



County of Fairfax, Virginia

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

March 9, 2011

Paul R. Jeannin, Jr.
Planning and Development Services, Incorporated
10012 Island Fog Court
Bristow, VA 20136

Re: Special Exception Application SE 2010-SP-029

Dear Mr. Jeannin:

At a regular meeting of the Board of Supervisors held on March 8, 2011, the Board approved Special Exception Application SE 2010-SP-029 in the name of Pleasant Valley Preschool, Incorporated. The subject property is located at 4615 Stringfellow Road on approximately 1.52 acres of land, zoned R-3 and WS in the Springfield District [Tax Map 45-3 ((1)) 11]. The Board's action permits modification and expansion of the parking lot at the Greenbriar Community Center, which houses the Pleasant Valley Preschool, with no changes in enrollment or hours of operation, pursuant to Section 3-304 of the Fairfax County Zoning Ordinance, by requiring conformance with the following development conditions:

1. This approval 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. A copy of this special exception and the Non-Residential Use Permit SHALL BE POSTED in a conspicuous place on the property and shall be made available to all departments of the County of Fairfax during the hours of operation of the permitted uses.

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

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4. This Special Exception is subject to the provisions of Article 17, Site Plans, as may be determined by the Director, Department of Public Works and Environmental Services. Any plan submitted pursuant to this special exception shall be in conformance with the approved Special Exception Plat entitled Special Exception Plat, Pleasant Valley Preschool, prepared by Community Association Engineering, a Division of GJB Engineering, Inc. and dated September 28, 2010 as revised through February 25, 2011 and these development conditions. Minor modifications to the approved Special Exception may be permitted pursuant to Par.4 of Sect. 9-004 of the Zoning Ordinance.
5. Prior to the issuance of the Non-Residential Use Permit implementing this special exception, the Greenbriar Civic Association and the Fairfax County Park Authority shall execute a shared parking and access agreement. In accordance with applicable code requirements, the agreement shall be reviewed and accepted by the Board of Supervisors.
6. The applicant shall verify that the existing playground is located entirely within the subject property.
7. Any lighting of the parking area shall be in accordance with Part 9 of Article 14 and shall not exceed 14 feet in height, as measured from the base to the top of the light standards. The lights shall be shielded and directed downward to minimize the impact of ambient light.
8. All signage shall comply with the requirements of Article 12, Signs, of the Zoning Ordinance.
9. The maximum daily enrollment for the nursery school shall be limited to 15 students.
10. The hours of operation for the nursery school shall be limited to 9:00 a.m. to 12 noon, Monday through Friday.

These development conditions incorporate and supersede all previous development conditions. This approval, contingent on the above noted conditions, shall not relieve the applicant from compliance with the provisions of any applicable ordinances, regulations, or adopted standards. The applicant shall be himself responsible for obtaining the required Non-Residential Use Permit through established procedures, and this special exception 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, 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.

The Board also:

- Modified the transitional screening requirements along the west property line, in favor of that depicted on the SE Plat, and as stated in the development conditions.
- Waived the barrier requirements along the west property line.

Sincerely,



Nancy Vehrs
Clerk to the Board of Supervisors
NV/ph

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