



County of Fairfax, Virginia

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

December 7, 2011

Mr. Hunter Moore
Chesterbrook Swimming and Tennis Club
1812 Kirby Road
McLean, VA 22101

Re: Interpretation for SP 79-D-054-1, Chesterbrook Swim and Tennis Club, 1812 Kirby Road,
Tax Map 31-3 ((5)) 1, 1A, 31-3 ((1)) 60B: Covered Decks and Sheds

Dear Mr. Moore:

This letter is in response to your letter dated October 31, 2011, drawings submitted on November 3, 2011, e-mails dated November 3, 2011, and letter dated November 11, 2011 (attached), requesting an interpretation of the development conditions and Special Permit (SP) Plat approved by the Board of Zoning Appeals (BZA) with the above referenced application. As I understand it, the question is whether the construction of a new covered deck at the entrance, an additional covered deck area on the side of the existing pool house, and two sheds located on the property are in substantial conformance with the SPA Plat and development conditions. This determination is based on your letters and e-mails, and the attached copies of 8 architect's drawings entitled "Chesterbrook Swim & Tennis Club Pool House Renovation," prepared by Sutton Yantis Associates Architects, showing the proposed covered decks with dimensions. You also have provided illustrations of the proposed covered decks and sheds. Attached to the November 11, 2011, letter are four photographs of the subject areas and plat showing the location of the sheds. Copies of your letters, e-mails, the development conditions, and relevant exhibits are attached.

On July 1, 1992, the Board of Zoning Appeals approved Special Permit Amendment SPA 79-D-054-1 by Chesterbrook Swimming and Tennis Club, Inc. to amend the previous special permit for community swimming pools and tennis courts to increase land area and to allow two additional tennis courts, with lights, at 1812 Kirby Road. On November 6, 2009, a prior interpretation was issued that determined a 20' x 36', pavilion, 17 feet high located at the south side of the tennis court near Kirby Road was in substantial conformance with the SPA Plat and development conditions. This pavilion has been constructed.

According to your letter and e-mails, you are proposing to add two covered decks. You have stated, and have shown with the photos, that only existing covered deck and patio areas will be used and that no additional clearing or impervious surface will be necessary to add the proposed decks. The first proposal is to remove the existing covered deck at the front entrance of the pool

Department of Planning and Zoning
Zoning Evaluation Division
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Mr. Hunter Moore
Page 2
December 7, 2011

house. You propose to replace it with a new covered deck measuring 14' x 17', or a total of approximately 217 square feet, with a roof height of 15'. The new covered deck entrance is proposed to be wider than the existing covered deck entrance and to provide a bench for 6 people.

Your second proposal is to add to the existing covered deck on the west side of the pool house. The existing deck was built without permits or a prior request for substantial conformance. The existing covered deck measures 18' x 25', for a total of approximately 521 square feet, with a height of 15'. The proposed covered roof area is 10' x 30', for a total of approximately 302 square feet. The existing and proposed covered deck areas will be open on three sides and consist of an overall total of approximately 823 square feet.

In addition, there are two existing sheds located on the property that have been built without a request for substantial conformance. The first is a tennis shed, which measures 10' x 10', with a height of 15', located south of the tennis court and north of the pool #1 and near the family pool. The second is a pool equipment shed, which measures 9' x 9', with a height of 8', located between the central pool and family pool at the west side of the site and south of the pump house.

It is my determination that the two proposed covered decks, the existing covered deck and the two existing sheds are in substantial conformance with the SPA Plat and development conditions. This determination has been made in my capacity as the duly authorized agent of the Zoning Administrator. Please note that a building permit is required for the proposed construction. You may contact Zoning Permit Review Branch at 703-222-1082.

If you have any questions regarding this interpretation, please contact Lisa Feibelman at (703) 324-1290.

Sincerely,



Barbara C. Berlin, AICP, Director
Zoning Evaluation Division, DPZ

Attachments: A/S

N:\Interpretations\Special Permits - SP\SPA 79-D-054-1 Chesterbrook - Covered Decks & sheds 2011.doc

cc: Members, Board of Zoning Appeals
John W. Foust, Supervisor, Dranesville District
Diane Johnson-Quinn, Deputy Zoning Administrator, Permit Review Branch, ZAD, DPZ
Ken Williams, Plan Control, Land Development Services, DPWES
Ellen Eggerton, Ombudsman for Non-Profit Organizations, DPWES
Kevin Guinaw, Chief, Special Projects/Applications Management Branch, DPZ
File: SPA 79-D-054-1, SPI 11 01 023, reading file, imaging

October 31, 2011

Ms. Barbara Berlin
Director, Zoning Evaluation Division
Department of Planning and Zoning
Fairfax County Government
12055 Government Center Parkway
Suite 801
Fairfax, Virginia 22035

RECEIVED
Department of Planning & Zoning

NOV 03 2011

Zoning Evaluation Division

Dear Ms. Berlin,

I am writing on behalf of the Chesterbrook Swimming and Tennis Club (CST) located at 1812 Kirby Road, McLean, Va. CST's land use is regulated under Special Permit Amendment (SPA 79-D-054-1) issued July 1, 1992. The purpose of this letter is to describe and explain our plans to make repairs to our clubhouse. We request a determination that the planned repairs are minor modifications to the SPA and do not require re-opening the Special Use Permit. What we understand is needed is a letter indicating our plans are in "Substantial Conformance" with the approved plan.

