



APPLICATION ACCEPTED: April 4, 2010
PLANNING COMMISSION: June 16, 2011
BOARD OF SUPERVISORS: June 21, 2011

County of Fairfax, Virginia

June 2, 2011

STAFF REPORT

SEA 86-C-066-02

HUNTER MILL DISTRICT

APPLICANT: Hunter Mill Country Day School, Inc.

ZONING: R-E

PARCEL(S): 27-4 ((1)) 3

ACREAGE: 4.86

FAR: 0.05

OPEN SPACE: 87.5%

PLAN MAP: Residential; .2-.5 du/ac

SE CATEGORY: Category 3: Private School of General Education, Child Care Center, and Nursery School

PROPOSAL: Amend SE 86-C-066 for a Private School of General Education and Child Care Center to permit building additions, a reduction in the number of maximum students and modification of development conditions.

STAFF RECOMMENDATIONS:

Staff recommends that the Board of Supervisors approve SEA 86-C-066-02, subject to the proposed development conditions contained in Appendix 1.

Staff recommends approval of modifications of the transitional screening and waivers of the barrier requirements along the northern and southern property lines in favor of the existing vegetation and barriers depicted on the SEA Plat.

Kelli Goddard-Sobers

Staff recommends approval of a waiver of the stream valley trail requirement.

Staff recommends approval of a waiver of construction of the on-road bike lane.

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

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

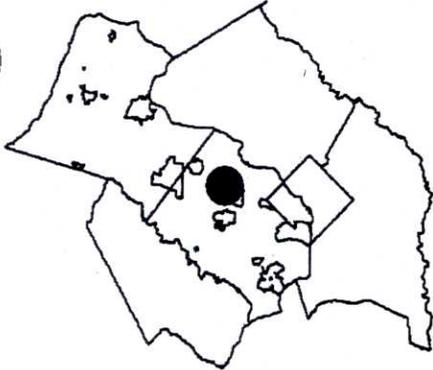
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Americans with Disabilities Act (ADA): Reasonable accommodation is available upon 7 days advance notice. For additional information on ADA call (703) 324-1334 or TTY 711 (Virginia Relay Center).

Special Exception Amendment

SEA 86-C-066-02



Applicant: HUNTER MILL COUNTRY DAY SCHOOL, INC. TR
Accepted: 04/12/2010
Proposed: AMEND SE 86-C-066 PREVIOUSLY APPROVED FOR PRIVATE SCHOOL OF GENERAL EDUCATION, CHILD CARE CENTER AND NURSERY SCHOOL TO PERMIT BUILDING ADDITIONS AND SITE MODIFICATIONS

Area: 4.86 AC OF LAND; DISTRICT - HUNTER MILL

Zoning Dist Sect: 03-0E04

Art 9 Group and Use: 3-10 3-11

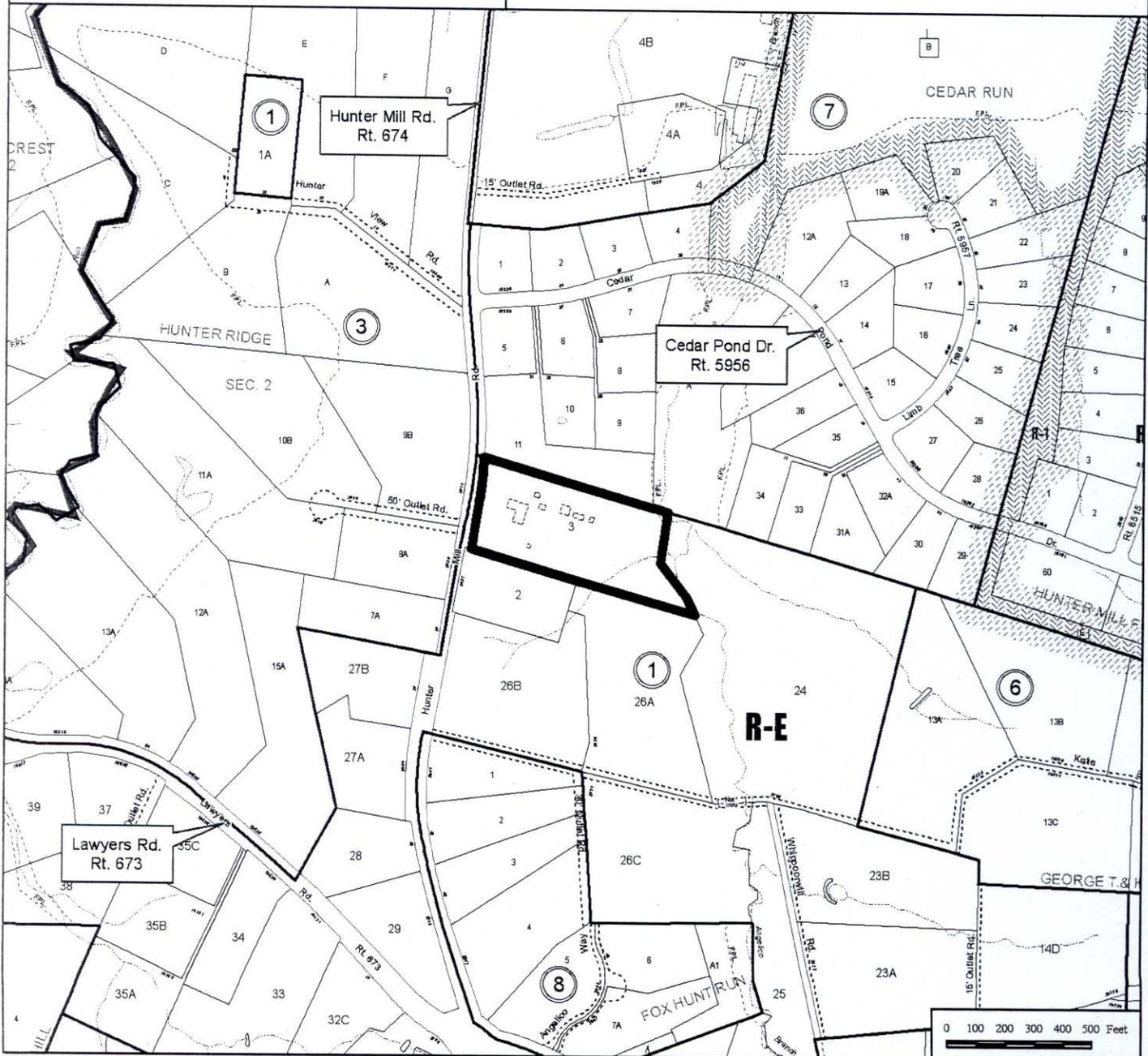
Located: 2021 HUNTER MILL ROAD

Zoning: R- E

Plan Area: 2,

Overlay Dist:

Map Ref Num: 027-4 /01/ /0003



SPECIAL EXCEPTION AMENDMENT PLAT

HUNTER MILL COUNTRY DAY SCHOOL

SEA 86-C-066-02
 HUNTER MILL DISTRICT
 FAIRFAX COUNTY, VIRGINIA
 DECEMBER, 2009

ZONING REQUIREMENTS R-E DISTRICT

MINIMUM LOT SIZE: 25,000 SQ. FT.
 MINIMUM LOT WIDTH: 200' (200' CORNERS, EXISTING LOT WIDTH: 212.7')

MINIMUM BUILDING HEIGHT: 8'0"
 MAXIMUM FLOOR HEIGHTS: 34' (TWO STORIES) AND 14' (ONE STORY)

MINIMUM YARD REQUIREMENTS:
 FRONT: 25' WIDE OF BUILDING, NOT LESS THAN 20'
 SIDE: 45' WIDE OF BUILDING, NOT LESS THAN 20'
 REAR: 45' WIDE OF BUILDING, NOT LESS THAN 20'

OPEN SPACE: NO REQUIREMENT
 OPEN SPACE PROVIDED: 27.3%

AREA TABULATION

SITE AREA: PARCEL A - 4.864 ACRES OR 213,504 SQ. FT.
 EXISTING BLDG HEIGHTS: 34' (TWO STORIES) AND 14' (ONE STORY)
 PROPOSED BLDG HEIGHTS: 14' (ONE STORY)

IRREGULAR AREA:
 4,500 SQ. FT.
 EXISTING ACCESSORY BUILDINGS:
 4,500 SQ. FT.
 PROPOSED ADDITION:
 4,500 SQ. FT.

TOTAL:
 4,500 SQ. FT.
 4,500 SQ. FT.
 4,500 SQ. FT.

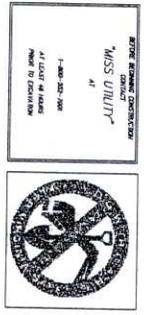
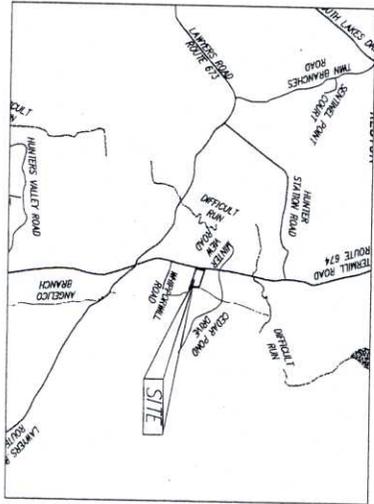
PARKING TABULATION

EXISTING REQUIREMENT:
 0.19 PER CHILD @ 90 CHILDREN: 13.2 OR 16 SPACES

PARKING PROVIDED:
 TOTAL NUMBER OF MANICURED PARKING SPACES (1 TO 20): 16 SPACES

LOADING SPACES REQUIRED:
 1 LOADING SPACE

EXISTING (LOADING SPACES PROVIDED): 1 LOADING SPACE



GENERAL NOTES

1. ALL THE BOUNDARY DIMENSIONS, EASEMENTS, RIGHTS-OF-WAY, OTHER EASEMENTS, AND NOTES ARE SHOWN AS SHOWN HEREON.
2. THE EXISTING DATA SHOWN HEREON IS BASED ON A REPLY OF RECORDS DATED THAT SHOWS THE BOUNDARY DIMENSIONS OF PARCELS A, B, C, D, E, F, G, H, I, J, K, L, M, N, O, P, Q, R, S, T, U, V, W, X, Y, Z, AND RECORDS OF FAIRFAX COUNTY, VIRGINIA, IN DEED BOOK 1086 PAGE 158.
3. EXISTING PROPERTY OWNERS, ADDRESS, AND A REPLY SHOWN HEREON BY ATCS, INC. DATED AUGUST 2008 WITH THE COUNTY, WHICH WAS TAKEN FROM A REPLY DATED THAT FOR SPECIAL EXCEPTION LANDS OF HUNTER MILL COUNTRY DAY SCHOOL, DATED OCTOBER 1987.
4. PROPERTY SHOWN ON FAIRFAX COUNTY TAX MAP 0274-01-0003.
5. TOTAL AREA = 213,504 SQUARE FEET OR 4.864 ACRES.
6. PROPERTY ZONED R-E; RESIDENTIAL, ESTAB.
7. THE PROPERTY LIES WITHIN F.E.A. ZONED FLOOD ZONE "X" (AREAS DETERMINED TO BE OUTSIDE SPECIAL FLOOD HAZARD AS SHOWN ON A FLOOD INSURANCE RATE MAP COMPILED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, WASHINGTON, D.C., IN 1986).
8. THE PROPERTY LIES WITHIN THE COUNTY AND SEE SHEET 2 OR 3 FOR LOCATION.
9. CURRENT OWNERS: ATTN: MRS. ALBERT P. BEATIE
 HUNTER MILL COUNTRY DAY SCHOOL
 2021 HUNTER MILL ROAD
 PHOENIX, AZ 85024-4422
 PARCEL A: 4.864 ACRES OR 213,504 SQ. FT.
 DEED BOOK 1086 PAGE 158
10. HORIZONTAL AND VERTICAL DATA IS SHOWN AS SHOWN HEREON.
11. UTILITIES SHOWN HEREON HAVE BEEN OBTAINED BY "MISS UTILITY" OR LOCATIONS WERE ESTABLISHED WHERE SURVEYOR HAD SOME DATA.
12. THERE ARE NO RECORDS OR OTHER DATA KNOWN TO CORROBORATE EXISTING DATA.
13. MOST OF THE EXISTING STRUCTURES WERE BUILT PRIOR TO 1970 OR ARE OTHERWISE NOTED ON PLANS.
14. THIS SITE IS SLOPED BY GRADE, WATER AND PRIVATE SPRING FIELD.
15. THERE ARE NO UTILITY EASEMENTS SHOWN ON THIS PLAN. ALL OTHER UTILITY EASEMENTS ARE SHOWN.
16. A WARNING IS REQUESTED FOR THE STRONG WALLEY ROAD ALONG THE NORTHEAST CORNER OF THE PROPERTY. SEE SHEET 3 FOR ADDITIONAL INFORMATION.
17. THE COMPENSATION PLAN REQUIRES A "WATER WASHED ROAD WITH PROPERLY MAINTAINED SURFACE OR STONE CRUST ROAD" OR "HUNTER MILL ROAD" WHICH IS NOT A RESPONSIBILITY OF THIS PROJECT.
18. A WARNING IS REQUESTED FOR THE COMPENSATION PLAN REQUIRING FOR AN "AS-BUILT" LINE ALONG HUNTER MILL ROAD AT THE WESTERN BOUNDARY OF THE PROPERTY. SEE SHEET 3 FOR ADDITIONAL INFORMATION.

SHEET NO.	TITLE
1	COVER SHEET
2	EXISTING CONDITIONS AND VEGETATION MAP
3	SPECIAL EXCEPTION PLAT
4	BUILDING ELEVATION
5	LINE OF SIGHT PROFILE
6	SPECIAL WATER INFORMATION

HUNTER MILL COUNTRY DAY SCHOOL

LOCATED IN
 HUNTER MILL DISTRICT
 FAIRFAX COUNTY, VIRGINIA

ATCS, P.L.C.
 ENGINEERING • PLANNING • SURVEYING

767 MADISON ROAD, SUITE 107
 CULPEPER, VA 22701

(540) 825-1369 • Fax (540) 825-1520

Dulles, Va. • Woodbridge, Va. • Annandale, Va.

