and/or after school care. The nursery school is a logical extension of the Applicant's current nurturing learning environment. The implementation of a nursery school program will include the construction of an addition that will contain approximately 18,300 square feet, and be located adjacent to the existing building. The total student enrollment is proposed to increase from 318 students to 360 students.

The Applicant also proposes to enhance the School's existing recreation facilities. The Applicant has been able to acquire an adjacent property, identified among the Fairfax County tax assessment records as 60-3 ((24)) 3 consisting of approximately 2.1 acres. The Applicant proposes to use this property as an athletic field. Currently, the Applicant's students use fields located at the Lacey Center for organized outdoor sports. The fields at the Lacey Center will soon be unavailable as a result of its renovation. The establishment of a recreation field on-site ensures convenient access for the students, and enhances opportunities for athletic activities, which are an important element of the Applicant's curriculum. The proposed recreation field will be screened with landscaping and fencing and will not include lights, thereby minimizing any impacts on the surrounding residential community. Until such time as the field is constructed, the existing dwelling unit located on this portion of the Subject Property shall be utilized as a residence for one of the Applicant's employees.

The Subject Property is located within the Annandale Planning District of the Area I Fairfax County Comprehensive Plan (the "Plan"). More specifically, the Subject Property is located within the A-1 Masonville Community Planning Sector. The Plan does not include any site specific recommendations for the Subject Property. The Subject Property is generally planned for residential development at two (2) to three (3) dwelling units per acre. As private schools of general education are permitted uses with the approval of a special exception in residential districts, the Applicant's proposal is in harmony with the Plan's recommendation.

In accordance with the Fairfax County Zoning Ordinance (the "Ordinance") requirements of Section 9-011, please accept the following information regarding the proposed special exception amendment:

- The type of operation will continue to be a private school of general education offering instruction from kindergarten to eighth grade. The Applicant proposes to add a nursery school, or preschool, with a child care component so that before and after school care may be provided. Both a three (3) year old program and a four (4) year old program are contemplated to be added to the School.
- The typical hours of operation for the school are as follows:
 - The School's daily operating hours are 7:45 a.m. to 5:30 p.m. Kindergarten and grades one through eight have academic hours between 8:30 a.m. and 3:00 p.m. The Applicant offers a number of afternoon activities and programs that are typical of any private school. The afternoon activities are completed by 5:30 p.m. School related activities,

such as parent/teacher night and assemblies are periodically scheduled throughout the year.

- The hours of operation for the nursery school will be 8:30 a.m. to 12:00 p.m. (noon) for three (3) year olds and 8:30 a.m. to 2:30 p.m. for four (4) year olds. Extended day child care would be offered beginning at 7:30 a.m. and ending at 5:30 p.m.
- The Applicant also offers a summer program to its students that lasts for six weeks and operates during the hours of 8:30 a.m. and 4:30 p.m.
- The maximum daily enrollment for all uses on the Subject Property will be 360 children. The nursery school will include three (3) and four (4) year olds and the private school of general education will be for students in kindergarten through eighth grade.
- The nursery school and private school of general education will include a total of fifty-nine (59) employees. Employees include a headmaster, teachers, teachers' aides and administrative staff. Some employees are part-time.
- The total number of vehicle trips to the Subject Property will be approximately 400 per day. The Applicant operates nine (9) buses to provide transportation for its students. The buses have a staggered schedule and arrive between 8:00 a.m. and 8:30 a.m. All buses depart from the Subject Property at 3:00 p.m., which is off peak from standard commuting hours. More than half of the students arrive by private vehicle, however, parents actively participate in an organized carpool program. In addition, the trips to the Subject Property by private vehicle are staggered due to participation in extended care programs and school activities. The peak arrival time in the morning is between 8:15 a.m. and 8:30 a.m., when approximately 75 vehicles enter and exit the Subject Property, resulting in 150 vehicle trips. The afternoon departure peak is between 3:00 p.m. and 3:15 p.m., when approximately 50 vehicles enter and exit the Subject Property, resulting in 100 vehicle trips.
- The private school of general education primarily serves Fairfax County residents within a radius of approximately ten (10) miles. This radius includes Annandale, Fairfax, Falls Church and Baileys Crossroads and will be the same for the proposed nursery school.
- The only proposed new building on the Subject Property is an addition that will be two (2) stories and include approximately 18,300 square feet. A maximum height of twenty-five (25) feet will ensure that the addition is compatible with the surrounding residential community. The addition will be constructed of the same materials as the existing improvements.

May 18, 2010

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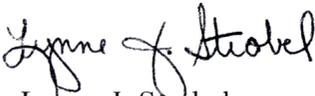
- The Applicant is not aware of any hazardous or toxic substances located on the Subject Property.
- The proposed development complies with all adopted standards, ordinances and regulations except as may be noted on the special exception plat.

The Applicant's proposal for a nursery school with extended care is a logical extension of the existing services offered by Westminster School. A nursery school will create an opportunity for children who plan to attend the Applicant's kindergarten to assimilate to the established daily curriculum. The addition of an athletic field will enhance the Applicant's existing athletic facilities and ensure a well-rounded curriculum for its students. Westminster School is an asset to Fairfax County and the community, and the Applicant's proposal will further complement existing operations.

Should you have any questions regarding the above, or require additional information, please do not hesitate to give me a call. I would appreciate the acceptance of this application, and the scheduling of a hearing before the Planning Commission at your earliest convenience. As always, I appreciate your cooperation and assistance.

Very truly yours,

WALSH, COLUCCI, LUBELEY, EMRICH & WALSH, P.C.



Lynne J. Strobel

LJS/kae

cc: Dolores Nelson
Ted Britt
Martin D. Walsh

{A0191260.DOC / 1 Statement of Justification - Westminster School 006949 000002}



Lynne J. Strobel
(703) 528-4700 Ext. 5418
lstrobel@arl.thelandlawyers.com

**WALSH COLUCCI
LUBELEY EMRICH
& WALSH PC**

January 10, 2011

Via E-Mail and U.S. Mail

Miriam H. Bader
Fairfax County Department of Planning and Zoning
Zoning Evaluation Division
12055 Government Center Parkway, Suite 801
Fairfax, Virginia 22035

Re: SEA 84-M-121-3
Applicant: Westminster School, Inc.

Dear Ms. Bader:

Please accept this letter to supplement the statement of justification submitted for the referenced special exception amendment application on May 18, 2010.

You have inquired as to the current activity of the neighborhood liaison committee that was described in development condition 20 associated with the prior special exception approval. The committee was to meet with interested neighbors on a quarterly basis or at a mutually agreed upon frequency to discuss and address neighborhood concerns regarding operation of Westminster School. The neighborhood liaison committee established by Westminster School has evolved over time, as typical with these types of committees. As an alternative to formal quarterly meetings, Westminster School has established a strong relationship with the Broyhill Crest community of which it is a part. Westminster School has representation at each Broyhill Crest community meeting and receives the Broyhill Crest Newsletter. In this manner, any concerns of the community are promptly brought to the attention of the Applicant. In fact, the Applicant's Board Chair, Mr. Bailey, lives in the Broyhill Crest community. Mr. Bailey has been active in the community for many years, serving as president for approximately ten (10) years.

In addition, if a neighbor has a concern that is not brought through the community association, he or she directly contacts Westminster School. Telephone calls from neighbors are directed to the headmaster, who personally speaks to the neighbor and usually follows up with a visit to the residence. There have been very few concerns over the years. The Applicant recently hosted two (2) receptions with the neighbors to review the modifications planned with the pending application. Each meeting was attended by only approximately ten (10) individuals who had positive comments regarding the school's current operations and proposed plans.

Given the Applicant's current relationship with the community, a neighborhood liaison committee does not appear to be necessary. I would recommend if a development condition is

PHONE 703 528 4700 • FAX 703 525 3197 • WWW.THELANDLAWYERS.COM
COURTHOUSE PLAZA • 2200 CLARENDON BLVD., THIRTEENTH FLOOR • ARLINGTON, VA 22201-3359

LOUDOUN OFFICE 703 737 3633 • PRINCE WILLIAM OFFICE 703 680 4664

ATTORNEYS AT LAW

January 10, 2011

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imposed to replace prior development condition 20, that it require the Applicant to attend the regular meetings of the Broyhill Crest community to be apprised of community concerns and to ensure that the president of Broyhill Crest and the Mason District Supervisor have contact information for the Applicant's personnel, including the headmaster.

Should you have any questions regarding this letter, or require additional information, please do not hesitate to give me a call. As always, I appreciate your assistance.

Very truly yours,

WALSH, COLUCCI, LUBELEY, EMRICH & WALSH, P.C.