CLIENT
 HUNTER MILL COUNTRY DAY SCHOOL
 ATTN: JUDITH BEATIE
 2021 HUNTER MILL ROAD
 VIENNA, VIRGINIA 22181
 703-281-4422

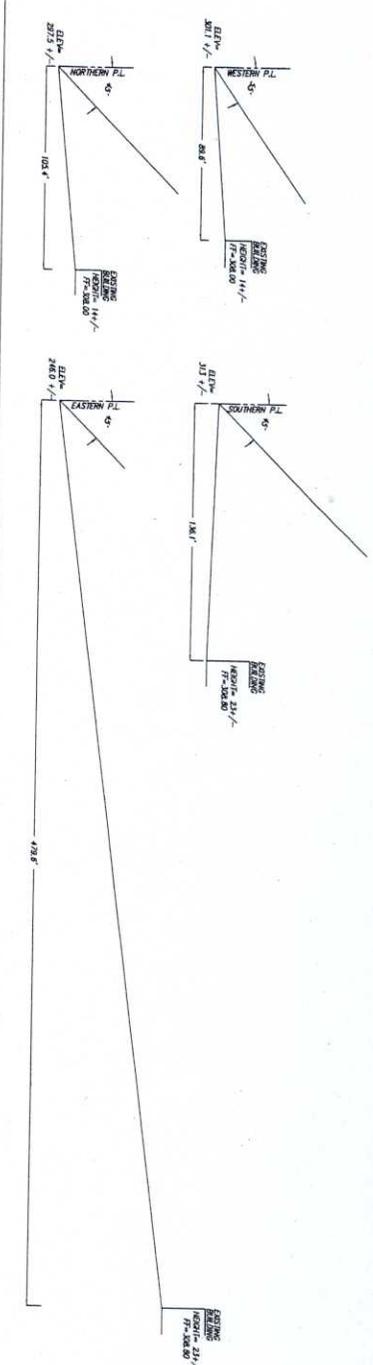
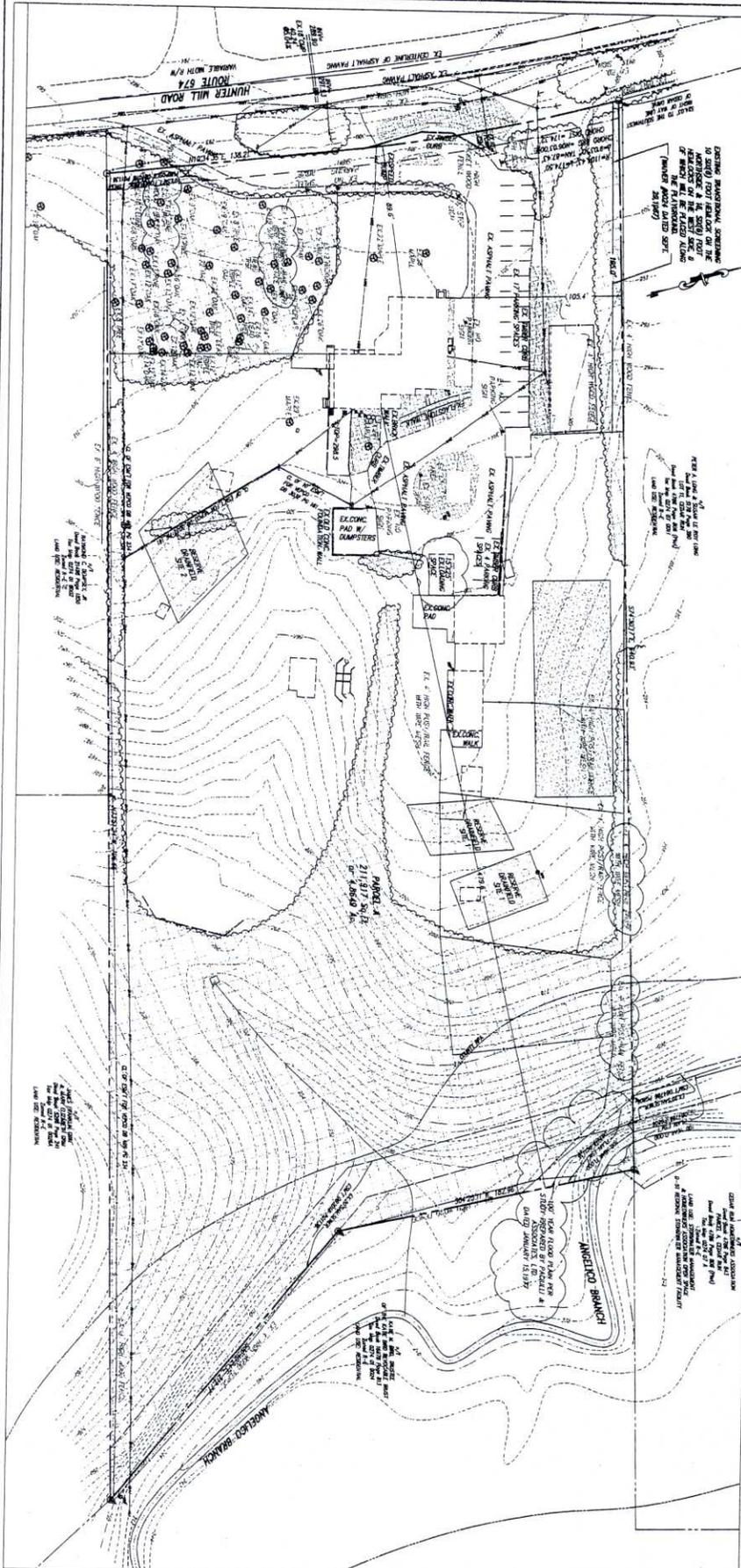
SCALE
 NTS

MANAGER:	RODNEY A. REYES
DESIGN BY:	CHD BY: RAR
DRWN BY:	CHD BY: RAR
SAP:	SAP
CHECKED BY:	DATE: JAN. 2010
SCALE:	N/A
FIELDBOOK NO.:	N/A



NO.	DATE	NO.	DATE	REVISION
1	1/22/10			
2	5/27/09			
3	1/21/10			
4	4/13/10			
5	5/20/10			
6	5/26/10			

DATE PLOTTED: 05/25/10 10:00 AM



TITLE
EXISTING CONDITIONS AND VEGETATION MAP

HUNTER MILL COUNTRY DAY SCHOOL

LOCATED IN
HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

ATCS, P.L.C.
ENGINEERING • PLANNING • SURVEYING

767 MADISON ROAD, SUITE 107
CULPEPER, VA 22701

(540) 825-1389 • Fax (540) 825-1520
Dulles, Va. • Waldorf, Md. • Annapolis, Md.

CLIENT
HUNTER MILL COUNTRY DAY SCHOOL
ATTN: JUDITH BEATTIE
2021 HUNTER MILL ROAD
VIENNA, VIRGINIA 22181
703-281-4422

SCALE
1" = 30'

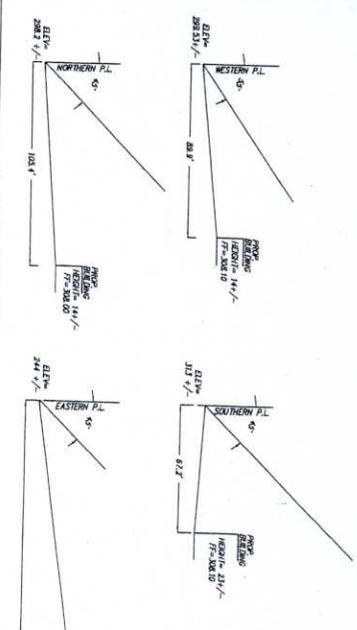
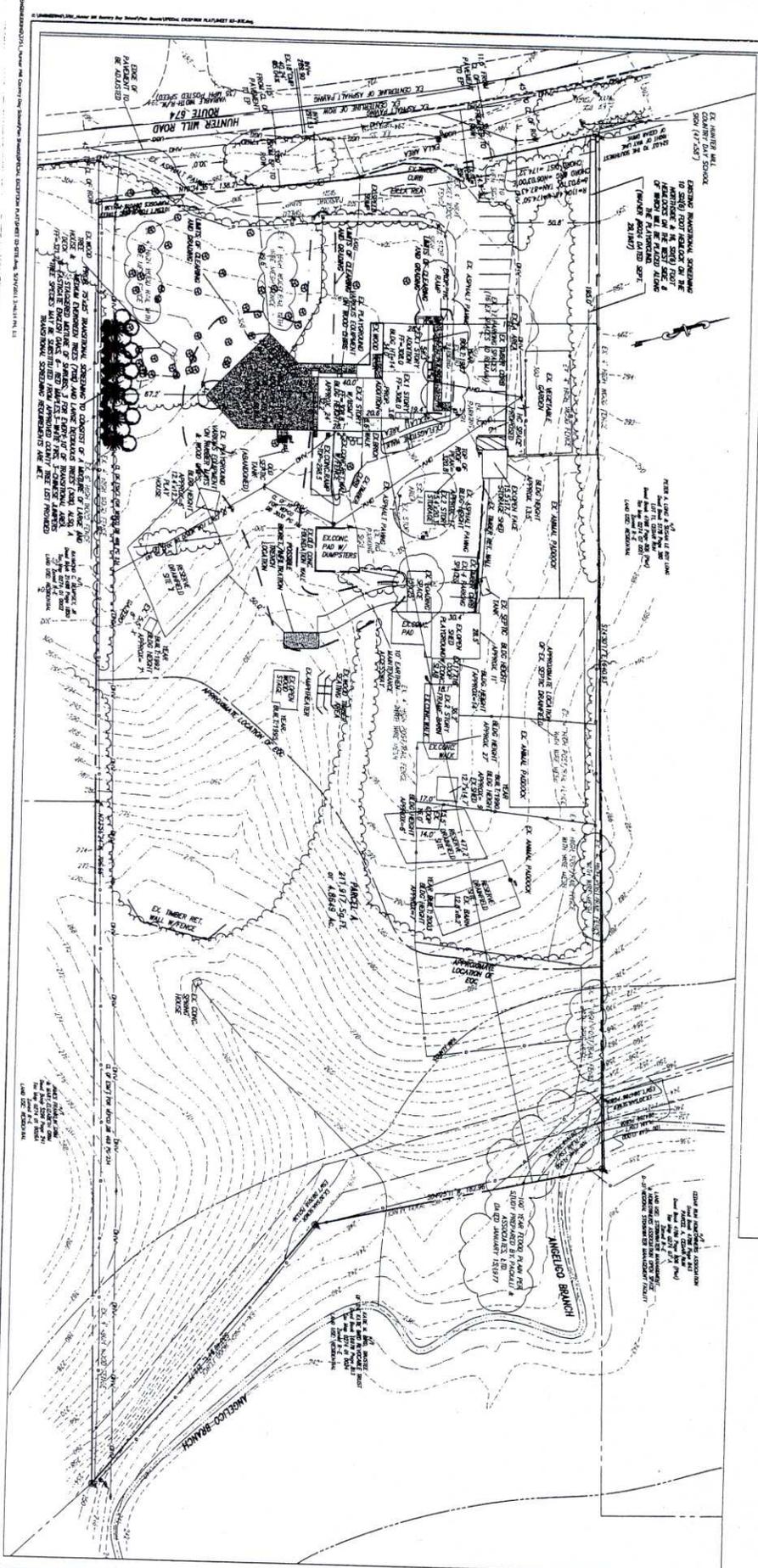
0 15 30 60 90

MANAGER
ROCKY A. REYES

DESIGN BY: CHD BY: RAR
DRAWN BY: CHD BY: RAR
DATE: N/A
FIELDBOOK NO.: N/A



NO.	DATE	NO.	DATE	REVISION
1	1/22/10			
2	5/27/10			
3	7/21/10			
4	4/23/11			
5	5/25/11			
6	5/26/11			



SPECIAL EXCEPTION PLAN

THIS PLAN IS SUBMITTED FOR THE PURPOSE OF OBTAINING A SPECIAL EXCEPTION FROM THE BOARD OF SUPERVISORS OF FAIRFAX COUNTY, VIRGINIA, TO CONSIDER THE CONSTRUCTION OF THE HUNTER MILL COUNTRY DAY SCHOOL. THE BOARD OF SUPERVISORS HAS THE AUTHORITY TO GRANT A SPECIAL EXCEPTION TO THE ZONING ORDINANCES OF FAIRFAX COUNTY, VIRGINIA, AND TO CONSIDER THE CONSTRUCTION OF THE HUNTER MILL COUNTRY DAY SCHOOL. THE BOARD OF SUPERVISORS HAS THE AUTHORITY TO GRANT A SPECIAL EXCEPTION TO THE ZONING ORDINANCES OF FAIRFAX COUNTY, VIRGINIA, AND TO CONSIDER THE CONSTRUCTION OF THE HUNTER MILL COUNTRY DAY SCHOOL.

TITLE
SPECIAL EXCEPTION PLAN

HUNTER MILL COUNTRY DAY SCHOOL

LOCATED IN
HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

ATCS, P.L.C.

ENGINEERING • PLANNING • SURVEYING

767 MADISON ROAD, SUITE 107
CULPEPER, VA 22701

(540) 825-1369 • Fax (540) 825-1520

Dulles, Va. • Whitson, Md. • Annapolis, Md.

CLIENT

HUNTER MILL COUNTRY DAY SCHOOL
ATTN: JUDITH BEATIE
3021 HUNTER MILL ROAD
MENA, VIRGINIA 22181
703-281-4422

SCALE
1" = 30'

0 15 30 60 90

MANAGER: RODDY A. REYES

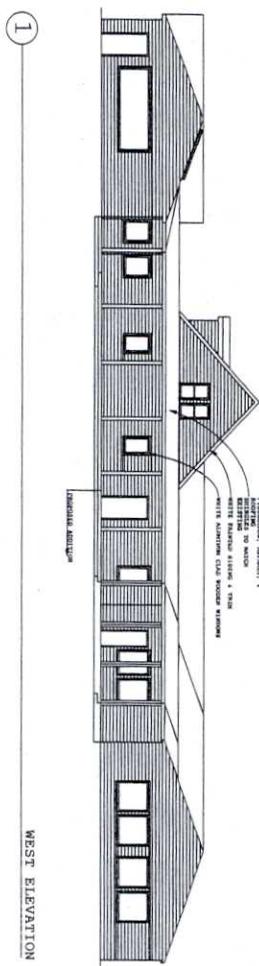
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DATE: JAN 2010

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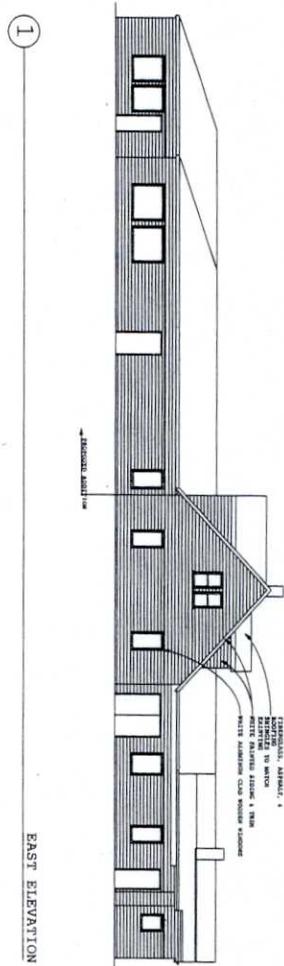


NO.	DATE	NO.	DATE	REVISION
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2	3/17/10			
3	2/10/10			
4	4/13/10			
5	3/10/11			
6	5/26/11			

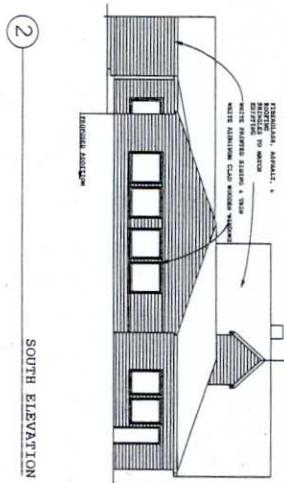
FOR INFORMATION PURPOSES ONLY



WEST ELEVATION



EAST ELEVATION



SOUTH ELEVATION

THE SPECIAL EXCEPTION PLAT BUILDING ELEVATION
HUNTER MILL COUNTRY DAY SCHOOL
 LOCATED IN HUNTER MILL DISTRICT FAIRFAX COUNTY, VIRGINIA

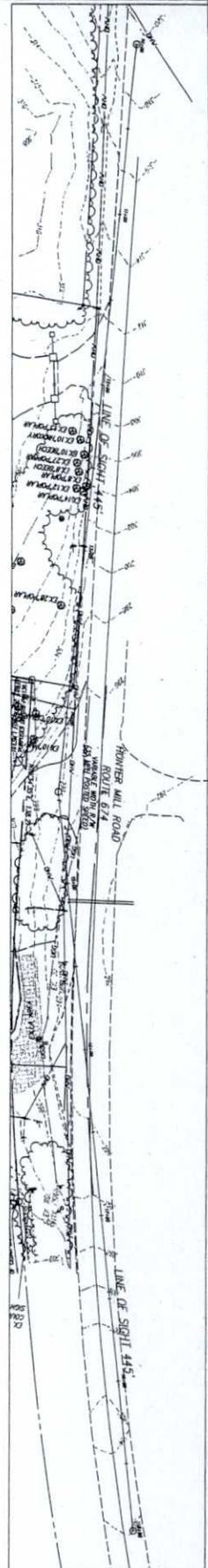
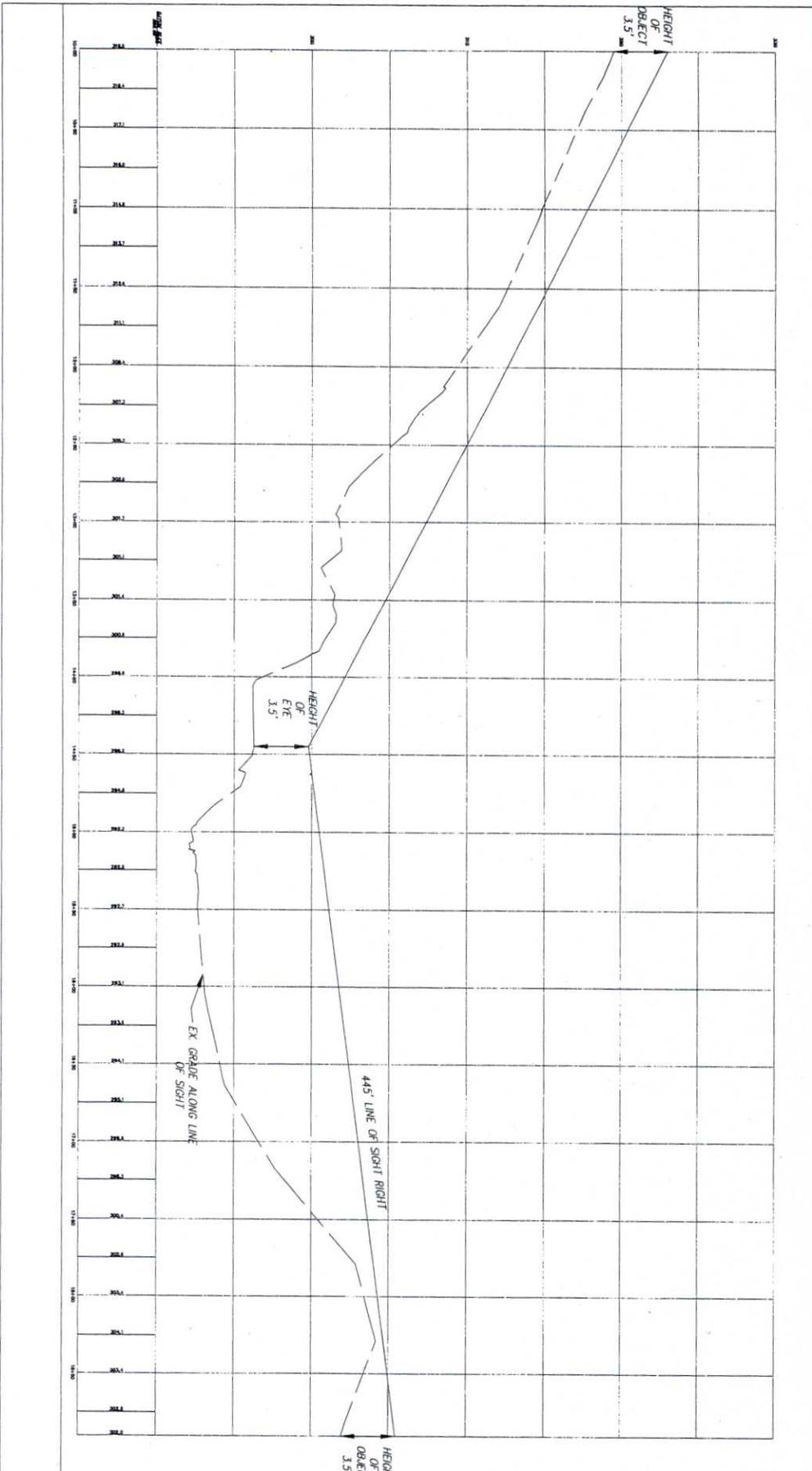
ATCS, P.L.C.
 ENGINEERING • PLANNING • SURVEYING
 767 MADISON ROAD, SUITE 107
 CULPEPER, VA 22701
 (540) 825-1366 • Fax (540) 825-1520
 Dulles, Va. • Waldorf, Md. • Annapolis, Md.

CLIENT
 HUNTER MILL COUNTRY DAY SCHOOL,
 ATTN: JUDITH BEATTIE
 2021 HUNTER MILL ROAD
 VIENNA, VIRGINIA 22181
 703-281-4422

SCALE
 0 15 30 45 60 90
 1" = 30'

MANAGER: SCODDY A. REYES
 CHECKED BY: RAR
 DRAWN BY: SAP
 SURV. CHECKED: DATE
 N/A
 FIELDBOOK NO.: N/A

NO.	DATE	NO.	DATE	REVISION
1	1/28/09			
2	2/2/09			
3	2/21/09			
4	4/23/09			
5	5/25/09			
6	5/25/09			



TITLE
LINE OF SIGHT
HUNTER MILL COUNTRY DAY SCHOOL
LOCATED IN
HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

ATCS, P.L.C.
ENGINEERING • PLANNING • SURVEYING
767 MADISON ROAD, SUITE 107
CALPEPER, VA 22701
(540) 825-1366 • Fax (540) 825-1520
Dulles, Va. • Waldorf, Md. • Annapolis, Md.

CLIENT
HUNTER MILL COUNTRY DAY SCHOOL
ATTN: JUDITH BEATIE
2021 HUNTER MILL ROAD
VIENNA, VIRGINIA 22181
703-281-4422

SCALE
0 15 30 60 90
1" = 30'

MANAGER
RODDY A. REYES

DESIGN BY
RAE

DRAWN BY
SAP

SURV. CHIEF
N/A

DATE
JAN 2010

FIELDBOOK NO.
N/A



NO.	DATE	NO.	DATE	REVISION
1	1/22/10			
2	2/2/10			
3	2/2/10			
4	4/13/11			
5	8/13/11			
6	2/28/11			

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

DESCRIPTION OF THE APPLICATION

The applicant, Hunter Mill Country Day School, requests an amendment of SE 86-C-066 previously approved for a private school of general education with child care center, to permit building additions, a reduction in student enrollment, and modification to the development conditions. Specifically, the applicant is proposing to do the following:

- expand the existing library and two existing classrooms each with its own bathroom and hallway;
- to construct an Americans with Disabilities Act (ADA) compliant 2,420 square-foot addition comprised of two classrooms, a hallway and a shared bathroom; and
- to construct a 443 square foot covered deck, a stoop and a handicap ramp to the main building on-site.

An ADA accessible ramp would be added to the northern side of the building, and the other structures to the south side of the building. The applicant's intent is to replace two existing basement classrooms with additional classrooms at ground level to provide a better learning environment for the children and accessibility for students and staff members who have difficulty maneuvering the stairs to the basement classrooms. Additionally, the applicant wishes to reduce the maximum number of students from the previously approved 140 to no more than 80 students to accurately reflect the operation of the facility. The child care center's proposed hours of operation are from 6:30 am to 6:30 pm, Monday through Friday and the nursery school's hours of operation are from 9:00 am to 1:00 pm Monday through Friday. A maximum number of 10 employees would be permitted on-site at any one time. The applicant's proposed development conditions, the applicant's Affidavit and Statement of Justification can be found in Appendices 1-3, respectively.

Waivers and Modifications:

- Modifications of the transitional screening and waivers of the barrier requirements previously approved with SE 86-C-066 along the northern and southern property lines;
- Waiver of the Angelico Branch stream valley trail requirement along the eastern side of the property; and
- Waiver of the on-road bike lane requirement along Hunter Mill Road.

LOCATION AND CHARACTER

The Hunter Mill Country Day School is located at 2021 Hunter Mill Road on the east side of the street. The property is accessed by a paved driveway near the southern property boundary. The property rises steeply from Hunter Mill Road to the school structure and then slopes downward towards the rear of the property along Angelico Branch. The largest structure on the property is located near the entrance and is used for the school and child care facilities. Other accessory structures on the site include several sheds, storage buildings, chicken coops, two barns, a playhouse, an open wood stage and a gazebo.



Source: www.bing.com/maps

SURROUNDING AREA DESCRIPTION			
Direction	Use	Zoning	Plan
North	Single Family Detached (Cedar Run)	R-E	Residential; .2-.5 du/ac
South	Single Family Detached	R-E	Residential; .2-.5 du/ac
East	Single Family Detached	R-E	Residential; .2-.5 du/ac
West	Single Family Detached (across Hunter Mill Road)	R-E	Residential; .2-.5 du/ac

BACKGROUND

Site History:

On January 10, 1967 the Board of Zoning Appeals (BZA) granted a Special Use Permit to allow a nursery school on this site, with 50 students from ages 2-5. The hours of operation were 7 am to 7 pm, 7 days a week.

On April 21, 1970, the BZA approved S-37-70 for a nursery school with the same hours of operation but for an increased enrollment, permitting a maximum enrollment of 100 students with no physical changes.

On March 9, 1987, the Board of Supervisors approved SE 86-C -066 to permit a private school of general education and child care center with construction of an additional building on the site.

On January 27, 1997, the Board of Supervisors approved SEA 86-C-066 to permit the addition of a swimming pool on the site. However, the swimming pool was never built. At that time, the Board of Supervisors approved modifications and/or waivers of the transitional screening requirements along the northern and southern boundaries of the parcel, as well as barrier requirements. The staff report recommended support of permitting a waiver of the stream valley trail requirement, although no formal motion approving such waiver appears to have been made by the Board of Supervisors.

COMPREHENSIVE PLAN PROVISIONS (Appendix 5)

Plan Area:	Area II
Planning District:	Vienna
Planning Sector:	V-4 Piney Branch Community Planning Sector
Plan Map:	Residential, .2-.5 du/ac

Plan Text:

On page 78 in the Fairfax County Comprehensive Plan, 2011 Edition, Area II, Vienna Planning District under the V-4 Piney Branch Community Planning Sector as amended through March 9, 2010, the Plan states:

The Piney Branch sector is largely developed as stable residential neighborhoods. Infill development in these neighborhoods should be of a compatible use, type and intensity 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 a well-designed, efficient manner and provide for the development of unconsolidated parcels in conformance with the Area Plan.

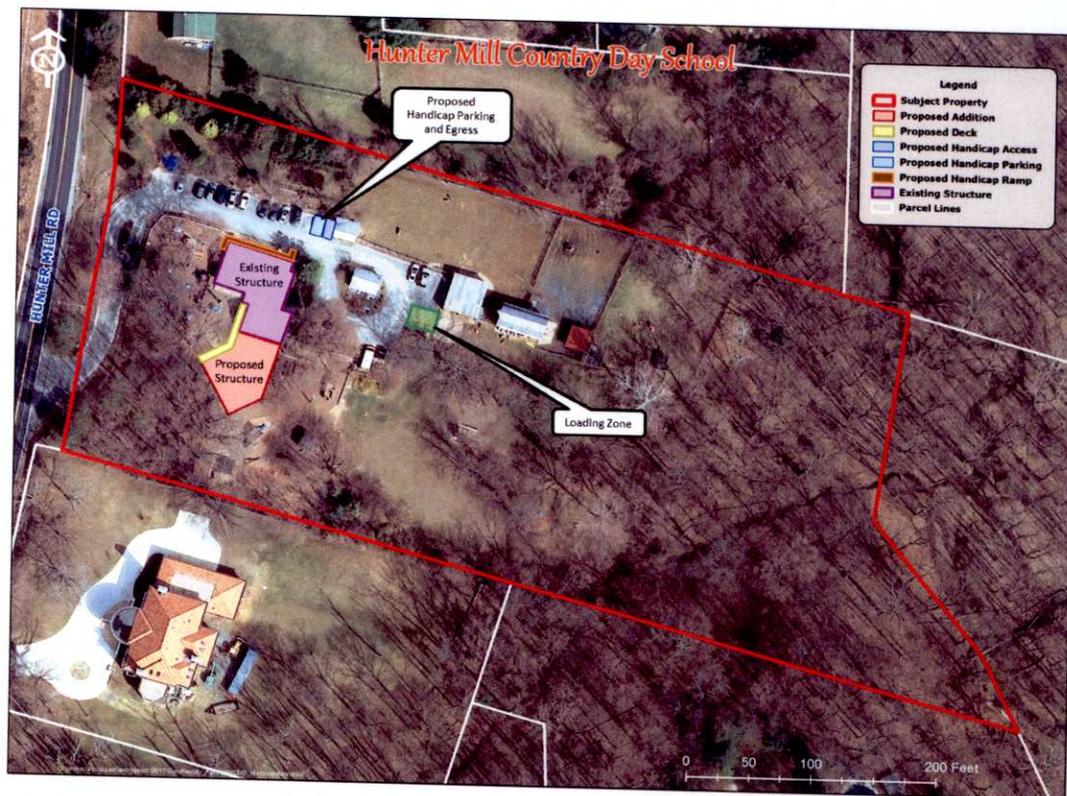
ANALYSIS**Special Exception Amendment Plat** (Copy at front of staff report)

Title of SE Plat: Hunter Mill Country Day School

Prepared By: ATCS, P.L.C.