Lynne J. Stropel

LJS/kae

cc: Dolores Nelson
Martin D. Walsh

{A0211141 DOC / 1 Bader ltr 1-10-10 006949 000002}



FAIRFAX COUNTY

APPENDIX 4

**OFFICE OF THE CLERK
BOARD OF SUPERVISORS**

12000 Government Center Parkway, Suite 533
Fairfax, Virginia 22035-0072

Tel: 703-324-3151 • Fax: 703-324-3926 • TTY: 703-324-3903

V I R G I N I A

www.fairfaxcounty.gov/gov/bos/clerkhomepage.htm

Email: clerktothebos@fairfaxcounty.gov

March 9, 2005

William C. Thomas, Jr., Esquire
Fagelson, Schonberger, Payne & Deichmeister P.C.
11320 Random Hills Road, Suite 325
Fairfax, Virginia 22030

Re: Special Exception Amendment Application Number SEA 84-M-121-02

Dear Mr. Thomas:

At a regular meeting of the Board of Supervisors held on February 28, 2005, the Board approved Special Exception Amendment Application Number SEA 84-M-121-02 in the name of Westminster School, Incorporated, located at 3819 Gallows Road on approximately 4.68 acres of land zoned R-3, Mason District (Tax Map 60-3 ((24)) 4, 5, and 5A), to amend SE 84-M-121 previously approved for a private school of general education, increase in land area and site modifications to permit a dwelling unit for a resident caretaker pursuant to Section 3-304 of the Fairfax County Zoning Ordinance, by requiring conformance with the following development conditions which supercede all previous conditions for the subject property. Previously approved conditions or those with minor modifications are marked with an asterisk:

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.*
3. This Special Exception is subject to the provisions of Article 17, Site Plans, as may be determined by the Director, Department of Public Works and Environmental Services (DPWES). Any plan submitted pursuant to this special exception shall be in substantial conformance with the approved Special Exception Plat entitled "Westminster School", prepared by Huntley, Nyce & Associates, and these conditions. Minor modifications to the approved special exception may be permitted pursuant to Par. 4 of Sect. 9-004 of the Zoning Ordinance.

4. The maximum daily enrollment for the private school of general education shall be limited to 318 students.*
5. The maximum hours of operation will be from 8:00 a.m. to 4:30 p.m. Monday through Friday for regular school hours; generally extracurricular activities shall be permitted after regular school hours; evening and weekend activities are permitted until 11:00 p.m. This limit on extracurricular activities may be exceeded up to ten (10) times annually provided that the neighborhood liaison committee and the Mason District Supervisor's office are notified in writing at least two weeks prior to the event.*
6. The main school building shall be limited to 45,285 square feet, with a maximum height as depicted on the Special Exception Amendment Plat. Exterior building materials for the addition shall consist of materials similar to the main school building, such as described in Attachment 1. The building façade shall be in substantial conformance with the elevation rendered in Attachment 1.*
7. The applicant will provide nine (9) school buses as transportation for no less than 120 of the enrolled students.*
8. The vehicular entrance to the site shall be designed and constructed so that it connects to Gallows Road per VDOT standards, as approved by DPWES.*
9. Vehicular ingress and egress to/from the site shall be right turn only; this shall be posted.*
10. A sidewalk shall be provided from Gallows Road into the site to provide pedestrian access from Gallows Road through the parking area to the school entrance, as shown on the Special Exception Amendment Plat.*
11. A landscape plan shall be submitted as part of site plan(s) and shall be reviewed and approved by the Urban Forest Management Branch. The plan shall provide for landscaping consistent in quality and quantity with that shown on 13 of the SEA Plat, with the addition of the following:
 - Vegetation consistent with a Type I Transitional Screening Yard and having a buffer width of 25 feet shall be installed within the landscape strip along the northern property line near the play area as determined by the Urban Forest Management Branch of DPWES. Additional trees and plant materials shall be added to the buffer shown on the northern property line of the SEA plat to mitigate the impact of the playing field

on the adjacent residential property. Existing vegetation shall be preserved and supplemented along all boundaries except Gallows Road to meet the intent of Transitional Screening Type I. The number, quality and species required shall be determined by the Urban Forest Management Branch. The existing vegetation in these areas shall be preserved to the maximum extent possible. The limits of clearing and grading shall not extend into the required minimum transitional screening yards, except in the areas along the storm sewer easement on the southern boundary and on the northern boundary where the addition is being built.

- The limits of clearing and grading shall be clearly marked with a continuous line of flagging prior to the pre-construction meeting and shall clearly delineate the limits of clearing and grading with such flagging throughout the construction period. To ensure the preservation of trees to the maximum extent possible, the limits of clearing and grading and tree save areas shall be protected by tree protection fencing, consisting of 14 gauge welded wire attached to 6 foot steel posts driven 18 inches into the ground and placed no farther than 10 feet apart. The tree protection fencing shall be made clearly visible to all construction personnel. The tree protection fencing shall be installed prior to the performance of any clearing and grading activities on the site. Trees within the tree protection fencing that are damaged or destroyed by construction activities shall be replaced as determined by the Urban Forester.*
12. A six (6) foot high fence shall be provided between the transitional screening and the subject site along the northern and southern boundaries. This fence shall be solid wood other than where the transitional screening is less than twenty-five (25) feet in width in which case a six (6) foot high brick or architectural block wall shall be constructed.*
 13. The outdoor playing fields shall not be leased, rented, or otherwise made available to groups not affiliated with the school.*
 14. No lighting shall be provided for the outdoor playing fields and the use of outdoor public address speaker systems or bull horns shall be prohibited.*
 15. Outdoor lighting fixtures used to illuminate the parking area and walkways shall not exceed 12 feet in height. All fixtures shall be fully shielded and directed downward, to prevent glare and light spillover onto the surrounding residential properties. Outdoor building-mounted security lighting shall also be shielded

and directed inward to prevent glare. All parking lot lighting, with the exception of necessary security lighting, shall be turned off within one hour of the last scheduled evening activity.*

16. Stormwater management facilities and best management practices shall be provided on-site as shown on the SEA Plat. The final design shall be subject to the approval of DPWES. If required design is not in substantial conformance with that shown on the SE Plat, the applicant shall be required to apply for a Special Exception Amendment for approval of the resulting change.*
17. The location of heating and air condition and associated mechanical units (HVAC systems) shall be placed to the interior of the site to minimize the noise impact on the surrounding residential properties. The design of the HVAC system for the school shall be such that as many of the components as possible shall be located inside the building. The units shall be subject to Zoning Ordinance performance standards with respect to noise levels, and shall be further surrounded by vegetative screening and fencing so as to minimize the exterior noise to the maximum extent possible.*
18. Trash dumpsters shall be screened with wood or masonry enclosures which are designed to be compatible with the buildings and shall be screened from adjacent residential properties with vegetation.*
19. At the time of site plan review, trails shall be provided as determined by DPWES.*
20. Prior to the first day of each school year, the school administration shall establish a neighborhood liaison committee to meet with interested neighbors on a quarterly basis or at a mutually agreed upon frequency to discuss and address neighborhood concerns regarding the operation of the school as it related to impacts on the surrounding neighborhood. The neighborhood liaison committee shall provide the school and the Mason District Supervisor's office with the name and telephone number of a contact person prior to the first day of each school year.*
21. All signage shall be in conformance with Article 12 of the Zoning Ordinance, and pole-mounted signs shall not be permitted.*
22. The proposed use shall be in conformance with all applicable Performance Standards in Article 14 of the Zoning Ordinance.*

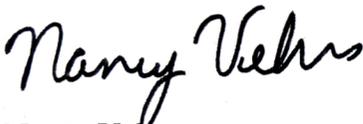
23. A resident caretaker(s) may be permitted to occupy the building labeled "proposed building caretakers residence". The resident caretaker may be the proprietor, owner and/or employee and his/her family of the private school of general education. If a resident caretaker does not occupy the building it may be used for accessory uses associated with the private school of general education.

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 the use has been established or construction has commenced and been diligently prosecuted. The Board of Supervisors may grant additional time to establish the use or to commence construction if a written request for additional time is filed with the Zoning Administrator prior to the date of expiration of the special exception. The request must specify the amount of additional time requested, the basis for the amount of time requested and an explanation of why additional time is required.

If you have questions regarding the expiration of this Special Exception or filing a request for additional time, they should be directed to the Zoning Evaluation Division in the Department of Planning and Zoning at 703-324-1290. The mailing address for the Zoning Evaluation Division is Suite 801, 12055 Government Center Parkway, Fairfax, Virginia 22035.

Sincerely,



Nancy Vehrs
Clerk to the Board of Supervisors

NV/det

Enclosures: Attachment 1

SEA 84-M-121-02

DATE

- 6 -

cc: Chairman Gerald E. Connolly
Supervisor Penny Gross, Mason District
Janet Coldsmith, Director, Real Estate Div., Dept. of Tax Administration
Barbara A. Byron, Director, Zoning Evaluation Div., DPZ
Leslie B. Johnson, Deputy Zoning Administrator for Zoning Permit Review Branch
Audrey Clark, Director, BPRD, DPWES
Angela K. Rodeheaver, Section Chief, Transprt'n. Planning Div.,
Charles Strunk, Project Planning Section, Department of Transportation
Michelle A. Brickner, Director, Site Development Services, DPWES
Marie Langhorne, Plans & Document Control, OSDS, DPWES
Deloris Harris, DPWES - Environment & Facilities Review Division
Department of Highways, VDOT
Kirk Holley, Park Planning Branch Mgr., FCPA
District Planning Commissioner
Gary Chevalier, Office of Capital Facilities, Fairfax County Public Schools



The Westminster School
Jane L. Goll Center for the Arts & Athletics



Architectural Narrative
October 11, 2000

Samaha Associates, P.C.
Architect
9990 Lee Highway, Suite 350
Fairfax, Virginia 22030

Structural Engineer

McMullan & Associates
8381 Old Courthouse Road,
Suite 350
Vienna, Virginia 22182

Civil Engineer

Huntley Nyce Associates
7202 Poplar Street
Annandale, Virginia 22002

**Mech, Elect. & Plumb
Engineer**

Summit Design
5307 Lee Highway
Arlington, Virginia 22207



NARRATIVE DESCRIPTION

The addition will include a new Library, art classroom, music classroom and Gymnasium to enhance current programs. The existing gymnasium will be converted into a theater space.

Additional parking spaces will be provided on site, as well as an additional site entrance, providing vehicular access from two points along Gallows Road. The additional site entrance will help to alleviate congestion due to the stacking of cars along Gallows Road during the morning drop off and the afternoon pick up of students.

The architectural firm of Samaha Associates was commissioned to provide design and construction services for the expansion and renovation of The Westminster School.

The project is scheduled to begin construction in May 2001. The project will be completed by May 2002.

DESIGN INTENT

The original Westminster School building was completed September 15, 1969. Since then, the school has undergone four separate building projects varying in nature and scale. We purposed, not merely to add one last addition to this school, but rather, to create a design for this final building project that would unify the existing individual building projects into a singular building composition creating a new "Unified" building form greater than the sum of its original components.

A two-story entrance tower will become the unifying architectural element of school, anchoring it into its site while allowing the other building elements to orient themselves around it. This hierarchical "Tower" element will help to harmonize the building forms by creating a visible, balanced organization within the building composition. Functionally, the tower element will serve to highlight the main entrance point for the school while revisiting the historical context of the "Bell tower" seen in many of our states historic school buildings.

One of the major challenges faced by the design team was meeting the programmatic needs of the school, viz. the addition of the new gymnasium, while still respecting the scale and character of the existing surrounding neighborhood architecture. In keeping with this philosophy, it was our desire to reflect the surrounding residential community by utilizing a gabled roof system to span the new gymnasium. The gymnasium was oriented so that the eve of the roof would run parallel to the adjacent property line, thereby reducing the building scale in relation to the residential properties that share this property line. The gymnasium floor elevation was lowered six feet below the existing floor elevation to align the ridges of the new and existing gymnasium roofs, thus reducing the visible mass and scale of the new gymnasium in relation to the surrounding properties, while still meeting the programmatic needs of the school.

NOTES/CONDITIONS:

- 1. THE APPROVAL OF THESE PLANS SHALL IN NO WAY RELIEVE THE DEVELOPER OR HIS AGENT OF ANY LEGAL RESPONSIBILITIES WHICH MAY BE REQUIRED BY THE CODE OF VIRGINIA OR ANY ORDINANCE ENACTED BY THE COUNTY OF FAIRFAX.
2. THE DESIGN, CONSTRUCTION, FIELD PRACTICES, AND METHODS SHALL CONFORM TO THE REQUIREMENTS SET FORTH IN THE FAIRFAX COUNTY CODE AND IN THE PUBLIC UTILITIES MANUAL AS AMENDED.
3. WATER DISTRIBUTION NOTE: ALL FIRE PROTECTION SYSTEMS WHICH ARE INSTALLED IN COMPLIANCE WITH THESE PLANS AND WHICH ARE SUBJECT TO THE FAIRFAX COUNTY PUBLIC SAFETY COMMUNICATIONS CENTER AT 891-2131.

CURRENT/SUBSEQUENT INFORMATION REQUIRED PRIOR TO PLAN APPROVAL

Table with columns: INFORMATION REQUIRED, NOT REQ, NO ID, COMMENTS/SHEET NO. Includes items like 1. SPECIAL PERMITS, 2. SPECIAL EXCEPTION, 3. SIGN BOARD/EXCEPTION, etc.

MODIFIED PROCESSING APPROVED

Table with columns: PLAN TYPE, SUBDIVISION PLANS (SD), SITE PLANS (SP), PUBLIC IMPROVEMENTS (PI). Includes BASE FEE and SUBTOTAL calculations.

Table with columns: PLAN TYPE, SUBDIVISION PLANS (SD), SITE PLANS (SP), PUBLIC IMPROVEMENTS (PI). Includes FEE SCHEDULE and SUBTOTAL calculations.

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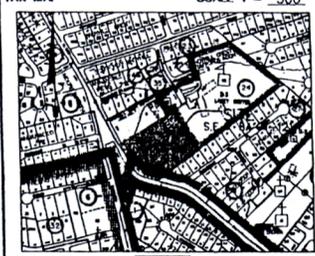
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Table with columns: PLAN TYPE, SUBDIVISION PLANS (SD), SITE PLANS (SP), PUBLIC IMPROVEMENTS (PI). Includes FEE SCHEDULE and SUBTOTAL calculations.

TAX MAP SCALE 1" = 500'



SIDEWALK MAINTENANCE: [XXXX-XXXX] TRAIL MAINTENANCE: GOOD-TYPE CO. ALL OTHER WALKS/TRAILS TO BE OWNER MAINTAINED.

SOON'S MAP/DATA SCALE 1" = 500'



Table with columns: VOL. & PAGE, ZONING, FOUNDATION SUPPORT, SUBSTRATE, FLOOR FINISH, DURABILITY, SPECIAL REQUIREMENTS. Includes rows for 20 FAIRFAX and 10 GLENVALE.

Table with columns: BASE #, DOUBLE #, LOT/PCL, BASE #, DOUBLE #, LOT/PCL. Includes rows for 60-3 and 0024.

Table with columns: DATE, AGREEMENTS, PERMITS, ETC. Includes rows for CONSTRUCTION PERMIT RECEIVED, SANITARY SEWER AGREEMENT RECEIVED, etc.

Table with columns: DATE, AGREEMENTS, PERMITS, ETC. Includes rows for CONSERVATION ESCROW AGREEMENT RECEIVED, AGREEMENT AND BOND APPROVED, etc.

Table with columns: DATE, AGREEMENTS, PERMITS, ETC. Includes rows for AGREEMENT EXPRESSES, BALANCE OF FEE PAID, etc.

Table with columns: DATE, AGREEMENTS, PERMITS, ETC. Includes rows for DISTURBED AREA (DA) WITHIN WATERSHEDS, WATERSHED 1, WATERSHED 2, WATERSHED 3, etc.

ENGINEER'S/SURVEYOR'S CERTIFICATE:

THIS PROPERTY IS IN THE NAME OF WESTMINSTER SCHOOL INC. AS RECORDED IN DEED BOOK 09361 PAGE 0278 OF THE LAND RECORDS OF FAIRFAX COUNTY, VA

PROFESSIONAL SEAL AND SIGNATURE: [Signature] PROFESSIONAL SEAL AND SIGNATURE: [Signature] PROFESSIONAL SEAL AND SIGNATURE: [Signature]



I HEREBY CERTIFY THAT ALL WETLANDS PERMITS REQUIRED BY LAW WILL BE OBTAINED PRIOR TO COMMENCING LAND DISTURBING ACTIVITIES.

SIGNATURE: [Signature] OWNER/DEVELOPER: Ellis H. Glover, Jr., Headmaster

DESIGNATED PLANS EXAMINER CERTIFICATE

Table with columns: DESIGNATED PLANS EXAMINER, TITLE, DATE, RECOMMEND APPROVAL.

DATE: [] RECOMMEND APPROVAL: []

FAIRFAX COUNTY DEPT OF PUBLIC WORKS (STREET LIGHTS)

PUBLIC WATER AGENCY

LIQUID WASTE DISPOSAL

SPECIAL PROJECTS BRANCH (GEOTECHNICAL)

SPECIAL PROJECTS BRANCH (WATER QUALITY & STORM DRAINAGE)

FAIRFAX COUNTY FIRE MARSHAL

NORTHERN VIRGINIA SOIL & WATER CONSERVATION DISTRICT

FAIRFAX COUNTY HEALTH DEPARTMENT

VIRGINIA DEPARTMENT OF TRANSPORTATION

PLAN REVIEWER-SITE REVIEW BRANCH

SITE REVIEW BRANCH CHIEF

APPROVED: [Signature] DATE: [] BY: [Signature]

DIRECTOR OF ENVIRONMENTAL MANAGEMENT, FAIRFAX COUNTY, VA

THIS PLAN SHALL EXPIRE WITHOUT NOTICE IN ACCORDANCE WITH THE APPLICABLE PROVISIONS OF THE COUNTY CODE. REVISIONS DO NOT EXTEND THE APPROVAL PERIOD. THE APPROVAL PERIOD IS INDEPENDENT OF THE ACCIDENT EXPIRATION DATE.

THIS APPROVAL IS NOT A COMMITMENT TO PROVIDE PUBLIC SANITARY SEWER

APPROVAL NOTES / CONDITIONS:

CERTIFIED ARCHITECT/HUNTERLY, NYCE & ASSOCIATES, LTD. PHONE (703) 750-3490

OWNER: WESTMINSTER SCHOOL INC. PHONE: 703-258-3620

DEVELOPER: [] CONTRACT: [] OWNER: [] LICENSE: []

ADDRESS AND ZIP CODE: 3819 GALLOWAY ROAD, ANNANDALE, VA, 22003

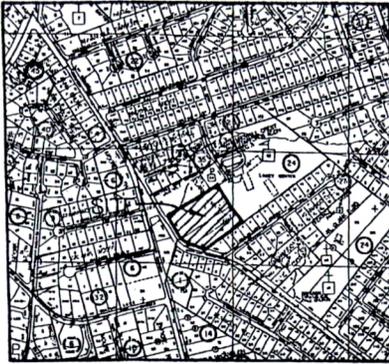
NAME: [] PHONE: []

NAME AS ABOVE: [] PHONE: []

ADDRESS AND ZIP CODE: []

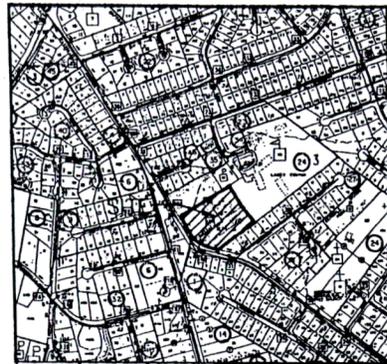
PROJECT NAME: WESTMINSTER SCHOOL PROPOSED BUILDING AND SITE IMPROVEMENTS. COUNTY: FAIRFAX COUNTY, VIRGINIA. MASON DISTRICT. SHEET 1 OF 21. SP-2598 REV. 8-2-98