Original and Revision Dates: January 22, 2010 as revised (signed) through May 25, 2011.

The SEA Plat consists of six (6) sheets. **Sheet 1** provides the general notes, the vicinity map, the zoning tabulations and the sheet index. **Sheet 2** depicts the existing conditions and vegetation for the site. **Sheet 3** depicts the expansion proposed to the main school house building on the site. **Sheet 3A** depicts the elevations of the proposed additions. **Sheet 3B** depicts the line of sight profile. **Sheet 4** provides the stormwater management information, including outfall and Best Management Practices (BMP) information.



Site Layout and Landscaping

The site layout consists of the main school building near the frontage of Hunter Mill Road, with additional accessory buildings to the rear of the school building. The main school building is the only structure for which additions are proposed. The main school building is currently 4,570 SF with a proposed addition of 2,863 SF. The outbuildings, including several sheds, storage buildings, coops, two barns, a playhouse, open wood stage and gazebo total approximately 3,563 SF.

Some of the existing vegetation along the southern property boundary in the vicinity of the proposed addition will have to be cleared to provide space for the proposed additions. Supplemental landscaping is proposed along the southern property line in the vicinity of the additions. The existing vegetation at the rear of the property, along the northern property boundary, and around the parking areas will remain; supplemental landscaping is proposed.

Access and Parking

No change is proposed to the existing vehicular entrance from Hunter Mill Road. The entrance is situated at the southern boundary aligned with the opposing driveway across Hunter Mill Road. The driveway leads to the existing parking lot on the northern side of the property. The applicant proposes 20 parking spaces, a three space reduction from the previous approval.

Stormwater Management

The applicant proposes to manage the quality and quantity of stormwater with a bioretention/infiltration trench to the east of the main structure if necessary. The applicant has indicated that this facility may not be constructed and there is the possibility that an undelineated conservation easement may also be added if the

waivers are approved during the site plan process by the Department of Public Works and Environmental Services (DPWES).

Land Use and Environmental Analysis (Appendix 6)

There are no land use or environmental issues with this application.

Transportation Analysis (Appendix 7)

Fairfax County Department of Transportation (FCDOT) staff has stated that a sight distance easement is required from the owners of the adjacent property located at Tax Map 27-4 ((1)) 2 to ensure that the corner of their property next to the school's site entrance remains clear of any vegetation or obstacle that may impede a motorist view of the school's site entrance from Hunter Mill Road. The required distance from which the sight distance is measured is now greater than at the time the subject site's governing Special Exception Amendment application was approved. A development condition has been included which requires the applicant to provide written documentation of the required sight distance easement prior to site plan approval. Staff finds this issue has been resolved.

Urban Forestry Analysis (Appendix 8)

There are no urban forestry issues with this application.

Stormwater Analysis (Appendix 9)

Initially, the Department of Public Works and Environmental Services (DPWES) staff stated that the applicant had provided inadequate justification for approval of waivers of the stormwater quality and quantity control requirements. Subsequently, the applicant revised the SEA Plat to depict a bioretention/infiltration trench to be constructed on-site to provide for on-site stormwater quality and quantity control if required, and also noted that a conservation easement may be added if the requested waivers are approved as determined by DPWES during site plan review. If the stormwater management/quantity waiver is approved; the conservation easement would be located within the Resource Protection Area (RPA) on-site. DPWES staff noted that if the waivers are not approved, the bioretention/infiltration trench depicted on the SE Plat to manage the water quality and quantity control requirements would adequately address the SWM requirements. Staff finds this issue has been resolved.

Public Facilities Analysis (Appendix 10-11)

There are no public facilities issues with this application.

ZONING ORDINANCE PROVISIONS (Appendix 12)

Bulk Standards (R-E Zoning)		
Standard	Required	Provided
Lot Size	75,000 SF	211,915 SF
Lot Width	200 feet	312 feet
Front Yard	Controlled by a 55° angle of bulk plane, but not less than 50 feet	89.6 feet
Side Yard	Controlled by a 45° angle of bulk plane, but not less than 20 feet	105.4 feet (North), 67.2 feet (South)
Rear Yard	Controlled by a 45° angle of bulk plane, but not less than 25 feet	477.2 feet
Building Height	60 feet maximum	24 feet (existing), 14 feet (proposed)
FAR	0.20	0.05
Open Space	N/A	87.5%
Parking Spaces	16 (0.19 space per child for a center or school which has a maximum daily enrollment of 80 children)	20 (includes handicapped parking)

Location	Transitional Screening	Barrier	Provided
North	TS-1 - 25 foot wide unbroken strip	D, E or F (42 inch to 6 foot high fence or wall)	*Transitional screening and barrier previously modified and waived under SE 86-C-066 to permit the existing vegetation and barrier on-site; reaffirmation requested
South	TS-1	D, E or F	Same as above
East	TS-1	D, E or F	Provided
West	TS-1	D, E or F	Provided

*Transitional screening ranging from approximately 10 – 25 feet in width along the northern property line and at least 10 feet in width along the southern property line.

Waivers and Modifications

Modifications and Waivers of the Transitional Screening and Barrier Requirements

Transitional Screening 1 and either Barrier D, E, or F are required along all of the property lines on the site. The Transitional Screening 1 requirement is a 25-foot wide strip of unbroken open space, planted with mixed evergreens. Barrier D, E, or F requires either a 42" - 48" chain link fence, a 6-foot high masonry wall or a 6-foot high solid wood or otherwise architecturally solid fence.

The applicant is requesting a reaffirmation of the modifications of the transitional screening and waivers of the barrier requirements along the northern and southern property lines to allow the existing vegetation and barriers as shown on the SEA Plat. There is a four-foot high wood fence and mature vegetation ranging from approximately ten to 25 feet wide along the northern property line, and a four-foot high wood fence, a six-foot high wood fence and mature vegetation at least ten feet wide along the southern property line. Staff believes with the supplemental transitional screening to be provided along the southern property line in the vicinity of the proposed addition to the south side of the main building, the vegetation and barriers remain adequate for the site.

Waiver of the Angelico Branch Stream Valley Trail Requirement along the Eastern Side of the Property

The applicant is requesting a waiver of the stream valley trail requirement along the eastern side of the property. The Comprehensive Plan shows the planned location for an eight-foot wide wood chip or gravel trail along Angelico Branch which traverses the adjacent eastern property. The topography of the eastern portion of the subject site is not conducive to the construction of a trail due to the presence of steep slopes, and an excessive amount of vegetation would have to be cleared to construct the trail. Additionally, a bridge would have to be built across Angelico Branch to connect with the potential future trail construction on the other side of Angelico Branch. There was a prior discussion supporting a waiver of the stream valley trail in the staff report for the governing special exception amendment, SEA 86-C-066-02, which states:

"... The topography of the site does not allow for an effective wood chip or gravel trail to be constructed at the location where the Branch crosses the property. The applicant would need to construct a bridge across Angelico Branch in order to comply with this condition. Construction costs for this bridge would be far in excess of the condition's intent. Staff has researched the requirement and has concluded that construction of a bridge is in excess of the condition's intent. Therefore, this condition has not been carried forward for approval with this."

Staff finds that adequate justification has been provided for a waiver of the stream valley trail requirement. Therefore, staff continues to support the applicant's waiver request.

Waiver of the On-Road Bike Lane Requirement along Hunter Mill Road

The applicant is requesting a waiver of the on-road bike lane requirement along Hunter Mill Road. As noted on the site plan, the property owner previously granted right-of-way dedication of 45 feet from the centerline of Hunter Mill Road for future construction improvements. FCDOT staff has determined that 45 feet of right-of-way is adequate to accommodate the future construction of a bike lane. Staff does not object to the requested waiver.

Other Zoning Ordinance Requirements:

Special Exception Requirements (See Appendix 11)

Additional Standards for Nursery Schools and Child Care Centers (Sect. 9-309)
Additional Standards for Private Schools of General Education (Sect. 9-310)
Category 3 Standards (Sect. 9-304)
General Special Exception Standards (Sect 9-006)

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

Par. 1 addresses providing adequate useable outdoor recreation space for the students at a rate of 100 square feet (SF) per child. This paragraph also includes specifications for useable outdoor recreation space: that the area not be covered by buildings or required off-street parking areas; that the area is located outside the required front yard; that the area be developable as outdoor recreation spaces; and that the area comprise no more than 80 percent of the combined total area of the required front and side yards. The site currently has 15,525 SF of fenced outdoor recreation area; this does not include the 2,810 SF area that will be lost for the proposed addition to the southern side of the building. The overall amount of play area required pursuant to the Zoning Ordinance for 80 children would be 8,000 SF. The applicant will be providing 12,715 SF in play area. Therefore, staff concludes this standard has been met.

Par. 2 requires that such schools meet the locational standards regarding street type contained in Sect. 9-309 and notes that schools are subject to the provisions of Chapter 30 of the County Code or Title 63.1, Chapter 10 of the Code of Virginia. For schools with 76-660 students, the code requires location on a collector street. The facility has direct access to Hunter Mill Road which is deemed to be a minor arterial street. A minor arterial street exceeds the minimum standard. Therefore, staff has determined that the school has direct access to a roadway that has sufficient right-of-way and cross-section to accommodate the vehicular traffic generated by the number of students at the Hunter Mill Country Day School, and concludes that this standard has been met.

Par. 3 addresses the requirement for the pick-up and delivery of persons to occur on the site occurs and adequate areas are available for that purpose. The property has one point of access from Hunter Mill Road to a winding driveway

which allows vehicles to pull up directly outside the front entrance of the main building where parents can park temporarily and go inside to pick up or drop off their children. A staff member is present at the front desk to check the children in and out. Parents have the option to either take their children to the classroom or have their children escorted by a staff member. The applicant is proposing to provide 19 regular parking spaces and one handicapped parking space on-site. There would be 9 regular parking spaces available at any time for parents to park, as no more than 10 staff members are present on-site at any one time. The parking ratio for a child care and nursery school use is 0.19 per child. Therefore, 16 parking spaces would be required for 80 students. The applicant has stated that the drop-off and pick-up times are staggered. The highest number of students picked up or dropped off is approximately 60 children at 9 am and 1pm. At a parking ratio of 0.19 per child, 60 children would require 12 parking spaces. There is also enough space to accommodate three cars at the front entrance of the main building for parents while they drop off or pick up their children. Therefore, staff believes there is adequate area for the pickup and delivery of persons on-site. Staff finds this standard has been satisfied.

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

Par. 1 addresses providing adequate useable outdoor recreation space for the students at a rate of 100 sq. ft. per child in grades K-3 and 430 sq. ft. per child in grades 4-12. This paragraph also includes the same specifications and requirements as Par. 1 under the Additional Standards for Nursery Schools and Child Care Centers (Sect. 9-309) discussed above. Staff finds this standard is satisfied. Par. 2 addresses the minimum lot size requirements, which are satisfied by this application. Finally, Par. 3 imposes the same requirements as Par. 2 and 3 of Sec. 9-309. The standards for Par. 3 above were met; therefore, staff believes that this standard has been satisfied.

Category 3 Standards (Sect. 9-304)

Par. 1 applies to public uses and is not applicable in this instance since the proposed school is private. Paragraphs 2 and 3 require compliance with the lot size and bulk requirements of the applicable zoning district, which, as demonstrated in the Bulk Standards chart above, are satisfied. Paragraph 4 addresses the performance standards contained in Article 14, Performance Standards. The portion of this article that is relevant to this application is Part 9, Outdoor Lighting Standards, primarily illumination of the outdoor playfield area. These outdoor recreational areas are only used during the regular school hours. Therefore, no illumination is required nor proposed. Par. 5 notes that these approvals are subject to the provisions of Article 17, Site Plans.

General Special Exception Standards (Sect 9-006)

General Standard 1 states that the proposed use at the specified location shall be in harmony with the adopted comprehensive plan. As noted earlier in the staff

report, this property is zoned R-E. This parcel is located in the Piney Branch sector which is largely developed as stable residential neighborhoods.

There is no site specific text for this parcel in the Comprehensive Plan. This school has been in existence since 1967. The permitted enrollment was gradually increased over time from 50 to 140 students; however, no more than 80 students have ever been enrolled at the facility. Even though the 4.86-acre site could accommodate the current permitted enrollment of 140 students, the applicant would like to reduce the maximum enrollment to 80 students in order to maintain the character of the school. Additionally, the facility is well screened from the adjacent residential properties. The proposed addition will also be screened as staff has requested that supplemental landscaping be planted in the vicinity of the proposed addition to ensure the building expansion would not be visible from the adjacent southern property. Therefore, staff has concluded that this standard has been met.

General Standard 2 requires that the proposed use be in harmony with the purpose and intent of the applicable zoning district regulations. The purpose and intent of the R-E District is *“to promote agricultural uses and low density residential uses; to allow other selected uses which are compatible with the open and rural character of the district; and otherwise to implement the stated purpose and intent of this Ordinance.”* Even though a private school of general education with child care center and nursery school is not an agricultural or low density residential use, the R-E District does allow such a use with Special Exception approval. Staff has concluded that the existing school and the proposed changes do satisfy this standard because the school retains the appearance of a low-density residential area and also has the character of an agricultural use as a vegetable garden and various animals including chickens, ponies, and goats are kept on the school grounds.

General Standard 3 requires that the proposed use be harmonious with and not adversely affect the use or development of neighboring properties in accordance with the Comprehensive Plan. As discussed earlier, staff believes that the proposed expansion of the main school building would be adequately screened from the adjacent residential properties. Additionally, the applicant is proposing to reduce the permitted maximum enrollment from 140 to 80 students. Therefore, staff concludes this standard has been met.

General Standard 4 states that the vehicular and pedestrian traffic associated with the proposed use not be hazardous or conflict with existing or anticipated traffic in the neighborhood. As noted in the Transportation Analysis section, a sight distance easement is required from the adjacent southern property. Staff was forwarded electronic documentation the applicant received from the adjacent property owner that states his willingness to provide the sight distance easement.

A development condition has been included that requires the sight distance easement to be provided prior to site plan approval. Additionally, as discussed

earlier in the report, Hunter Mill Road can accommodate the traffic generated by the use. Also, there is no pedestrian traffic to this site today as all of the students are dropped off and picked up from the site. Therefore, staff finds this standard has been met.

General Standard 5 notes that the provisions of Article 13 regarding transitional screening and barriers are applicable. The applicant is requesting the reaffirmation of the modification of the transitional screening and waiver of the barrier requirements along the northern and southern boundaries. Staff believes the existing vegetation and barriers still adequately buffer the abutting areas. Therefore, staff finds this standard has been met.

General Standard 6 requires that open space be provided in accordance with the requirements of the applicable zoning district. This standard does not apply as there is no open space requirement for non-residential uses in the R-E district.

General Standard 7 addresses utilities, drainage, parking, loading, and other facilities necessary for a proposed use. Utilities and the loading space requirement have been met and continue to be met with this application. The applicant is proposing to provide 19 regular parking spaces and one handicap space which staff has deemed adequate for the proposed use. A bioretention/infiltration trench facility is depicted on the SEA Plat to address water quality and quantity control requirements. Therefore, staff concludes this standard has been met.

General Standard 8 addresses signage, noting that all signage associated with the proposed facility must meet the provisions of Article 12, Signs. No signage is proposed with this application. Therefore, staff finds this standard has been met.

Summary of Zoning Ordinance Provisions

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

CONCLUSIONS AND RECOMMENDATIONS

Staff Conclusions

The applicant, Hunter Mill Country Day School requests an amendment of SE 86-C-066-02 previously approved for a private school of general education and child care center, to permit to permit building additions, a reduction in student enrollment, and modification to the development conditions. Specifically, the applicant is proposing to replace two existing basement classrooms with additional ADA compliant classrooms at ground level; to expand the existing library and two existing classrooms to be equipped with their own bathroom; and to construct a handicapped ramp at the front of the building to provide a better learning environment for the children and easier accessibility for all. Further, the

applicant is proposing to reduce the permitted maximum student enrollment from 140 to 80 students. Staff raised a concern for the need of a sight distance easement from the adjacent property owner to the south. A development condition has been included which requires the provision of the easement prior to site plan approval. With the implementation of the proposed development condition, staff concludes that the subject application is in harmony with the Comprehensive Plan and is in conformance with all of the applicable Zoning Ordinance provisions.

Recommendation

Staff recommends that the Board of Supervisors approve SEA 86-C-066-02, subject to the proposed development conditions contained in Appendix 1.

Staff recommends approval of modifications of the transitional screening and waivers of the barrier requirements along the northern and southern property lines, in favor of that depicted on the SEA Plat.

Staff recommends approval of a waiver of the stream valley trail requirement.

Staff recommends approval of a waiver of construction of the on-road bike lane.

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.

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.

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

APPENDICES

1. Proposed Development Conditions
2. Affidavit
3. Statement of Justification
4. Reduction of Plat and approved development conditions for SEA 86-C-066-02
5. Plan Citations
6. Environmental Analysis
7. Transportation Analysis
8. Urban Forestry Analysis
9. Stormwater Analysis
10. Park Authority Analysis
11. Sanitary Sewer Analysis
12. Applicable Zoning Ordinance Provisions
13. Glossary

PROPOSED DEVELOPMENT CONDITIONS

SEA 86-C-066-02

June 2, 2011

If it is the intent of the Board of Supervisors to approve SEA 86-C-066-02 located at Tax Map 27-4 ((1)) 3, previously approved for a private school of general education and a child care center to permit building additions, reduction in enrollment, and modifications to the development conditions pursuant to Sect. 3-E01 and 3-E04 of the Fairfax County Zoning Ordinance, then staff recommends that the Board condition the approval by requiring conformance with the following development conditions, which supersede all previous conditions (those carried forward from previous approval are marked with an asterisk *).

1. This Special Exception Amendment is granted for and runs with the land indicated in this application and is not transferable to other land.
2. This Special Exception Amendment is granted only for the purpose(s), structure(s), and/or use(s) indicated on the Special Exception Amendment Plat approved with this application, as qualified by these development conditions. The use of the properties is limited to the use authorized by this Special Exception Amendment and no other use may be made of the subject property.
3. This Special Exception Amendment is subject to the provisions of Article 17, Site Plans, as may be determined by the Director, Department of Public Works and Environmental Services (DPWES). Any plan submitted pursuant to this special exception amendment shall be in substantial conformance with the approved Special Exception Amendment Plat entitled Hunter Mill Country Day School, prepared by ATCS, P.L.C. and dated January 22, 2010, as revised through May 12, 2011, and these development conditions.
4. A copy of this Special Exception Amendment and the Non-Residential Use Permit SHALL BE POSTED in a conspicuous place on the property of the use and be made available to all departments of the County of Fairfax during the hours of operation of the permitted use.
5. The maximum daily student enrollment of the private school of general education, child care center and nursery school shall be a maximum of eighty children.
6. The hours of operation of the private school of general education, child care center and nursery school shall be 6:30 a.m. to 6:30 p.m. Monday through Friday. Except due to emergencies or weather delays, arrivals by students shall not occur prior to 6:30 a.m. and student departures shall not occur after 6:30 p.m.
7. The maximum number of full-time employees on-site at any one time shall not exceed ten (10).

8. The applicant shall provide temporary construction easements on Hunter Mill Road as requested by the Virginia Department of Transportation (VDOT) and/or the Department of Public Works and Environmental Services. *
9. The applicant shall provide a minimum of 21 parking spaces on the application property.
10. The school building shall be connected to an approved sewerage disposal system and public water, as required by the Fairfax County Health Department.*
11. The applicant shall meet the transitional screening and barrier requirements contained in the Zoning Ordinance, except along the northerly boundary line of the subject property commencing at a point 195 feet from the property's intersection with Hunter Mill Road and extending back to the rear property line, and except for the entirety of the southerly boundary line of the subject property. *
12. The applicant shall paint the fence surrounding the main buildings on the subject property solid white. *
13. The number of animals kept on the property shall be in conformance with Section 2-512 of the Zoning Ordinance.
14. If on-site stormwater management quantity and quality control facilities are required as determined by DPWES, such facilities shall be as generally depicted on the SEA Plat subject to the review and approval of Fairfax County DPWES.
15. Supplemental landscaping shall be provided as shown on the SEA Plat subject to UFMD, DPWES approval.
16. If required, the applicant shall provide documentation of the sight distance easement obtained from the adjacent property owner located at Tax Map 27-4 ((1)) 2 to VDOT and FCDOT prior to site plan approval.

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 Sect. 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 as evidenced by the issuance of a new non-RUP. 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 AFFIDAVITDATE: 22 May, 2010
(enter date affidavit is notarized)I, Elizabeth A. Potemra, 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

108151a

in Application No.(s): SEA 86-C-066-02
(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)
Hunter Mill Country Day School, Inc. Trustee for the benefit of - Judith P. Beattie	2021 Hunter Mill Road, Vienna, VA 22181	Applicant/Title Owner
BuildEase, LLC	10308 Hunt Country Road, Vienna, VA 22182	Agent for Applicant/Title Owner
Elizabeth A. Potemra	(same)	Agent for Applicant/Title Owner

(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 AFFIDAVIT

DATE: 22 May 2010
(enter date affidavit is notarized)

10815|a

for Application No. (s): SEA 86-C-066-02
(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)

Hunter Mill Country Day School, Inc. Trustee
2021 Hunter Mill Road
Vienna, VA 22181

DESCRIPTION OF CORPORATION: (check one statement)

- [x] 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)

Judith P. Beattie

(check if applicable) [] 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: 22 May
(enter date affidavit is notarized)

108151a

for Application No. (s): SEA 86-C-066-02
(enter County-assigned application number (s))

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

BuildEase, LLC
10308 Hunt Country Lane
Vienna, VA 22182

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)

Elizabeth A. Potemra, Member
Karen H. Viani, Member

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: 22 May 2010
(enter date affidavit is notarized)

108151a

for Application No. (s): SEA 86-C-066-02
(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)

(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: 22 May 2010
(enter date affidavit is notarized)

108151a

for Application No. (s): SEA 86-C-066-02
(enter County-assigned application number(s))

1(d). One of the following boxes **must** be checked:

In addition to the names listed in Paragraphs 1(a), 1(b), and 1(c) above, the following is a listing of any and all other individuals who own in the aggregate (directly and as a shareholder, partner, and beneficiary of a trust) 10% or more of the **APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE*** of the land:

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

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

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

NONE.

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

SPECIAL EXCEPTION AFFIDAVIT

DATE: 22 May 2010
(enter date affidavit is notarized)

108151a

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) [Signature]
 Applicant Applicant's Authorized Agent

Elizabeth A. Potemra, Authorized Agent
(type or print first name, middle initial, last name, and & title of signee)

Subscribed and sworn to before me this 22nd day of May, 2010, in the State/Comm. of Virginia, County/City of Fairfax Co.

[Signature]
Notary Public

My commission expires: 11/30/12



Special Exception Statement of Justification for a Category 3 Special Exception Use

Hunter Mill Country Day School

Written statement from the applicant describing the proposed use, giving all pertinent data, including specifically:

▪ **Type of operation(s):**

This facility operates as a private school of general education including a childcare and nursery school. At any one time the number of children at the facility is between 0 and 80 children. The daily number fluctuates because the school is very accommodating and flexible on timing based on the families' needs.

It should be noted that the school's original Special Exception, SE 86-C-066 approved in 1987, and SEA 86-C-066 approved in 1997, allowed for a maximum of 140 students. However, the center has never had more than 80 children. The director feels that any significant increase would diminish the character of the school, therefore no more than 80 children are projected.

The nursery school hours are in the morning. After dismissal of the nursery school, approximately half of the children go home and the rest stay for afternoon childcare. Once the area elementary schools are dismissed, approximately 10 children are bused from these outside schools and participate in childcare at the center as well. The following represents the numbers of children for each time period that the school is open:

6:30AM - 9:00AM Before school childcare	40 children maximum
9:00AM - 1:00PM Pre school	80 children maximum
1:00PM - 4:00PM Childcare for preschoolers	50 children maximum
4:00PM- 6:30PM Childcare for 2-12 years old	60 children maximum

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Department of Planning & Zoning

MAY 26 2011

The staff numbers fluctuate as the center changes from nursery school to childcare. Many of the staff are part time and the maximum number of staff on site at any one time is 10.

This application is for the purpose of adding an ADA-compliant addition of 2420 sq ft to the building, a 443 sq ft covered deck, 24 sq ft stoop and a 347 sq ft handicap ramp. The 2420 sq ft addition includes a small area added to the library in the midsection of the building and expansion of the building to the southwest. The southwest expansion includes additional space added to the two existing classrooms, each with an additional bathroom, and a hallway, and two additional classrooms of approximately 747 sq ft and 700 sq ft, a hallway area and a shared bathroom. No change of use is requested. The owner has taken the initiative for this renovation to replace the two basement classrooms with additional classrooms on the ground floor not requiring stairs. The renovation will upgrade the facility for better conditions for the children, and is not in response to a Fire Marshall order or for other code compliance. It will mean better lit, state of the art classrooms, accessible to students and staff who could not otherwise negotiate the stairs to the basement. The existing basement will become a storage area.

21 parking spaces and 1 loading space exist today; and there is no handicap space. There will be a total of 20 parking spaces provided, consisting of 19 parking spaces and 1 handicap space. Two of the existing parking spaces will be used to create the proposed handicap space. The existing loading space area will remain. The parking ratio for a child care center and nursery school is 0.19 parking space per child. Therefore, 16 parking spaces are required for 80 students. Although the maximum number of children on site at one time is 80, the drop-off and pick-up times are staggered. Referring to the chart above, the maximum number of children dropped off and picked up in a concentrated time (around 9AM and again around 1PM) is 60. Using the same parking ratio stated above, 12 parking spaces would be required at peak drop-off and pick-up times.

▪ **Hours of operation:**

The child care center is open from 6:30 am - 6:30 pm, Monday through Friday. The nursery school hours of operation are 9:00 am - 1:00 pm daily.

▪ **Estimated number of patrons/clients/patients/pupils/etc.**

The enrollment is currently 71 students and anticipated to grow to 80 students with the new facility.

▪ **Proposed number of employees/attendants/teachers/etc.:**

No additional employees/attendants/teachers are required. The current number of employees is between 16 and 20. No more than ten employees are on-site at one time.

▪ **Estimate of traffic impact of the proposed use, including the maximum expected trip generation and the distribution of such trips by mode and time of day:**

Based on the data collected the existing school generated the following trips. This data was collected in Jun 2010, before the end of the school year, and was reported in the "Turn Lane Warrant Analysis" by Wells and Associates, July 29, 2010. Refer to this study for more information.

Time Period	Inbound	Outbound
AM peak hour trips	30	26
Midday peak hour trips	21	17
PM peak hour trips	14	14

In addition, excluded from these counts are the two county buses that stop on Hunter Mill Road to each morning (during the AM peak) and afternoon (not peak) to bus children between the school and the local elementary schools. This Hunter Mill Road bus stop serves the school as well as the neighboring area.

- **Vicinity or general area to be served by the use:**

The Vienna/Oakton area of Fairfax County is served by Hunter Mill Country Day School.

- **Description of building façade and architecture of proposed new building or additions:**

The planned new building is a single story to be added to the existing main facility. The plans for the expansion of the main building will include architectural features, colors and materials that are compatible with the existing style and look of the original farmhouse. Wood frame construction with siding, roofing and windows similar to the existing building will be used.

Additional Standards for ChildCare Centers and Nursery Schools, see Zoning Ordinance Article 9, section 9-309;

9-309.1. Usable Outdoor Recreation Space: At least 100 square feet of usable outdoor recreation area must be available for each child using the space at any given time. The maximum number of children at any one time is 80, which would require 8,000 square feet of usable outdoor recreation space. On the existing five acre property, there are two fenced off play areas for younger(ages 2-3) and older (ages 3+) children approximately total square feet and 10,800 total square feet respectively. Overall, the total outdoor play area is 15,525 square feet. The addition will take up some of this play area, namely the larger addition on the south, the stoop and the covered deck which total 2810 square feet, resulting in a new outdoor play area of 12,715 square feet which is still above the 8000 square feet requirement.

9.309.2. Access to the school and maximum trips: Direct access is available to an existing public street of sufficient right-of-way and cross-section width to accommodate vehicular traffic to and from the use. In addition there is an adjacent neighborhood, Cedar Pond, which could

access the school via pedestrian paths but there is no pedestrian use at this time, and so the mode discussed below is only for vehicle trips for the different times of the day.