SAN. SEWER MAP



SCALE: 1" = 500'

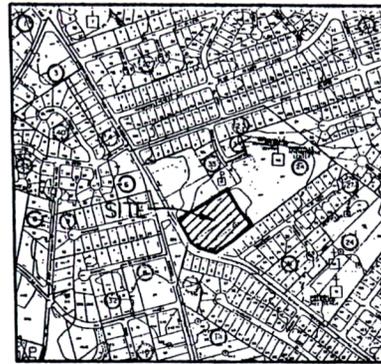
WATER MAP



SCALE: 1" = 500'

REVENUE	\$7.91	\$8.91
STATIC	77.91	78.91
FLOW	100 GPM	1000 GPM
DATE	1/1/81	1/1/81
Q28	1000 GPM	2300 GPM
AS PER PDWA		

TOPOGRAPHY MAP



SCALE: 1" = 500'

S.E.A. CONDITIONS WHICH APPLY TO THE BUILDING AND SITE

1. THE MAXIMUM DAILY ENROLLMENT FOR THE PRIVATE SCHOOL OF REGULAR EDUCATION SHALL BE LIMITED TO 312 STUDENTS.
2. THE MAXIMUM HOURS OF OPERATION WILL BE FROM 8:00 A.M. TO 4:30 P.M. MONDAY THROUGH FRIDAY FOR REGULAR SCHOOL HOURS; GENERALLY EXTRACURRICULAR ACTIVITIES SHALL BE PERMITTED AFTER REGULAR SCHOOL HOURS WITH EVENING AND WEEKEND ACTIVITIES PERMITTED UNTIL 11:00 P.M. THIS LIMIT ON EXTRACURRICULAR ACTIVITIES MAY BE EXCEEDED UP TO TEN (10) TIMES ANNUALLY PROVIDED THAT THE NEIGHBORHOOD LIAISON COMMITTEE AND THE MASON DISTRICT SUPERVISOR'S OFFICE WILL BE NOTIFIED BY WRITING AT LEAST TWO WEEKS PRIOR TO THE EVENT.
3. THE LIMITS OF CLEARING AND GRADING SHALL BE CLEARLY MARKED WITH A CONTINUOUS LINE OF FLAGGING PRIOR TO THE PUBLIC CONSTRUCTION MEETING AND SHALL CLEARLY DELINEATE THE LIMITS OF CLEARING AND GRADING WITH SUCH FLAGGING THROUGHOUT THE CONSTRUCTION PERIOD.
4. THE OUTDOOR PLAYING FIELDS SHALL NOT BE LEASED, RENTED, OR OTHERWISE MADE AVAILABLE TO GROUPS NOT AFFILIATED WITH THE SCHOOL.
5. NO LIGHTING SHALL BE PROVIDED FOR THE OUTDOOR PLAYING FIELDS AND THE USE OF OUTDOOR PUBLIC ADDRESS SPEAKER SYSTEMS OR BULL HORN SHALL BE PROHIBITED.
6. OUTDOOR LIGHTING FIXTURES USED TO ILLUMINATE THE PARKING AREA AND WALKWAYS SHALL NOT EXCEED 12 FEET IN HEIGHT. ALL FIXTURES SHALL BE FULLY SHIELDED AND DIRECTED DOWNWARD, TO PREVENT GLARE AND LIGHT SPILLOVER ONTO THE SURROUNDING RESIDENTIAL PROPERTIES. OUTDOOR BUILDING-MOUNTED SECURITY LIGHTING SHALL ALSO BE SHIELDED AND DIRECTED DOWNWARD TO PREVENT GLARE. ALL PARKING LOT LIGHTING, WITH THE EXCEPTION OF NECESSARY SECURITY LIGHTING, SHALL BE TURNED OFF WITHIN ONE HOUR OF THE LAST SCHEDULED EVENING ACTIVITY.
7. THE LOCATION OF HEATING AND AIR CONDITIONING AND ASSOCIATED MECHANICAL UNITS (HVAC SYSTEMS) SHALL BE PLACED TO THE INTERIOR OF THE SITE TO MINIMIZE THE NOISE IMPACT ON THE SURROUNDING RESIDENTIAL PROPERTIES. THE DESIGN OF THE HVAC SYSTEM FOR THE SCHOOL SHALL BE SUCH THAT AS MANY OF THE COMPONENTS AS POSSIBLE BE LOCATED INSIDE THE BUILDING. THE UNITS SHALL BE SUBJECT TO ZONING ORDINANCE PERFORMANCE STANDARDS WITH RESPECT TO NOISE LEVELS, AND SHALL BE FURTHER SURROUNDED BY VEGETATIVE SCREENING AND FENCING SO AS TO MINIMIZE THE EXTERIOR NOISE TO THE MAXIMUM EXTENT POSSIBLE. PRIOR TO THE FIRST DAY OF EACH SCHOOL YEAR, THE SCHOOL ADMINISTRATION SHALL ESTABLISH A NEIGHBORHOOD LIAISON COMMITTEE TO MEET WITH INTERESTED NEIGHBORS ON A QUARTERLY BASIS OR AT A MUTUALLY AGREED UPON FREQUENCY TO DISCUSS AND ADDRESS NEIGHBORHOOD CONCERNS REGARDING THE OPERATION OF THE SCHOOL AS IT RELATES TO IMPACTS ON THE SURROUNDING NEIGHBORHOOD. THE NEIGHBORHOOD LIAISON COMMITTEE SHALL PROVIDE THE SCHOOL AND THE MASON DISTRICT SUPERVISOR'S OFFICE WITH THE NAME AND TELEPHONE NUMBER OF A CONTACT PERSON PRIOR TO THE FIRST DAY OF EACH SCHOOL YEAR.
8. ALL SIGNAGE SHALL BE IN CONFORMANCE WITH ARTICLE 12 OF THE ZONING ORDINANCE, AND POLE-MOUNTED SIGNS SHALL NOT BE PERMITTED.
9. THE PROPOSED USE SHALL BE IN CONFORMANCE WITH ALL APPLICABLE PERFORMANCE STANDARDS IN ARTICLE 14 OF THE ZONING ORDINANCE.
10. "ANY TREES SHOWN TO BE DAMAGED OR DESTROYED DUE TO CONSTRUCTION SHALL BE REPLACED IN ACCORDANCE WITH BEA 84-M-121."

GENERAL NOTES:

1. THE PROPERTY DELINEATED ON THIS PLAT IS LOCATED ON THE FAIRFAX COUNTY ASSESSMENT MAPS AS 80-3-(24)-1. PARCEL 4.8,5,6 AND IS ZONED R-3.
2. NO TITLE REPORT FURNISHED.
3. BOUNDARY BY HUNTLEY, NYCE & ASSOCIATES, LTD.
4. TOPOGRAPHY BY HUNTLEY, NYCE & ASSOCIATES, LTD.
5. WATER SERVICE SHALL BE SUPPLIED BY FAIRFAX COUNTY WATER AUTHORITY.
6. SOLID WASTE DISPOSAL TO BE PICKED UP TWICE A WEEK BY PRIVATE CONCERN.
7. EXISTING UTILITY POLES AND OVERHEAD UTILITIES ON SITE OR IN CONSTRUCTION AREAS AFFECTING THIS DEVELOPMENT WILL BE REMOVED OR RELOCATED AT THE DEVELOPER'S EXPENSE.
8. ALL UTILITIES INSTALLED AS A PART OF THE PROJECT SHALL BE PLACED UNDERGROUND.
9. TO THE BEST OF OUR KNOWLEDGE, THERE IS NO PHYSICAL EVIDENCE OF A GRAVE OR BURIAL SITE ON THIS PARCEL.
10. TO THE BEST OF OUR KNOWLEDGE THERE IS NO PHYSICAL EVIDENCE OF HAZARDOUS OR TOXIC SUBSTANCES OR MATERIALS STORED ON THIS SITE.
11. THIS DEVELOPMENT WILL CONFORM TO ALL APPLICABLE, FAIRFAX COUNTY AND/OR VIRGINIA STATE ORDINANCES REGULATION AND ADOPTED STANDARDS.
12. AIR QUALITY PERMIT SHALL BE OBTAINED IF NECESSARY AND PROVIDED PRIOR TO ANY CLEARING AND GRADING.
13. NO PLANTING OF TREES, OTHER UTILITIES, CABLE BOXES, ETC. EXCEPT GRASS AND OTHER GRASS COVERS ARE ALLOWED WITHIN THE STORM DRAINAGE EASEMENT UNLESS IT IS APPROVED BY THE FAIRFAX COUNTY DIRECTOR OF THE DESIGN REVIEW BRANCH.
14. ALL EXISTING WELLS ON SITE WILL BE CAPPED IN ACCORDANCE WITH THE HEALTH DEPARTMENT REGULATIONS.
15. THE DEVELOPER IS RESPONSIBLE FOR ANY DAMAGE TO EXISTING ROAD AND UTILITIES WHICH OCCURS AS A RESULT OF THIS CONSTRUCTION PROJECT WITHIN OR CONTIGUOUS TO THE EXISTING RIGHT-OF-WAY.
16. ARBORIST IS TO BE NOTIFIED ONE WEEK IN ADVANCE OF THE COMMENCEMENT OF CLEARING AND GRADING.
17. UNDERGROUND UTILITIES SHOWN ARE FROM AVAILABLE RECORDS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DIGGING OF TEST HOLES PRIOR TO BEGINNING ANY CONSTRUCTION. THESE TEST HOLES WILL BE MADE TO VERIFY ALL CROSSINGS BETWEEN NEW AND EXISTING FACILITIES AND AT CRITICAL CHANGES IF CONDITIONS ARE FOUND IN THE FIELD WHICH ARE MATERIALLY DIFFERENT FROM THE PLANS. THE CONTRACTOR SHALL NOTIFY HUNTLEY, NYCE & ASSOCIATES, LTD. SO THAT THE APPROPRIATE REVISION WILL BE MADE TO THE PLANS.
18. THE CONTRACTOR SHALL VERIFY LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO STARTING CONSTRUCTION.
19. NO SUB-SOIL INVESTIGATIONS HAVE BEEN MADE BY THE DESIGNING ENGINEER.
20. ANY FENCES BUILT ON THIS SITE WILL NOT INTERFERE WITH THE DRAINAGE FLOW SHOWN.
21. TEST PIT REQUIRED TO DETERMINE EXACT HORIZONTAL AND VERTICAL LOCATION OF EXISTING UTILITIES CONTACT "MISS UTILITY" 1-800-267-7777. FORTY-EIGHT (48) HOURS PRIOR TO EXCAVATION OR CONSTRUCTION. SEPARATE PERMIT IS REQUIRED FOR RETAINING WALLS WITH HEIGHT OF 3' OR HIGHER.

QA/LINE NOTES:

1. THE CONTRACTOR SHALL HAND DIG TEST PITS AT ALL GAS CROSSINGS TO DETERMINE THE EXACT LOCATION AND DEPTH OF WELL IN ADVANCE OF CONSTRUCTION.
2. FOR MARKING LOCATIONS OF WASHINGTON GAS FACILITY AND NOTIFY "MISS UTILITY" AT 1-800-267-7777. FORTY-EIGHT (48) HOURS PRIOR TO ANY EXCAVATION OR CONSTRUCTION.
3. PLEASE PROVIDE A MINIMUM OF 3' HORIZONTAL AND 1' VERTICAL CLEARANCE BETWEEN EXISTING GAS FACILITIES AND PROPOSED FACILITIES.

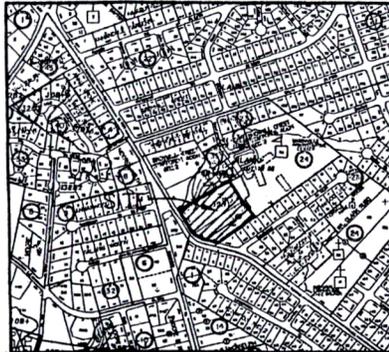
UTILITY NOTES:

- THE EXISTING UNDERGROUND UTILITIES SHOWN HEREON ARE BASED UPON AVAILABLE INFORMATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION OF ALL UTILITIES BEFORE COMMENCING WORK AND FOR ANY DAMAGES WHICH OCCUR BY HIS FAILURE TO LOCATE OR PRESERVE THESE UNDERGROUND UTILITIES. IF DURING CONSTRUCTION OPERATIONS THE CONTRACTOR SHOULD ENCOUNTER UTILITIES OTHER THAN IN THOSE LOCATIONS SHOWN ON THE PLANS, HE SHALL IMMEDIATELY NOTIFY THE ENGINEER AND TAKE NECESSARY AND PROPER STEPS TO PROTECT THE FACILITY AND ASSURE THE CONTINUANCE OF SERVICE.

VDOT STANDARD NOTES

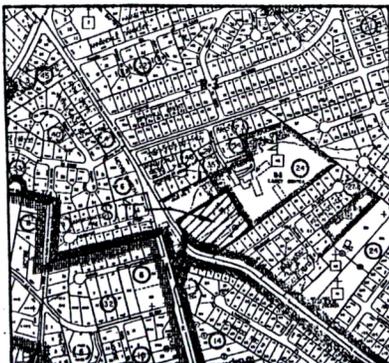
1. METHODS AND MATERIALS USED SHALL CONFORM TO CURRENT COUNTY/TOWN AND VDOT STANDARDS AND SPECIFICATIONS.
2. ALL UTILITIES, INCLUDING ALL POLES, ARE TO BE RELOCATED AT THE DEVELOPER'S EXPENSE, PRIOR TO CONSTRUCTION.
3. OPEN CUTTING OF PAVED OR SURFACE TREATED ROADS IS NOT PERMITTED. ALL UTILITIES WHICH WILL BE PLACED UNDER EXISTING STREETS ARE TO BE BORED OR JACKED. ANY EXCEPTIONS DUE TO EXTENUATING CIRCUMSTANCES, ARE TO BE ADDRESSED AT THE PERMIT STAGE.
4. THE DEVELOPER IS RESPONSIBLE FOR ANY DAMAGE TO EXISTING ROADS AND UTILITIES WHICH OCCUR AS A RESULT OF PROJECT CONSTRUCTION WITHIN OUR CONTIGUOUS TO EXISTING RIGHT-OF-WAY.
5. A SMOOTH GRADE SHALL BE MAINTAINED FROM THE CENTERLINE OF THE EXISTING ROAD TO THE PROPOSED EDGE OF PAVEMENT TO PRECLUDE THE FORMING OF FALSE GUTTERS AND/OR THE PONDING OF ANY WATER IN THE ROADWAY.
6. STANDARD GUARDRAILS AND/OR HANDRAILS SHALL BE INSTALLED AT HAZARDOUS LOCATIONS AS DESIGNATED DURING FIELD REVIEW BY THE COUNTY/TOWN INSPECTOR OR VDOT.
7. ALL R/W DESIGNATED TO PUBLIC USE SHALL BE CLEAR AND UNENCUMBERED.
8. OVERLAY OF EXISTING PAVEMENT SHALL BE A MINIMUM OF 1.25" DEPTH. ANY COSTS ASSOCIATED WITH PAVEMENT OVERLAY, OR THE MILLING OF EXISTING PAVEMENT TO OBTAIN REQUIRED DEPTH SHALL BE ASSUMED BY THE DEVELOPER.
9. THE DEVELOPER SHALL NOT COMMENCE CONSTRUCTION OF ANY PAVEMENT COURSE WITHOUT AN APPROVED STRIPPING PLAN.
10. SUBGRADE DEPTH IS BASED ON AN ASSUMED CBR VALUE OF 10. SOIL TEST OF SUBGRADE MUST BE SUBMITTED FOR ACTUAL DETERMINATION OF REQUIRED SUBGRADE THICKNESS PRIOR TO SUBGRADE PLACEMENT.
11. THE COUNTY/TOWN SHALL OBTAIN A PERMIT FOR ALL SIDEWALKS WITHIN THE R/W THAT DO NOT QUALIFY FOR VDOT MAINTENANCE.

SOILS MAP



SCALE: 1" = 500'

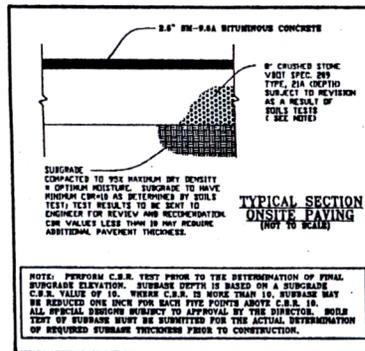
VICINITY MAP



SCALE: 1" = 500'

SUB. #1	SEALS	TELEPHONE	SUBURBAN	PLANS	CONTRACT	REVISIONS
NO.	FAIRFAX	NO.	NO.	NO.	NO.	NO.
08	FAIRFAX	0808	NO.	NO.	NO.	NO.
09	GLEEVILLE	FAIR-LV	NO.	NO.	NO.	NO.

Total Gross Floor Area and F.A.R. for the site
 Information from S.E. plan as shown on sheet 18 of 21
 Existing Building Gross Floor Area = 26,174 S.F.
 Existing Store Home Gross Floor Area = 1,234 S.F.
 Total Existing Gross Floor Area = 27,408 S.F.
 Proposed Addition Gross Floor Area = 19,111 S.F.
 Proposed two story Building
 (In front of site) Gross Floor Area = 2,700 S.F.
 Total Proposed Addition Gross Floor Area = 21,811 S.F.
 Total Existing and Proposed Gross Floor Area = 49,219 S.F.
 Site Area = 203,964 S.F.
 Total Floor Area Ratio (F.A.R.) = 0.2442