An additional mode, the public school buses is not included. The school buses bring children in day care from the school to the local elementary schools and back after school for day care. These two buses stop on Hunter Mill Road to pick up and drop off children enrolled at the school and possibly neighborhood children. The buses do not enter the school property.

Also, the school is required to have access to a road with a classification which is sufficient to accommodate a school of the proposed size of the application. The Zoning Ordinance specifies that a school with 76-660 pupils should be accessed via a collector road or road with a higher classification. Hunter Mill Road is a minor arterial road, and thus would have sufficient capacity to accommodate the use.

The school/center hours are divided into four time periods: 6:30-9AM (morning day care); 9AM-1PM (Preschool); 1PM-4PM (Preschool day care); 4PM-6:30PM(afternoon daycare). Based on the current school demographics, approximately one third of the students carpool. This factor is included below. Additionally, 3 children have parents who are staff and so their trips are not discussed below since they are staff trips.

From 6:30- 8:45AM approximately 40 children are dropped off over on a staggered basis. Assuming the carpool factor above, this results in a maximum of 27 trips each way.

Approximately 10 of these children are picked up by two different Fairfax County buses and taken to their elementary schools before 9AM. Also, approximately 10 staff members come to the school to work. This results in 37 inbound trips and 27 outbound trips for this period.

From 8:45AM- 9:15AM The remaining 30 children are joined by an additional 50 children who are dropped off over a half hour period. Factoring in carpooling, and children of staff, brings maximum total trips to 34 for this time period. No additional staff come at this time. This results in 34 inbound trips maximum and 34 outbound trips maximum.

From 9AM-1PM 80 children attend the preschool. At dismissal time, approximately 20 children are picked up (and 3 leave with staff), factoring the carpool ratio makes the total number of trips 14 for this time period. 2 additional staff come to work at the center bringing the trips to 16 inbound and 14 outbound.

From 1PM- 4PM 60 preschool aged children attend day care. It is not clear how many children leave at this time, so these trips are added to the next time period. During this period, 2 more staff come to work and 10 leave, bring the inbound trips to 2 and the outbound trips = 10.

From 4PM - 6:30PM 10 elementary school aged children are dropped off by 2 Fairfax county buses, joining the remaining preschool aged children. Over this time period, and the previous time period, the total of 70 children are picked in a maximum number of 47 trips each way. Additionally 4 staff members leave during this time to make for a total of 47 inbound trips and 51 outbound trips.

In summary, over the course of a day, the school and daycare center require a maximum of $37 + 34 + 16 + 2 + 47 = 136$ car trips inbound. The outbound maximum estimated trips = $27 + 34 + 14 + 10 + 51 = 136$ car trips outbound.

9.309.3 All such uses shall be located so as to permit the pick-up and delivery of all persons on the site.

For the most part, pickup and delivery of children is done around the front circle of the office. Parents park temporarily, and go inside. A staff member is always at the desk to collect and check in and out the children as cars arrive. Parents can optionally bring their children to the classroom or they can be escorted there by other staff. Typically, this drop-off routine is less than 5 minutes. Sometimes, there is a little backup, and parents must park in the designated parking on the premises, but this parking is never full and traffic has never backed up past the last half of the driveway.

9.309.4. 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. Hunter Mill Country Day is licensed and registered and is compliance with Chapter 30 of "The Code for Minimum Private School and Child Care Facility Standards" and Title 63.2, Chapter 17 of the Code of Virginia, "Licensure and Registration Procedures".

▪ **A listing, if known, of all hazardous or toxic substances as set forth in Title 40, etc.**
None.

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

The proposed use conforms to all applicable ordinances, regulations and licensing requirements applicable to child care center with the exception of the following requested modification and waivers provided below.

1- Screening and Barriers on the north side of the property.

A waiver for transitional screening "1" and barrier "D" is being requested.

The requirement for transitional screening "1" is:

"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."

The requirement for barrier "D" is:

"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."

There is an existing four foot wood fence barrier at the western side extending 195 feet to the east and existing mature vegetation along the north side of the property as documented on the SEA plat. A previous transitional waiver (Waiver #9024) was granted in SE 86-C-066 and reaffirmed in SEA 86-C066. It is requested that this waiver be reaffirmed in this SEA 86-C-066-2 and the existing conditions meet the intent of the screening and barrier requirements.

Referring to Section 13-304.3, "Transitional screening may be modified where the building, a barrier and/or the land between that building and the property line has been specifically designed to minimize adverse impact through a combination of architectural and landscaping techniques." The property contains significant amounts of existing, mature vegetation which has been supplemented in order to provide an effective screen.

Refer to Section 13-304.12, "The Director may waive or modify the barrier requirements where the topography of the lot providing the transitional screening and the lot being protected is such that a barrier would not be effective." This site and the surrounding properties contain relatively steep slopes. Due to the rolling nature of the topography, a barrier would not be effective in all locations of the property.

2- Screening and Barriers on the south side of the property.

A waiver for transitional screening "1" and barrier "D" is being requested. Refer to the text above for the requirements for screening "1" and barrier "D".

The south side of the property has an existing four foot wood fence barrier the length of the area as well as a six foot fence on the neighbor's property as shown on the SEA plat. There is existing mature vegetation along the border also shown on the SEA plat.

A modification for the barrier and screening requirements is requested referring to Section 13-304.3 as cited above. 75 feet of transitional screening will be added near the area of disturbance as shown on the plat. The existing conditions and the additional 75 feet of screening meet the intent of the screening and barrier requirements.

3- Stream Valley Trail along eastern boundary of the property.

A waiver is requested for the Stream Valley Trail along the eastern side of the property. The Comprehensive Plan indicates the location of an eight foot wide wood chip or gravel trail along Angelico Branch. The steep slopes along Angelico Branch within the subject property are not conducive to trail construction and would require excessive clearing of vegetation as well as bridge construction across Angelico Branch to connect with potential future trail construction. The intent of this waiver request has been supported through the previous Special Exception Amendment application.)

Please refer to the Staff Report for SEA 86-C-066, page 7 which states "Other Zoning Ordinance Requirements":

"... The topography of the site does not allow for an effective wood chip or gravel trail to be constructed at the location where the Branch crosses the property. The applicant would need to construct a bridge across Angelico Branch in order to comply with this condition. Construction costs for this bridge would be far in excess of the condition's intent. Staff has researched the requirement and has concluded that construction of a bridge is in excess of the condition's intent. Therefore, this condition has not been carried forward for approval with this."

4- Onroad Bike Lane along western boundary of the property.

A waiver is requested for the comprehensive plan requirement for an "on-road bike lane" along Hunter Mill Road at the western boundary of the property. There is no existing on-road bike lane along Hunter Mill Road. As noted on the site plan, the property owner previously granted right-of-way dedication of 45 feet from the centerline of Hunter Mill Road to the county to develop when the entire route can be built. This was a proposed development condition for SEA 86-C-066:

"4. The Applicant shall dedicate right-of-way of 45 feet from the centerline of Hunter Mill Road."

5- Construction of turn lanes on Hunter Mill Road.

Based on the traffic data for Hunter Mill Road, any proposed change would require the construction of turn lanes to access the property. A design waiver for this requirement was requested and on Jan 20, 2011 was approved by Stephen Bates, District Location and Design Engineer, Virginia Department of Transportation. Please refer to this LD-448 VDOT document for more information.

6- Storm Water Management Quantity and Quality Waivers

A waiver for storm water quantity and quality will be requested during the site plan process. If the waiver is not granted, a bioretention/infiltration trench will be implemented as indicated on the SEA plat. The storm water management narrative on sheet 4 of the SEA plat discusses the plan for storm water management in more detail.



FAIRFAX COUNTY

APPENDIX 4

OFFICE OF THE CLERK
BOARD OF SUPERVISORS
12000 Government Center Parkway, Suite 533
Fairfax, Virginia 22035-0072

V I R G I N I A

Telephone: 703-324-3151

FAX: 703-324-3926

TTY: 703-324-3903

February 4, 1997

RECEIVED

OFFICE OF COMPREHENSIVE PLANNING

FEB 6 1997

Robin L. Miller
1867 Beulah Road
Vienna, Virginia 22182-3402

ZONING EVALUATION DIVISION

RE: Special Exception Amendment
Number SEA 86-C-066

Dear Ms. Miller:

At a regular meeting of the Board of Supervisors held on January 27, 1997, the Board approved Special Exception Amendment Number SEA 86-C-066 in the name of Hunter Mill Country Day School, Inc., located at Tax Map 27-4 ((1)) 3, to allow a private school of general education and child care center to permit the addition of a swimming pool pursuant to Section 3-E04 of the Fairfax County Zoning Ordinance, by requiring conformance with the following development conditions. These development conditions supersede all previous development conditions. Previously approved conditions are marked with an asterisk(*).

- *1. This Special Exception Amendment is granted for and runs with the land indicated in this application and is not transferable to other land.
2. A copy of this Special Exception Amendment and the Non-Residential Use Permit SHALL BE POSTED in a conspicuous place on the property of the use and be made available to all departments of the County of Fairfax during the hours of operation of the permitted use.
3. This Special Exception Amendment is subject to the provisions of Article 17, Site Plans, as may be determined by the Director, Department of Environmental Management. Any plan submitted pursuant to this special permit shall be in conformance with the approved Special Exception Amendment Plat **entitled Location of Improvements; Lands of Hunter Mill Country Day School and prepared by Precision Surveying and Consulting Services which is dated May, 1987, and revised through July 30, 1996** and these conditions.

SEA 86-C-066

February 4, 1997

2.

- *4. The applicant shall dedicate right-of-way to 45 feet from the centerline of Hunter Mill Road.
- *5. The applicant shall provide construction easements on Hunter Mill Road as requested by Virginia Department of Transportation (VDOT) and/or Department of Environmental Management (DEM).
- *6. The applicant shall provide a minimum of 23 parking spaces on the application property.
- *7. The hours of operation for the school shall be limited to 6:30 a.m. to 6:30 p.m., Monday through Friday.
- *8. The maximum daily enrollment of the school shall not exceed 140 students.
- *9. The school building shall be connected to an approved sewage disposal system and public water, as required by the Fairfax County Health Department.
10. The applicant shall meet the transitional screening and barrier requirements contained in the Zoning Ordinance, except along the northerly boundary line of the subject property commencing at a point 195 feet from the property's intersection with Hunter Mill Road and extending back to the rear property line, and except for the entirety of the southerly boundary line of the subject property. The applicant shall install additional vegetation between the swimming pool and the southern boundary line in order to provide a year-round screen, as determined by DEM.
11. The applicant shall pay for a traffic device, including flashing lights at or near the entrance of the subject property on Hunter Mill Road, or shall install alternative traffic devices which are acceptable to VDOT.
- *12. The applicant shall paint the fence surrounding the main buildings on the subject property solid white.
13. A fence, with a minimum height of six (6) feet, shall enclose the pool area and shall be installed prior to any addition of water to the pool. Any gate which provides access to the pool shall be kept locked when the pool is unsupervised.

SEA 86-C-066
February 4, 1997

3.

14. The applicant shall mitigate the effect of any additional off-site drainage created by the installation of the pool.

This approval, contingent on the above noted conditions, shall not relieve the applicant from compliance with the provisions of any applicable ordinances, regulations, or adopted standards. The applicant shall be himself responsible for obtaining the required Non-Residential Use Permit through established procedures, and this Special Exception Amendment shall not be valid until this has been accomplished.

Pursuant to Section 9-015 of the Zoning Ordinance, this Special Exception Amendment shall automatically expire, without notice, thirty (30) months after the date of approval unless the use has been established or construction has commenced and been diligently prosecuted. The Board of Supervisors may grant additional time to establish the use or to commence construction if a written request for additional time is filed with the Zoning Administrator prior to the date of expiration of the Special Exception Amendment. The request must specify the amount of additional time requested, the basis for the amount of time requested and an explanation of why additional time is required.

The Board also waived the barrier requirements, and modified the transitional screening requirements as noted in these development conditions.

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

Sincerely,



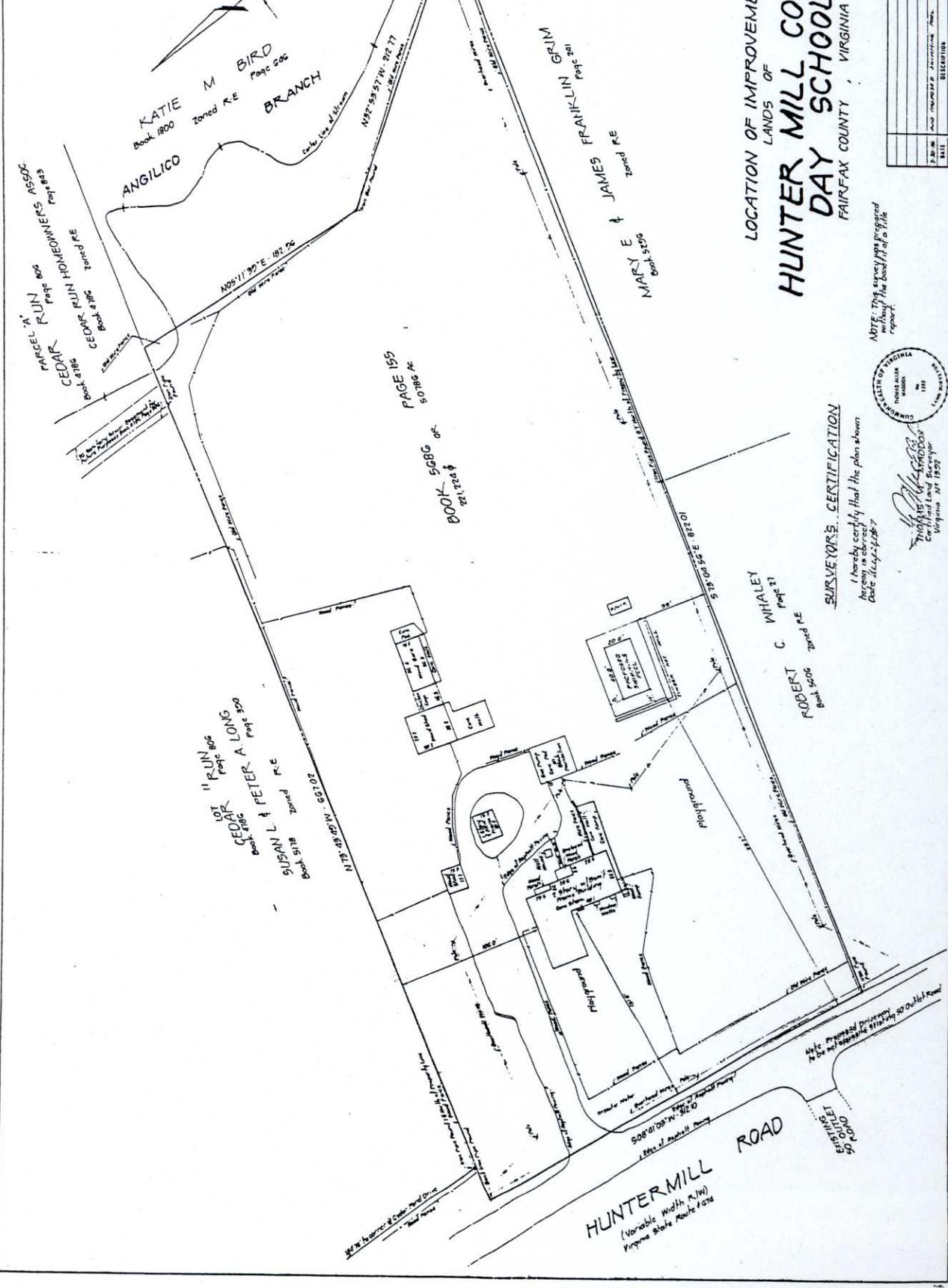
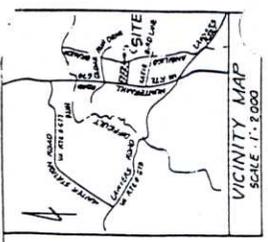
Nancy Vehrs
Clerk to the Board of Supervisors