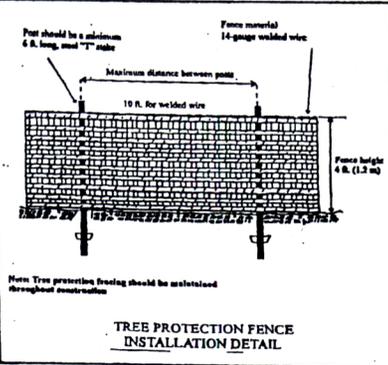
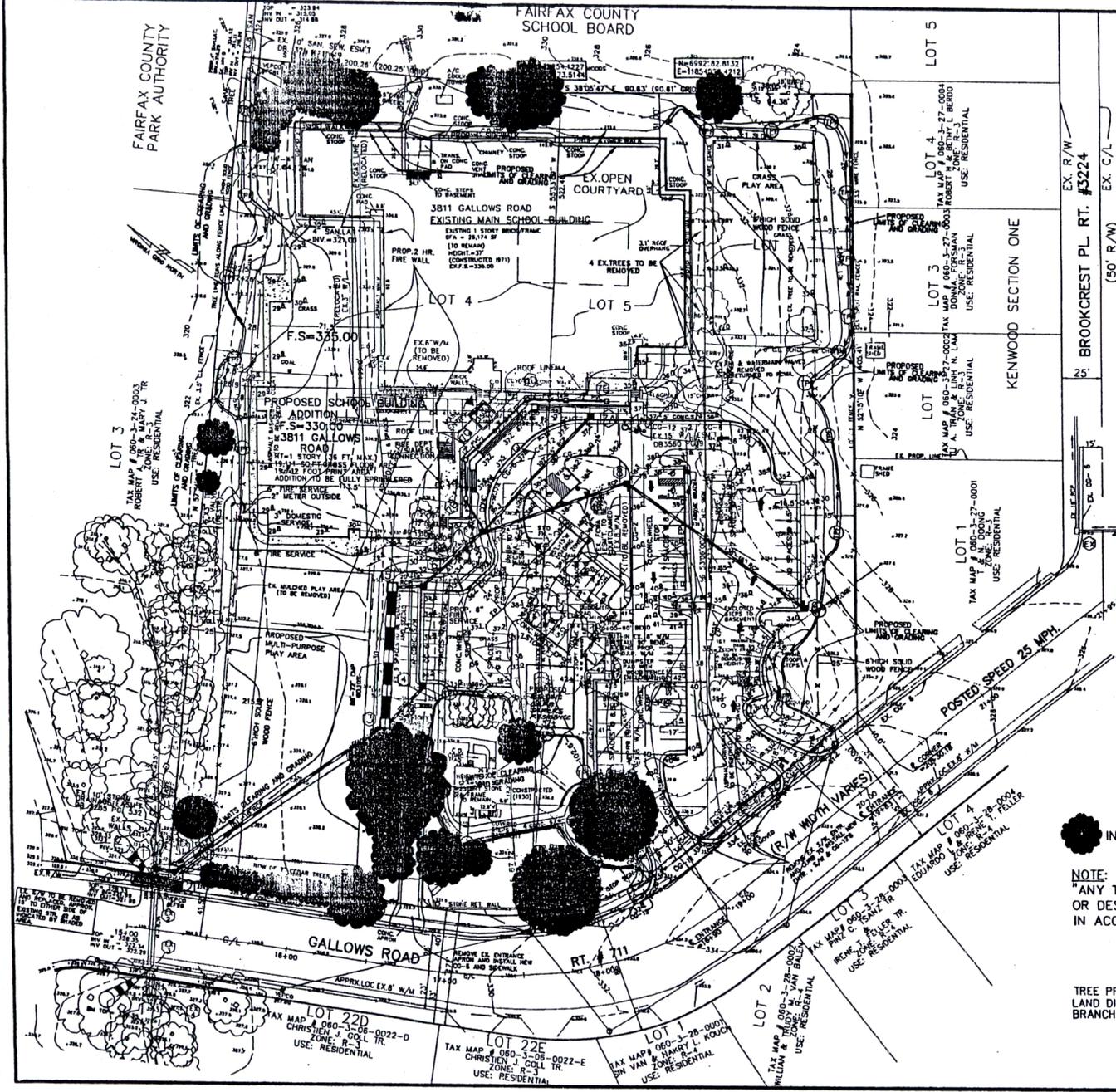
Huntley, Nyce & Associates, Ltd.
 REGISTERED PROFESSIONAL ENGINEERS
 1000 N. GLEEVILLE AVENUE
 SUITE 200
 FAIRFAX COUNTY, VIRGINIA 22031
 (703) 267-7777

WESTMINSTER SCHOOL
 PROPOSED BUILDING AND SITE IMPROVEMENTS
 MASON DISTRICT
 FAIRFAX COUNTY, VIRGINIA

SITE LOCATION MAPS/MISCELLANEOUS/FIRE FLOW DATA

VICINITY MAPS
 DATE: 8-21-01
 REVISIONS:

PROJECT
 2 of 21
FILE NO.
 SP-2886



TPF TREE PROTECTION FENCE.

DATE	NO.	DESCRIPTION	APPROVED	DATE

REVISION APPROVED BY DIVISION OF DESIGN REVIEW

I HEREBY CERTIFY THAT NO OTHER CHANGES HAVE BEEN MADE ON THE PLAN OR PROFILE EXCEPT THOSE PREVIOUSLY APPROVED.

[Signature] PE 4-17-03
CERTIFIED ENGINEER OR LAND SURVEYOR

NOTE:
ANY TREE SHOWN TO BE SAVED THAT IS DAMAGED OR DESTROYED DUE TO CONSTRUCTION SHALL BE REPLACED IN ACCORDANCE WITH SEA 84-M-121."

NO.	TITLE	KEY	SYMBOL
	TREE PROTECTION FENCE	TPF	

TREE PROTECTION DEVICES SHALL BE INSTALLED PRIOR TO ANY LAND DISTURBING ACTIVITY. FAIRFAX COUNTY URBAN FOREST BRANCH SHALL BE NOTIFIED PRIOR TO START OF CONSTRUCTION.

NOTE: IN ACCORDANCE WITH CONDITION #11 OF THE APPROVED S.E.A. 84-M-121, THE TREE PROTECTION SHALL CONSIST OF FENCING OF 14 GAUGE WELDED WIRE ATTACHED TO 6" STEEL POST DRIVEN 18" INTO THE EXISTING GROUND AT NO GREATER THAN 10' APART. (SEE DETAIL THIS SHEET)

Huntley, Nyce & Associates, Ltd.
ARCHITECTS • CIVIL ENGINEERS • LAND PLANNING
1000 KODOLLA ST. SUITE 200
FAIRFAX COUNTY, VIRGINIA 22033
PHONE: 703-441-1111 FAX: 703-441-1101



WESTMINSTER SCHOOL
PROPOSED BUILDING AND SITE IMPROVEMENTS
MASON DISTRICT
FAIRFAX COUNTY, VIRGINIA

TREE PROTECTION PLAN

NO.	TITLE	KEY	SYMBOL
	TREE PROTECTION FENCE	TPF	

SCALE: 1" = 30'

DATE: 5-21-01

REVISIONS:

SHEET 12 of 21

FILE NO. SP-2986

A1 MASONVILLE COMMUNITY PLANNING SECTOR

CHARACTER

The Masonville Community Planning Sector is characterized primarily by stable single-family residential uses. The principal single-family neighborhoods in this sector include Broyhill Crest, Columbia Pines and Sleepy Hollow Woods. Higher density residential development is found at the periphery of the Annandale Community Business Center (CBC); for example, the Fairmont Garden apartments and Parliament Village apartments which are developed at approximately 20 dwelling units per acre. These higher density residential uses provide an effective transitional use between commercial and lower density residential uses.

The Holmes Run Stream Valley Park runs along the entire northern boundary of the sector and may be considered the most significant ecological asset within this sector. Although this sector is largely developed, stream valleys as well as early and mid 20th century and more dispersed residential neighborhoods may contain significant heritage resources. Remnants of the historic Manassas Gap Railroad line which was intended to link Alexandria with the Shenandoah Valley are located along the north side of Medford and Royce Streets in the southern part of the sector. The railroad line is a significant heritage resource and is listed in the Virginia Landmarks Register and the Fairfax County Inventory of Historic Sites. A list and map of heritage resources are included in the Annandale Planning District Overview section, Figures 4 and 5. Additional historic sites in this sector are also included in the inventory.

CONCEPT FOR FUTURE DEVELOPMENT

The Masonville Community Planning Sector includes lands within the Annandale Community Business Center (CBC) and those which fall outside of the CBC. The Annandale Community Business Center is discussed in a separate section following the Annandale District overview. The remainder of this sector is recommended to develop as Suburban Neighborhoods in the Concept for Future Development.

RECOMMENDATIONS

Land Use

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

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

Figure 32 indicates the geographic location of land use recommendations for this sector. Where recommendations are not shown on the General Locator Map, it is so noted.

FAIRFAX COUNTY COMPREHENSIVE PLAN, 2007 Edition
AREA I Annandale Planning District, Amended through 7-27-2010
A1-Masonville Community Planning Sector
Page 90

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MEMORANDUM

DATE: November 12, 2010

TO: Regina Coyle, Director
Zoning Evaluation Division, DPZ

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

SUBJECT: Environmental Assessment: SEA 84-M-121-03
The Westminster School

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 July 2, 2010 revised through October 18, 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 7 through 15, the Plan states:

**“Objective 2: Prevent and reduce pollution of surface and groundwater resources.
Protect and restore the ecological integrity of streams in Fairfax County.**

- Policy a. Maintain a best management practices (BMP) program for Fairfax County and ensure that new development and redevelopment complies with the County’s best management practice (BMP) requirements.
- Policy j. Regulate land use activities to protect surface and groundwater resources.
- Policy k. For new development and redevelopment, apply better site design and low impact development (LID) techniques. . . .

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 3: Protect the Potomac Estuary and the Chesapeake Bay from the avoidable impacts of land use activities in Fairfax County.

Policy a. Ensure that new development and redevelopment complies with the County's Chesapeake Bay Preservation Ordinance. . . .

Objective 10: Conserve and restore tree cover on developed and developing sites. Provide tree cover on sites where it is absent prior to development.

Policy a. Protect or restore the maximum amount of tree cover on developed and developing sites consistent with planned land use and good silvicultural practices.”

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. Particular emphasis is given to opportunities provided by this application to conserve the county's remaining natural amenities.

Tree Preservation

Issue:

The Policy Plan incorporates guidance in support of the application of conservation and restoration of tree cover on developed and developing sites. The applicant is seeking to develop an athletic field on a 2.1 acre forested parcel adjacent to the Westminster School. In accordance with Policy Plan guidance, the applicant should preserve and restore as much tree cover as feasible with the planned land use.

Resolution:

The applicant has committed to preserving tree cover. Staff recommends that the applicant go above and beyond minimum tree cover requirements by preserving as much of the existing vegetation as possible, and to augment the vegetation after the construction of the athletic field.

Storm Water

The applicant states that the proposed building addition will expand impervious surfaces by 13.4%. The applicant states that 38.98% phosphorus will be removed from storm water runoff through a combined use of a roofdrain filterra and a second infiltration trench. Only 38.44% phosphorus removal is required according to the applicant.

The adequacy of any proposed SWM/BMP facilities and outfall measures will be subject to review and approval by the Department of Public Works and Environmental Services.

PGN: BSS



County of Fairfax, Virginia

MEMORANDUM

DATE: January 5, 2011

TO: Regina Coyle
Zoning Evaluation Division
Department of Planning and Zoning

FROM: Angela Kadar Rodeheaver: *AKR by CAA*
Site Analysis Section
Department of Transportation

FILE: 3-5 (SE 84-M-121)

SUBJECT: Transportation Impact

REFERENCE: SEA 84-M-121-3 Westminster School, Inc.
Traffic Zone: 1418
Land Identification Map: 30-3 ((24)) 3, 4, 5, 5A

Transmitted herewith are the comments from the Department of Transportation with respect to the referenced application. These comments are based on a plat made available to this office dated April 21, 2010, and revised through October 18, 2010. The applicant proposes the addition of a nursery and child care center, an increase in land area, construction of a new athletic field and playground areas, removal of a single-family house, relocation of a storage shed and modification of development conditions.

This department has no transportation issues with this application.

AKR/LAH/lah



MEMORANDUM

December 15, 2010

TO: Miriam H. Bader AICP, Staff Coordinator
Zoning Evaluation Division, DPZ

FROM: Hugh Whitehead, Urban Forester II *HW*
Forest Conservation Branch, DPWES

SUBJECT: The Westminster School, SEA 84-M-121-03

I have reviewed the above referenced Special Exception Amendment Plat, stamped as received by the Zoning Evaluation Division (ZED) on December 6, 2010. The following comments and recommendations are based on this review and a site visit conducted during previous review of this application.

1. **Comment:** The plan has not changed significantly since it was previously reviewed, and comments dated October 27, 2010, restated below, remain unaddressed.

Previous Comment from 10/27/2010: The comment made during review of the previously submitted SEA application about trees #1 (40-in. dia. silver maple), #5 (46-in. dia. silver maple), and #11 (41-in. dia. tulip poplar) should be revised to more clearly convey concern regarding the elevated risk associated with these trees. Silver maples the size of these trees typically harbor significant decay and often have cavities in their trunk and scaffold branches. Even healthy wood is characteristically weak and brittle. These two trees are located in a relatively high traffic area for pedestrians and should be considered moderate to high risk. The tulip poplar, due to its age, height (long lever arm), and proximity to Gallows Road should also be considered a moderate to high risk tree. The restricted root zone between the tree and the road is a concern. In addition, Gallows Road, the school entrance, portions of the parking lot, and the 2-story stone building are all high value targets and within striking distance of the tree.

Loss of these trees would significantly change the appearance of the grounds. However, the benefit these trees provide must be weighed against the potential liability.

Previous Recommendation from 10/27/2010: It is very questionable whether or not these trees should be preserved in this setting due to their condition and the numerous possibilities for personal injury and property damage. Do not approve an SEA with these trees labeled "save." Attach the following condition to this case:

Department of Public Works and Environmental Services
Land Development Services, Urban Forest Management Division
12055 Government Center Parkway, Suite 518
Fairfax, Virginia 22035-5503
Phone 703-324-1770, TTY: 703-324-1877, Fax: 703-803-7769
www.fairfaxcounty.gov/dpwes



The Westminster School
SEA 84-M-121-03
December 15, 2010
Page 2 of 2

IF TREES #1 (40-IN. DIAMETER SILVER MAPLE), #5 (46-IN. DIAMETER SILVER MAPLE), OR #11 (41-IN. DIAMETER TULIP POPLAR) ARE TO BE PRESERVED AS PART OF THE SITE PLAN, A FULL REPORT AND RECOMMENDATIONS SHALL BE INCLUDED AS PART OF THE FIRST AND ALL SUBSEQUENT SUBMISSIONS OF THE SITE PLAN. THIS REPORT SHALL BE BASED ON A THOROUGH RISK ASSESSMENT CONDUCTED BY A CERTIFIED ARBORIST WITH TRAINING IN TREE RISK ASSESSMENT IN URBAN AREAS.

Recommendation: Obtain recommended responses to previous review comments.

If there are any questions, please contact me at (703)324-1770.

HCW/
UFMID #: 153581

cc: RA File
DPZ File





County of Fairfax, Virginia

MEMORANDUM

DATE: 3 November 2010

TO: Miriam Bader, ZED Coordinator

FROM: Linda Cornish Blank, Historic Preservation Planner

SUBJECT: SEA 84-M-121-03, Amend previous approval for a private school to permit an increase in land area, modifications of development conditions & site modifications, 3801, 3811 & 3825 Gallows Rd., Tax map # 60-3 ((24)) 3.

Planning Location: Fairfax County Comprehensive Plan, 2007 Edition, Area I, Annandale Planning District, Amended through 7-27-2010, Overview, p.8:

“Heritage Resources

The Annandale Planning District contains both known and potential heritage resources. . . .

In addition to identified historic structures such as those listed above, several areas have the potential to yield significant heritage resources. . . . Remaining parcels of open space may contain historic archaeological resources, and there is the potential for historic structures within existing stable residential communities.

Older and more dispersed residential neighborhoods retain a high potential for heritage resources.

Large portions of the Annandale Planning District have not been surveyed to determine the presence or absence of heritage resources. It is important that these areas be examined before they are developed and appropriate action taken to record, preserve and/or recover significant heritage resources. . . .“

A1-Masonville Community Planning Sector, p. 93:

“Heritage Resources

Any development or ground disturbance in this sector, both on private and public land, should be preceded by heritage resource studies, and alternatives should be explored for the avoidance, preservation or recovery of significant heritage resources that are found. In those areas where significant heritage resources have been recorded, an effort should be made to preserve them. If preservation is not feasible, then, in accordance with countywide objectives and policies as cited in the Heritage Resources section of the Policy Plan, the threatened resource should be thoroughly recorded and in the case of archaeological resources, the artifacts recovered.

Heritage Resource Comment:

Finding: The one-story brick and wood single-family residential dwelling, located at 3819 Gallows Road, tax map 060-3 ((24)) 3 is an example of a resource type recognized in Study Unit H10 *Suburbanization and Urban Dominance* of the county’s Heritage Resource Management

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 Planning Division
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 Fairfax, Virginia 22035-5509
 Phone 703-324-1380
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 www.fairfaxcounty.gov/dpz/



Plan. The plan provides for its registration and protection in-keeping with Comprehensive Plan policies.

Finding: Single-family residential dwellings built during the post World War II decades of the late 1940s – the 1950s continue to disappear with development and redevelopment. Unless these residential building types from the mid-20th are documented, an important part of county history is lost without record.

Finding: Documentation of buildings and sites from the recent past is often overlooked although they play an important part in telling the history, development and evolution of our community. The one-story brick and wood single-family residential dwelling is of a building type, material, design and quality that merits documentation. Of equal importance to the documentation is the dwelling's site context or cultural landscape.

Heritage Resource Recommendation:

1. The existing conditions for that portion of the Application Property at 3819 Gallows Road, tax map 060-3 ((24)) 3 be documented through photographic recordation for the purpose of recording and documenting the existing one-story single-family residential dwelling and its cultural landscape prior to development and/or demolition. The documentation include at a minimum the exterior of the house and landscape features, as stipulated below, to be photographed prior to any land disturbing activity on site. The documentation include a sketch plan map, based upon the existing conditions and vegetation map for this application, showing the location of the photographic angle of views and each photograph be identified. All photographs and sketch plan map be submitted to the Virginia Room of the Fairfax County Public Library and to the Fairfax County Department of Planning and Zoning (DPZ) Historic Preservation planner. The applicant is to provide written documentation to DPZ that required documentation has been submitted to the Virginia Room.

Photographic documentation; dwelling and site context:

1. View of each façade
2. Perspective view, front façade and one side
3. Perspective view, rear and one side
4. Details of the dwelling such as view of main entrance and stairs, patio, prominent window(s), planter(s), and chimney(s)
5. General views from a distance sufficient to show environmental setting, landscaping, and cultural landscape features and elements

2. The Cultural Resource and Protection Section of the Fairfax County Park Authority provide comment on this application.



FAIRFAX COUNTY PARK AUTHORITY



M E M O R A N D U M

TO: Miriam Bader, ZED Coordinator
Park Planning Branch. Linda Blank

FROM: John Rutherford, Archaeologist
Cultural Resource Management and Protection Section

DATE: 28 December 2010

SUBJECT: SEA 84-M-121-03, Amend previous approval for a private school to permit an increase in land area, modifications of development conditions & site modifications, 3801, 3811 & 3825 Gallows Rd., Tax map # 60-3 ((24)) 3.

Ms. Blank made the following recommendations.

The CRMP concurs with them.

Heritage Resource Recommendation:

1. The existing conditions for that portion of the Application Property at 3819 Gallows Road, tax map 060-3 ((24)) 3 be documented through photographic recordation for the purpose of recording and documenting the existing one-story single-family residential dwelling and its cultural landscape prior to development and/or demolition. The documentation include at a minimum the exterior of the house and landscape features, as stipulated below, to be photographed prior to any land disturbing activity on site. The documentation include a sketch plan map, based upon the existing conditions and vegetation map for this application, showing the location of the photographic angle of views and each photograph be identified. All photographs and sketch plan map be submitted to the Virginia Room of the Fairfax County Public Library and to the Fairfax County Department of Planning and Zoning (DPZ) Historic Preservation planner. The applicant is to provide written documentation to DPZ that required documentation has been submitted to the Virginia Room.