NV/ns

SEA 86-C-066
February 4, 1997

4.

cc: John M. Yeatman, Director, Real Estate Div., Assessments
Melinda M. Artman, Deputy Zoning Administrator
Frank Jones, Assistant Chief, PPRB, OCP
Audrey Clark, Chief, Inspection Svcs., BPRB, DEM
Barbara A. Byron, Director, Zoning Evaluation Div., OCP
Robert Moore, Trnsprt'n. Planning Div., Office of Transportation
Paul Eno, Project Planning Section, Office of Transportation
Department of Environmental Management
Dorothy Purvis, Permits Department, VDOT
Land Acq. & Planning Div., Park Authority



LOCATION OF IMPROVEMENTS
OF
**HUNTER MILL COUNTRY
DAY SCHOOL**
FAIRFAX COUNTY, VIRGINIA

SURVEYORS' CERTIFICATION
I hereby certify that the plan shown
hereon is a true and correct copy of the
original filed in my office.

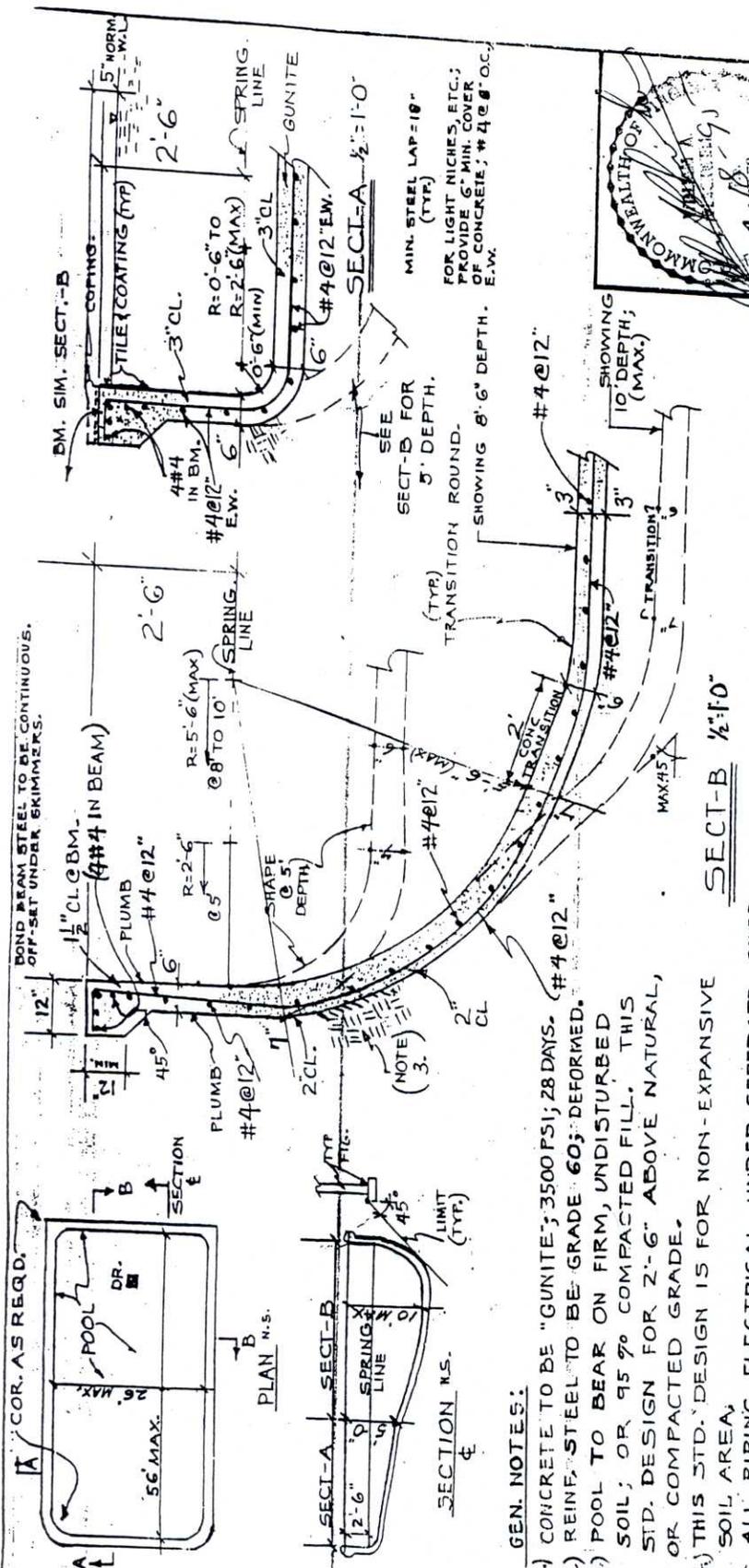


THOMAS ALLEN MASON
Certified Land Surveyor
Virginia No. 1771

NOTE: This survey was prepared
without the benefit of a title
report.

PRECISION SURVEYING	DATE	DESCRIPTION	REVISIONS
1	1/20/00	Initial Survey	
2	1/20/00	Final Survey	
3	1/20/00	Final Survey	
4	1/20/00	Final Survey	
5	1/20/00	Final Survey	
6	1/20/00	Final Survey	
7	1/20/00	Final Survey	
8	1/20/00	Final Survey	
9	1/20/00	Final Survey	
10	1/20/00	Final Survey	

RECEIVED
 OFFICE OF COMPREHENSIVE PLANNING
 11/11/1996
 KENNETH CHRISTENSEN ARCHITECT



- GEN. NOTES:
- 1) CONCRETE TO BE "GUNITED"; 3500 PSI; 28 DAYS.
 - 2) REINF. STEEL TO BE GRADE 60; DEFORMED.
 - 3) POOL TO BEAR ON FIRM, UNDISTURBED SOIL; OR, 95% COMPACTED FILL. THIS STD. DESIGN FOR 2'-6" ABOVE NATURAL, OR COMPACTED GRADE.
 - 4) THIS STD. DESIGN IS FOR NON-EXPANSIVE SOIL AREA.
 5. ALL PIPING, ELECTRICAL UNDER SEPERATE COVER.

TABLE 825
 MINIMUM WATER DEPTH AND DISTANCE BASED ON BOARD HEIGHT FOR PUBLIC POOLS

Board Height	Minimum depth at D ₁ directly under end of board	Distance ^a between D ₁ and D ₂	Minimum depth at D ₂	
			D ₁	D ₂
22' (6.7 meter)	70"	60"	85"	100"
26' (7.9 meter)	75"	60"	90"	100"
3 meter	85"	60"	100"	115"

^aDistance between D₁ and D₂ shall not be less than 60 inches (1525 mm).



STRUCTURAL: RESIDENTIAL POOL
 POOLS BY YOUNG; LTD. W.A. BLACKWELL, P.E.
 CLIFTON VIRGINIA
 DATE: OCT. 31, 1988
 DWG: 88-131

V4 PINEY BRANCH COMMUNITY PLANNING SECTOR

CHARACTER

The Piney Branch Community Planning Sector is located west of the Town of Vienna and is bounded by the Dulles Airport Access Road to the north, Trap Road, Clarks Crossing Road, the W&OD Railroad Regional Park, and the Vienna Town boundary to the east. Chain Bridge Road (Route 123) borders the sector to the south, while the Difficult Run Stream Valley and Hunter Mill Road border the sector to the west.

Piney Branch Planning Sector is the largest sector in the Vienna Planning District. The sector is primarily comprised of single-family detached dwellings with densities ranging from .5 dwelling unit per acre to 2-3 dwelling units per acre. The lower densities are found closer to Difficult Run and Hunter Mill Road.

The northern portion of the Piney Branch sector contains large tracts of vacant land along with some scattered low density single-family residential development.

This planning sector contains heritage resources listed in the Fairfax County Inventory of Historic Sites. A list and map of these heritage resources are included in the Vienna Planning District Overview section, Figures 4 and 5. The Garde, Oakton School and Richard Lahey House are among the significant heritage resources in this sector. Additional historic sites in this sector are also included in the inventory.

CONCEPT FOR FUTURE DEVELOPMENT

The Concept for Future Development identifies the areas of the Piney Branch Planning Sector as Suburban Neighborhoods and Low Density Residential Areas.

RECOMMENDATIONS

Land Use

The Piney Branch sector is largely developed as stable residential neighborhoods. Infill development in these neighborhoods should be of a compatible use, type and intensity 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 a well-designed, efficient manner and provide for the development of 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.

1. To prevent strip commercial development along Route 123 south from the Town of Vienna and to define strictly commercial activity areas:

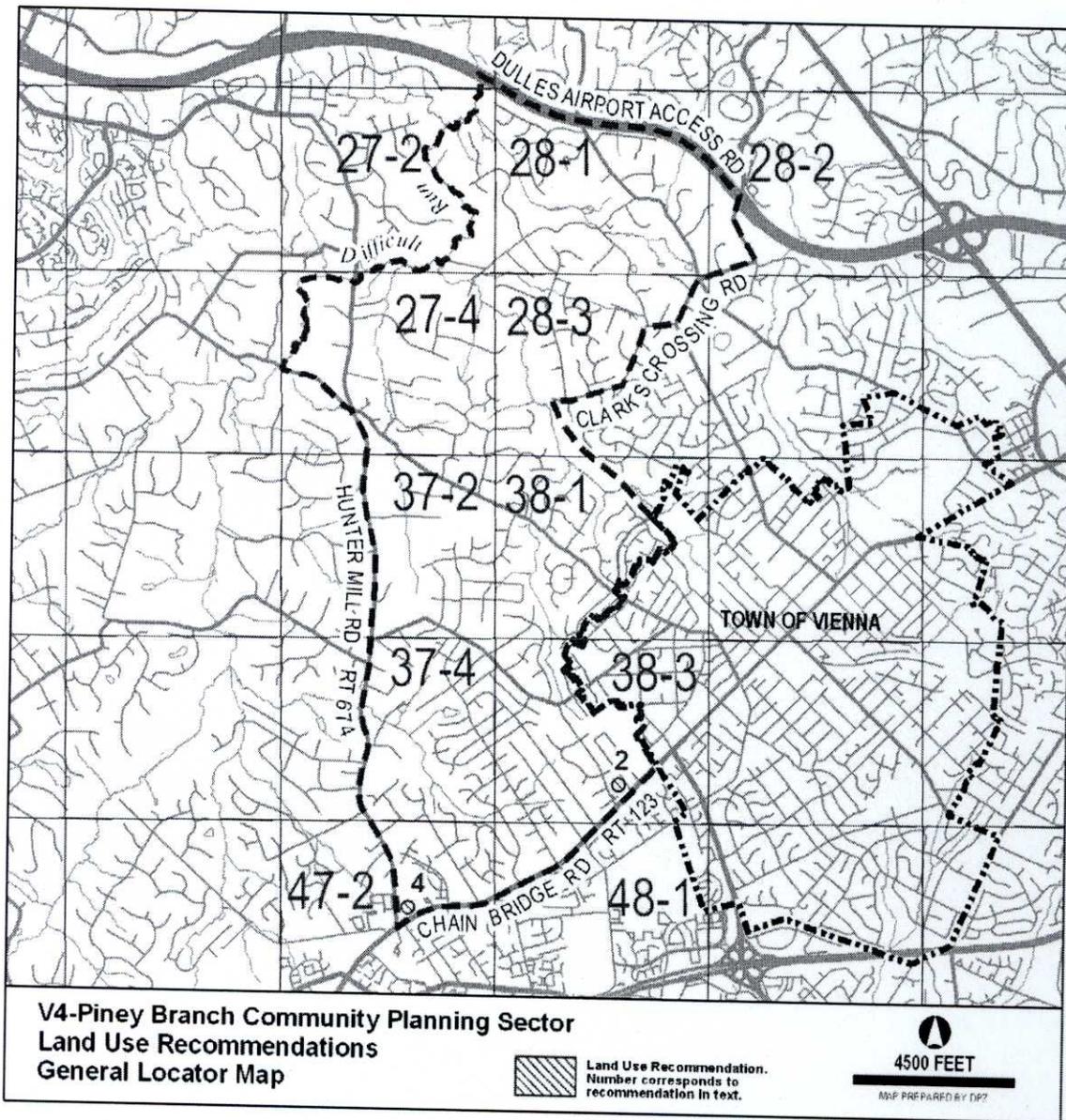


FIGURE 32



County of Fairfax, Virginia

MEMORANDUM

DATE: June 17, 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 86-C-066-2
Hunter Mill Country Day School

This memorandum, prepared by John R. Bell, includes citations from the Comprehensive Plan that provide guidance for the evaluation of the special exception amendment (SEA) plat dated January 22, 2010 revised through May 27, 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 February 25, 2008 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. . . .

Policy 1. In order to augment the EQC system, encourage protection of stream channels and associated vegetated riparian buffer areas along stream channels upstream of Resource Protection Areas (as designated pursuant to the Chesapeake Bay Preservation Ordinance) and Environmental Quality Corridors. To the extent feasible in consideration of overall site design, stormwater management needs and opportunities, and other Comprehensive Plan guidance, establish boundaries of these buffer areas consistent with the guidelines for designation of the stream valley component of the EQC system as set forth in Objective 9 of this section of the *Policy Plan*. Where applicable, pursue commitments to restoration of degraded stream channels and riparian buffer areas.

Development proposals should implement best management practices to reduce runoff pollution and other impacts. Preferred practices include: those which recharge groundwater when such recharge will not degrade groundwater quality; those which preserve as much undisturbed open space as possible; and, those which contribute to ecological diversity by the creation of wetlands or other habitat enhancing BMPs, consistent with State guidelines and regulations. . . .