Photographic documentation; dwelling and site context:

1. View of each façade
2. Perspective view, front façade and one side
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4. Details of the dwelling such as view of main entrance and stairs, patio, prominent window(s), planter(s), and chimney(s)
5. General views from a distance sufficient to show environmental setting, landscaping, and cultural landscape features and elements

Cc Elizabeth Crowell



FAIRFAX COUNTY PARK AUTHORITY



M E M O R A N D U M



TO: Regina M. Coyle, Director
 Zoning Evaluation Division
 Department of Planning and Zoning

FROM: Sandy Stallman, Manager
 Park Planning Branch, PDD *AS*

DATE: November 16, 2010

SUBJECT: SEA 84-M-121-03, The Westminster School
 Tax Map Number(s): 60-3 ((24)) 3, 4, 5, & 5A

BACKGROUND

The Park Authority staff has reviewed the proposed Development Plan dated April 21, 2010, for the above referenced application. The Development Plan shows an 18,300 square foot addition to an existing private school along with site modification to construct a new ball field on 6.8-acres zoned R-3. The applicant's property is directly adjacent to and up slope of Masonville Park which is owned by the Park Authority.

COMPREHENSIVE PLAN CITATIONS

1. **Resource Protection (The Policy Plan, Parks and Recreation Objectives 2 & 5, pp. 5-7)**

“Objective 2: Protect appropriate land areas in a natural state to ensure preservation of significant and sensitive natural resources.”

“Policy g: Protect parklands from encroachments and minimize adverse human impacts to natural areas.”

“Policy j: Minimize adverse impacts of development on water resources and stream valleys.”

“Policy k: Minimize the effects of storm water outfalls on parkland.”

“Objective 5: Ensure the long term protection, preservation and sustainability of park resources.”

“Policy a: Protect parklands from adverse impacts of off-site development and uses. Specifically, identify impacts from development proposals that may negatively

affect parklands and private properties under protective easements and require mitigation and/or restoration measures, as appropriate.”

ANALYSIS AND RECOMMENDATIONS

Natural Resources Impact:

The proposed development will increase stormwater discharges to over 20 cubic feet per second (cfs) for the two year storm (post development); however, the applicant proposes no additional stormwater detention or treatment because the existing on-site facility was sized larger than required at the time that it was permitted. This very high discharge rate will certainly contribute to stream erosion and degradation down stream in Holmes Run and Lake Barcroft. The applicant's discharge immediately enters parkland, then flows through several park parcels before reaching Holmes Run in Holmes Run Stream Valley Park, in the Cameron Run watershed.

The County is subject to increasingly strict regulations on surface water discharges. As specified in the County's Cameron Run Watershed Plan, reductions in runoff from a site are to be at least 10% over existing conditions during redevelopment. This same standard has been used and exceeded by several commercial properties in Annandale in the last several years.

As acknowledged by the applicant, the 14 percent increase in impervious surface area for the site constitutes redevelopment. Therefore, the applicant should be required to reduce surface water runoff from their site by at least 10% for both the 2 year and 10 year storms over existing conditions as part of this redevelopment.

Park Authority staff suggests one method that may help achieve this goal would be to build the proposed athletic field as an artificial turf field with the standard deep gravel bedding layers and underdrain system. Another option would be to construct underground detention beneath the parking lot or a grass playing field. Doing so can significantly reduce peak discharges and prolong the release of stormwater from a site at a lower discharge rate, both of which would benefit the parkland and the receiving streams.

FCPA Reviewer: Andy Galusha
DPZ Coordinator: Kristen Abrahamson

Copy: Cindy Walsh, Director, Resource Management Division
Chron Binder
File Copy



County of Fairfax, Virginia

MEMORANDUM

DATE: December 13, 2010

TO: Miriam Bader, Staff Coordinator
Zoning Evaluation Division
Department of Planning and Zoning

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

SUBJECT: Special Exception Amendment #SEA 84-M-121-03, Westminster School, Special Exception Plat dated December 6, 2010, LDS Project #1021-ZONA-001-3, Tax Map #60-3-24-0003, -0004, -0005 and -0005A, Mason District

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

Chesapeake Bay Preservation Ordinance (CBPO)

There is no Resource Protection Area (RPA) on this site.

Water quality controls are required for this development (PFM 6-0401.2A). An infiltration trench exists at the site. A Filterra unit and a second infiltration trench are depicted on the plat. Should the athletic field be constructed with synthetic turf, this facility might also be employed as an innovative BMP with an approved PFM modification (PFM 6-0402.4).

Floodplain

There are no regulated floodplains on the property.

Downstream Drainage Complaints

There are a number downstream drainage complaints on file.

Stormwater Detention

Stormwater detention is required, if not waived (PFM 6-0301.3). An infiltration trench exists on the property. A second infiltration trench is depicted on the plat; the area where this trench has been sited may not have soils suitable for infiltration.

Department of Public Works and Environmental Services
Land Development Services, Environmental and Site Review Division
12055 Government Center Parkway, Suite 535
Fairfax, Virginia 22035-5503
Phone 703-324-1720 • TTY 711 • FAX 703-324-8359



Miriam Bader, Staff Coordinator
Special Exception Amendment #SEA 84-M-121-03, Westminster School
December 13, 2010
Page 2 of 2

Site Outfall

A description of the outfall to 16 times the site area has been provided. The description of the outfall, in terms of its adequacy and stability, to 100 times the site area has not been provided (ZO 9-011.2.J(2)(c)).

Stormwater Planning Comments

The Cameron Run Watershed plan was adopted in 2007. The tributary downstream from this application was determined to have moderate bank instability. A project on this tributary to provide bioretention and filter strips within an FCPS parking area, #CA9922, was proposed as part of the plan.

Please contact me at 703-324-1720 if you require additional information.

BF/

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

Special Exception Requirements (Appendix 13)

General Special Exception Standards (Sect. 9-006)

Category 3 Standards (Sect. 9-304)

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

Additional Standards for Private School of General Education (Sect. 9-310)

9-006 General Standards

In addition to the specific standards set forth hereinafter with regard to particular special exception uses, all such uses shall satisfy the following general standards:

1. The proposed use at the specified location shall be in harmony with the adopted comprehensive plan.
2. The proposed use shall be in harmony with the general purpose and intent of the applicable zoning district regulations.
3. The proposed use shall be such that it will be harmonious with and will not adversely affect the use or development of neighboring properties in accordance with the applicable zoning district regulations and the adopted comprehensive plan. The location, size and height of buildings, structures, walls and fences, and the nature and extent of screening, buffering and landscaping shall be such that the use will not hinder or discourage the appropriate development and use of adjacent or nearby land and/or buildings or impair the value thereof.
4. The proposed use shall be such that pedestrian and vehicular traffic associated with such use will not be hazardous or conflict with the existing and anticipated traffic in the neighborhood.
5. In addition to the standards which may be set forth in this Article for a particular category or use, the Board shall require landscaping and screening in accordance with the provisions of Article 13.
6. Open space shall be provided in an amount equivalent to that specified for the zoning district in which the proposed use is located.
7. Adequate utility, drainage, parking, loading and other necessary facilities to serve the proposed use shall be provided. Parking and loading requirements shall be in accordance with the provisions of Article 11.
8. Signs shall be regulated by the provisions of Article 12; however, the Board may impose more strict requirements for a given use than those set forth in this Ordinance.

9-304 Standards for all Category 3 Uses

In addition to the general standards set forth in Sect. 006 above, all Category 3 special exception uses shall satisfy the following standards:

1. For public uses, it shall be concluded that the proposed location of the special exception use is necessary for the rendering of efficient governmental services to residents of properties within the general area of the location.
2. Except as may be qualified in the following Sections, all uses shall comply with the lot size requirements of the zoning district in which located.

3. Except as may be qualified in the following Sections, all uses shall comply with the bulk regulations of the zoning district in which located; however, subject to the provisions of Sect. 9-607, the maximum building height for a Category 3 use may be increased.
4. All uses shall comply with the performance standards specified for the zoning district in which located, including the submission of a sports illumination plan as may be required by Part 9 of Article 14.
5. Before establishment, all uses, including modifications or alterations to existing uses, shall be subject to the provisions of Article 17, Site Plans.

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.

9-310 Additional Standards for Private Schools of General Education and Private Schools of Special Education

1. In addition to complying with the minimum lot size requirements of the zoning district in which located, the minimum lot area for a private school of general education shall be of such size that:

- A. 200 square feet of usable outdoor recreation area shall be provided for each child in grades K-3 that may use the space at any one time, and
- B. 430 square feet of usable outdoor recreation area shall be provided for each child in grades 4-12 that may use the space at any one time.

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

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

- A. That area not covered by buildings or required off-street parking spaces.
 - B. That area outside the limits of the required front yard.
 - C. Only that area which is developable for active outdoor recreation purposes.
 - D. An area which occupies no more than eighty (80) percent of the combined total areas of the required rear and side yards.
2. In addition to complying with the minimum lot size requirements of the zoning district in which located, the minimum lot area of a private school of special education shall be based upon a determination made by the Board; provided, however, that the proposed use conforms with the provisions set forth in Sect. 304 above.
 3. All private schools shall be subject to the provisions set forth in Par. 2 and 3 of Sect. 309 above. If applicable, such uses shall also be subject to the regulations of Chapter 30 of The Code or Title 63.2, Chapter 17 of the Code of Virginia.

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 be 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		