Programs to improve water quality in the Potomac River/Estuary, and Chesapeake Bay will continue to have significant impacts on planning and development in Fairfax County. There is abundant evidence that water quality and the marine environment in the Bay are deteriorating, and that this deterioration is the result of land use activities throughout the watershed.

In order to protect the Chesapeake Bay and other waters of Virginia from degradation resulting from runoff pollution, the Commonwealth has enacted regulations requiring localities within Tidewater Virginia (including Fairfax County) to designate "Chesapeake Bay Preservation Areas". Within which land uses are either restricted or water quality measures must be provided. Fairfax County has adopted a Chesapeake Bay Preservation Ordinance pursuant to these regulations.

The more restrictive type of Chesapeake Bay Preservation Area is known as the "Resource Protection Area (RPA)." With a few exceptions (e.g. water wells, recreation, infrastructure improvements, "water dependent" activities, and redevelopment), new development is prohibited in these areas. In Fairfax County, RPAs include the following features:

- water bodies with perennial flow;
- tidal wetlands;
- tidal shores;
- nontidal wetlands contiguous with and connected by surface flow to tidal wetlands or water bodies with perennial flow;
- a buffer area not less than 100 feet in width around the above features; and
- as part of the buffer area, any land within a major floodplain.

The other, less sensitive category of land in the Preservation Areas is called the "Resource Management Area (RMA)." Development is permitted in RMAs as long as it meets water quality goals and performance criteria for these areas. These goals and criteria include stormwater management standards, maintenance requirements and reserve capacity for on-site sewage disposal facilities, erosion and sediment control requirements, demonstration of attainment of wetlands permits, and conservation plans for agricultural activities. In Fairfax County, RMAs include any area that is not designated as an RPA. . . .

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 9: Identify, protect and enhance an integrated network of ecologically valuable land and surface waters for present and future residents of Fairfax County.

Policy a: For ecological resource conservation, identify, protect and restore an Environmental Quality Corridor system (EQC). . . Lands may be included within the EQC system if they can achieve any of the following purposes:

- Habitat Quality: The land has a desirable or scarce habitat type, or one could be readily restored, or the land hosts a species of special interest.
- "Connectedness": This segment of open space could become a part of a corridor to facilitate the movement of wildlife.
- Aesthetics: This land could become part of a green belt separating land uses, providing passive recreational opportunities to people.
- Pollution Reduction Capabilities: Preservation of this land would result in significant reductions to non-point source water pollution, and/or, micro climate control, and/or reductions in noise.

The core of the EQC system will be the County's stream valleys. Additions to the stream valleys should be selected to augment the habitats and buffers provided by the stream valleys, and to add representative elements of the landscapes that are not represented within stream valleys. The stream valley component of the EQC system shall include the following elements.

- All 100 year flood plains as defined by the Zoning Ordinance;

- All areas of 15% or greater slopes adjacent to the flood plain, or if no flood plain is present, 15% or greater slopes that begin within 50 feet of the stream channel;
- All wetlands connected to the stream valleys; and
- All the land within a corridor defined by a boundary line which is 50 feet plus 4 additional feet for each % slope measured perpendicular to the stream bank. The % slope used in the calculation will be the average slope measured within 110 feet of a stream channel or, if a flood plain is present, between the flood plain boundary and a point fifty feet up slope from the flood plain. This measurement should be taken at fifty foot intervals beginning at the downstream boundary of any stream valley on or adjacent to a property under evaluation.

Modifications to the boundaries so delineated may be appropriate if the area designated does not benefit habitat quality, connectedness, aesthetics, or pollution reduction as described above. In addition, some intrusions that serve a public purpose such as unavoidable public infrastructure easements and rights of way are appropriate. Such intrusions should be minimized and occur perpendicular to the corridor's alignment, if practical.

Preservation should be achieved through dedication to the Fairfax County Park Authority, if such dedication is in the public interest. Otherwise, EQC land should remain in private ownership in separate undeveloped lots with appropriate commitments for preservation. The use of protective easements as a means of preservation should be considered.”

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.

Water Quality

Issue:

A small portion of the Angelico Branch stream crosses the northeastern corner of the subject property. There is an area of Resource Protection Area (RPA) associated with this stream which covers part of the eastern portion of the property. This area appears to be noted appropriately on the special exception amendment plat. Staff had asked the applicant to note an area of Environmental Quality Corridor (EQC) on the subject property which had not been previously noted. This area includes a small unnamed tributary on the subject property and steep slopes associated with both the unnamed tributary and Angelico Branch. While no work is proposed

with the EQC area, staff feels that the EQC should be shown on the proposed development plans now in order to avoid any potential confusion or conflict in the future.

Resolution:

The applicant has added the EQC line on the special exception amendment plat in a manner consistent with staff recommendations. Staff feels that this will be helpful in the future should the applicants seek to expand the existing use, or in the event that another use occupies this site. Staff feels that this issue has been adequately addressed.

PGN: JRB



County of Fairfax, Virginia

MEMORANDUM

DATE: May 16, 2011

TO: Barbara Berlin, Director
Zoning Evaluation Division
Department of Planning and Zoning

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

FILE: 3-5 (SE 86-C-066-2)

SUBJECT: Transportation Impact, Addendum

REFERENCE: SEA 86-C-066-2 Hunter Mill Country Day School
Traffic Zone: 1613
Land Identification Map: 27-4 ((1)) 3

Transmitted herewith are the comments from the Department of Transportation with respect to the referenced application. These comments are based on plats made available to this office dated January 22, 2010, and revised through April 13, 2011. The applicant proposes to amend the previously approved private school of general education to permit ADA-compliant additions to the existing building and to modify the existing conditions for parking spaces. There is no change of use requested.

The applicant's request for a Design Waiver for a left turn lane on Hunter Mill Road has been approved by VDOT. Dedication of 45-feet from the centerline of Hunter Mill Road is acceptable. The applicant has received an email from the adjacent neighbor stating that they have no objections to the proposed sight distance easement across the corner of their property next to the school entrance.

Therefore, this department has no further issues with this application.

AKR/LAH/lah



County of Fairfax, Virginia

MEMORANDUM

April 21, 2011

TO: Kelli-Mae Goddard-Sobers, Staff Coordinator
Zoning Evaluation Division, DPZ

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

SUBJECT: Hunter Mill Country Day School, SEA 86-C-066-02

I have reviewed the above referenced Special Exception Amendment Plat, stamped as received by the Zoning Evaluation Division on April 19, 2011.

Forest Conservation Branch staff comments raised during review of previous submissions of this application have been adequately addressed on this SEA Plat. Forest Conservation Branch staff has no further comments on this application at this time.

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

HCW/
UFMID #: 149364

cc: RA File
DPZ File





County of Fairfax, Virginia

MEMORANDUM

DATE: April 4, 2011

TO: Kelli Goddard-Sobers, Staff Coordinator
Zoning Evaluation Division
Department of Planning and Zoning

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

SUBJECT: Special Exception Amendment Application #SEA 86-C-066-02, Hunter Mill Day School, Special Exception Amendment Plat dated July 21, 2010, LDS Project #7394-ZONA-001-3, Tax Map #27-4-01-0003, Hunter Mill District

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

Chesapeake Bay Preservation Ordinance (CBPO)

There is Resource Protection Area (RPA) on this site. The county-mapped RPA boundary is depicted on the plat. A site-specific, field-verified RPA delineation will be required for site plan approval (LTI #08-12).

Water quality controls or an approved waiver are required for this redevelopment (PFM 6-0401.2B). The applicant states a waiver will be pursued. Sufficient justification for a waiver has not been provided. A waiver is not likely to be approved.

The application shows the location of a water quality control facility and mentions the dedication of a conservation easement to meet the required controls. The location of the possible easement is not depicted. The facility, either an infiltration trench or a bioretention facility, is located on the plat. In the site plan submission, the maintenance accessway to this facility should be at least 12 feet wide and constructed of an all-weather material (ZO 9-011 paragraph 2.J(1)(d) and PFM 6-1306.3F).

Floodplain

There are regulated floodplains on the property. The land disturbance proposed is well outside the floodplain.

Downstream Drainage Complaints

There are no downstream drainage complaints on file.

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



Kelli Goddard-Sobers, Staff Coordinator
Special Exception Amendment Application #SEA 86-C-066-02, Hunter Mill Day School
April 4, 2011
Page 2 of 2

Stormwater Detention

Stormwater detention or an approved waiver are required (PFM 6-0301.3). The applicant states a waiver will be pursued. Sufficient justification for a waiver has not been provided. A waiver is not likely to be approved. The location of a detention facility, either an infiltration trench or a bioretention facility, is located on the plat.

Site Outfall

An outfall narrative has been provided.

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



FAIRFAX COUNTY PARK AUTHORITY



M E M O R A N D U M

TO: Barbara Berlin, Director
Zoning Evaluation Division
Department of Planning and Zoning

FROM: Sandy Stallman, Manager 
Park Planning Branch, PDD

DATE: May 26, 2011

SUBJECT: SEA 86-C-066-2, Hunter Mill Country Day School - REVISED
Tax Map Number: 27-4 ((1)) 3

BACKGROUND

This memo replaces the previous memo provided by the Park Authority dated April 27, 2010. The Park Authority staff has reviewed the proposed Special Exception Amendment dated January 22, 2010, as revised through May 12, 2011, for the above referenced application. The Hunter Mill Country Day School currently is in operation on the application property pursuant to previous approvals of SE 86-C-066 and SEA 86-C-066. This Special Exception Amendment application requests a 2,420 square foot, ADA-compliant building expansion along with a covered deck, stoop and accessible ramp. No addition to the school's enrollment is requested.

COMPREHENSIVE PLAN CITATIONS

The County Comprehensive Plan includes both general and specific guidance regarding parks and resources. The Policy Plan describes the need to mitigate adverse impacts to park and recreation facilities caused by growth and development; it also offers a variety of ways to offset those impacts, including contributions, land dedication, development of facilities, and others (Parks and Recreation, Objective 6, p.8). Resource protection is addressed in multiple objectives, focusing on protection, preservation, and sustainability of resources (Parks and Recreation Objectives 2 and 5, p.5-7).

ANALYSIS AND RECOMMENDATIONS

Cultural Resources Impact:

The parcel was subjected to archival review. Research indicates that the parcels contain architectural site VDHR # 029-0493, the Hunter Mill Day School, a circa 1910 building. The current application requests three small additions to the main building. The current building, while built in 1910 has been reconfigured. It is believed that the planned editions will have no impact to the central core of the building.

Trails:

The Comprehensive Plan Trails Map indicates a planned stream valley trail along Angelico Branch, located to the east of the application property. A segment of a natural surface trail exists northeast of the application property on land owned by the Cedar Run Homeowner's Association.

Preliminary site analysis by the Park Authority indicates that any future construction of this stream valley trail should be located on the eastern side of Angelico Branch which is better suited topographically for trail construction, minimizing disturbance to existing vegetation, and connecting with the existing trail segment in Cedar Run without necessitating construction of a major stream crossing. Steep slopes on the eastern portion of the application property are not conducive to trail construction. The grading required to establish a trail within the stream valley on the application site would significantly impact the existing vegetation. Placement of a trail segment on the school site would also, ultimately, require construction of a stream crossing to reconnect with the preferred route on the eastern side of the stream. Communication with local trail and equestrian groups in June 2010 helped to confirm the Park Authority's analysis.

Additionally, in review of previous case history, it is noted that the approval of SE 86-C-066 carried development condition #7 which stated "The applicant shall provide an 8-foot wide wood chip or gravel trail along Angelico Branch where it crosses the application property." However, in review of SEA 86-C-066, it was determined that the requirements of development condition #7 were not the intent of the original requirements. SEA 86-C-066 was approved January 27, 1997 without a condition requiring construction of a stream valley trail on the application property.

Whereas the Park Authority seeks to support the expansion of the stream valley trail system identified on the Comprehensive Plan Trails Map, in light of existing trail and site conditions and in conjunction with prior zoning actions with regard to the Special Exception establishment of the Hunter Mill Country Day School, the Park Authority does not seek any trail construction or dedication on the application property.

Please note the Park Authority would like to review and comment on any development conditions related to park and recreation issues. We request that draft and final conditions be submitted to the assigned reviewer noted below for review and comment prior to completion of the staff report and prior to final Board of Supervisors approval.

FCPA Reviewer: Gayle Hooper
DPZ Coordinator: Kellie Mae Goddard-Sobers

Copy: Cindy Walsh, Director, Resource Management Division
Elizabeth Cronauer, Trail Coordinator, Special Projects Branch
Chron Binder
File Copy



County of Fairfax, Virginia

MEMORANDU

DATE: June 17, 2010

TO: Staff Coordinator
Zoning Evaluation Division
Department of Planning & Zoning

FROM: Lana Tran (Tel: 703 324-5008)
Wastewater Planning & Monitoring Division
Department of Public Works & Environmental Services

SUBJECT: Sanitary Sewer Analysis Report

REFERENCE: Application No. SEA86C-066-02

Tax Map No. 027-4-/01/0003

The following information is submitted in response to your request for a sanitary sewer analysis for above referenced application:

1. The application property is located in the Difficult Run (D-3) watershed. It would be sewered into the Blue Plains Treatment Plant.
2. Based upon current and committed flow, there is excess capacity in the Blue Plains Treatment Plant at this time. For purposes of this report, committed flow shall be deemed that for which fees have been paid, building permits have been issued, or priority reservations have been established by the Board of Supervisors. No commitment can be made, however, as to the availability of treatment capacity for the development of the subject property. Availability of treatment capacity will depend upon the current rate of construction and the timing for development of this site.
3. An existing 8" inch line located in the street is adequate for the proposed use at this time.
4. The following table indicates the condition of all related sewer facilities and the total effect of this application.

<u>Sewer Network</u>	<u>Existing Use + Application</u>		<u>Existing Use + Application Previous Rezonings</u>		<u>Existing Use + Application + Comp Plan</u>	
	<u>Adeq.</u>	<u>Inadeq.</u>	<u>Adeq.</u>	<u>Inadeq.</u>	<u>Adeq.</u>	<u>Inadeq.</u>
Collector	<u>X</u>	_____	<u>X</u>	_____	<u>X</u>	_____
Submain	<u>X</u>	_____	<u>X</u>	_____	<u>X</u>	_____
Main/Trunk	<u>X</u>	_____	<u>X</u>	_____	<u>X</u>	_____
Interceptor	_____	_____	_____	_____	_____	_____
Outfall	_____	_____	_____	_____	_____	_____

5. Other pertinent information or comments:



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 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		