Background:

The clubhouse was last remodeled in 1985. After 26 years it is time to make some much needed repairs, especially those that make the clubhouse more accessible to members who use wheelchairs. The majority of the repairs will be interior to the clubhouse and will include items such as: toilets and urinals, toilet partitions, lockers, vanities, plumbing fixtures, upgrading floor surfaces, new lighting, lowering of counters at the reception areas, manager's office and snack bar, as well as painting and other aesthetic enhancements. We will also replace the roof and add downspouts and gutters. We are working with Fairfax County's Building Permit process to receive a building permit to initiate this work. We hope to receive a building permit shortly and to begin the work immediately thereafter.

New Work:

We would like to replace our front portico entrance. The current portico is only 45 square feet (s/f) which does not allow sufficient space for members to easily enter and egress at the same time. Our proposal is to re-design the portico, which would add another 45 s/f of above grade coverage. The proposed portico would now total 90 s/f. The additional area would also encompass additional bench seating for six, but not change the ground coverage as the area under the proposed portico is already covered with an existing concrete pad. This is an important element to the Club, as it will, in particular, allow children waiting for transportation to wait under a covered

roof without being affected by weather. I have attached before and after architectural drawing to show what we wish to achieve.

We would also like to add an 11 x 24 foot roof extension to our existing patio (to the rear of the clubhouse). The patio concrete decking is already in place and we would simply be extended the roofline from the current roof to the new structure. As we are replacing the existing roof and concrete decking, we could achieve an economy of scale by doing the extension at the same time. It would be most cost advantageous to add the roof extension now rather than attempting to make the change at a later time. We will add gutters and downspouts to the existing and the new patio roof so that there is no affect to water displacement or runoff. Current runoff from impervious surfaces is routed to underground drains and dispersed. The same amount of runoff will be diverted to the same drains and dispersed. We have provided you drawings to show the scope of the proposed work.

Additional Request for Consideration:

In 1985 the Club constructed the patio roof, as spoken off above. The Club is and will remain respectful of the County's due process procedures. Unfortunately, neither the Club nor the County can find a building permit or an authorization for this work. There is a reference in our tax assessment that mentions the date 1985 which we confirmed from our former Club Manager. It is his recollection that the patio roof was added in 1985 and he remembers County personnel inspecting the construction. Nonetheless, no other records or approvals for the construction can be found.

As this roof extension has been in existence for 26 years, we would request that the County approve this construction change in our overall request.

Bottom line:

We believe that these efforts have minimal impact on our use permit. They do not affect the membership, parking, hours of operation, etc. They are minimal in scope and add minimal square footage to the footprint of the Club. The front portico, in particular, will enhance the curb appeal of the Club. The rear pool deck extension will not be visible from the street.

On balance, we feel the use and affect of these enhancements are consistent with the terms and conditions of the Special Use Permit and do not expand the existing use of our facility or otherwise affect the characterization of the Club. We will, once approved, secure all required building permits prior to any construction and meet all County requirements.

The Club would like to incorporate this work into the repair project we were hoping to this fall. The economies of performing this work with the portico and roof extension cannot be overstated. It would otherwise not be practical to perform the work after the fact. Time is of the essence because we are rapidly losing our window for the repairs to occur prior to our main operating season. Your attention and assistance is greatly appreciated.

I would be happy to answer any questions you may have regarding the project. I would welcome the opportunity to meet with you to discuss the issue further. If at all possible, I would like to meet with you sometime on Wednesday, November 2, 2011. Please let me know if a meeting is possible. Thank you very much.

Sincerely,

J. Hunter Moore

J. Hunter Moore
President
Chesterbrook Swimming and Tennis Club
1824 Kirby rd.
McLean, Va. 22101
703-228-3498

Encl:
Portico drawings
Roof extension- existing
Roof extension addition

INFORMATION REGARDING ACTIVITIES IN THE RESOURCE PROTECTION AREA

ACTIVITY	YES/NO
CONSTRUCTION ACTIVITIES IN A RESOURCE PROTECTION AREA (IF YES, INDICATE TYPE BELOW)	NO
REDEVELOPMENT PRINCIPAL STRUCTURE	NO
REDEVELOPMENT ACCESSORY STRUCTURE	NO
PUBLIC ROADS	NO
PRIVATE ROADS	NO
DRIVEWAYS	NO
STORMWATER OUTFALL	NO
OTHER (INDICATE TYPE)	NO

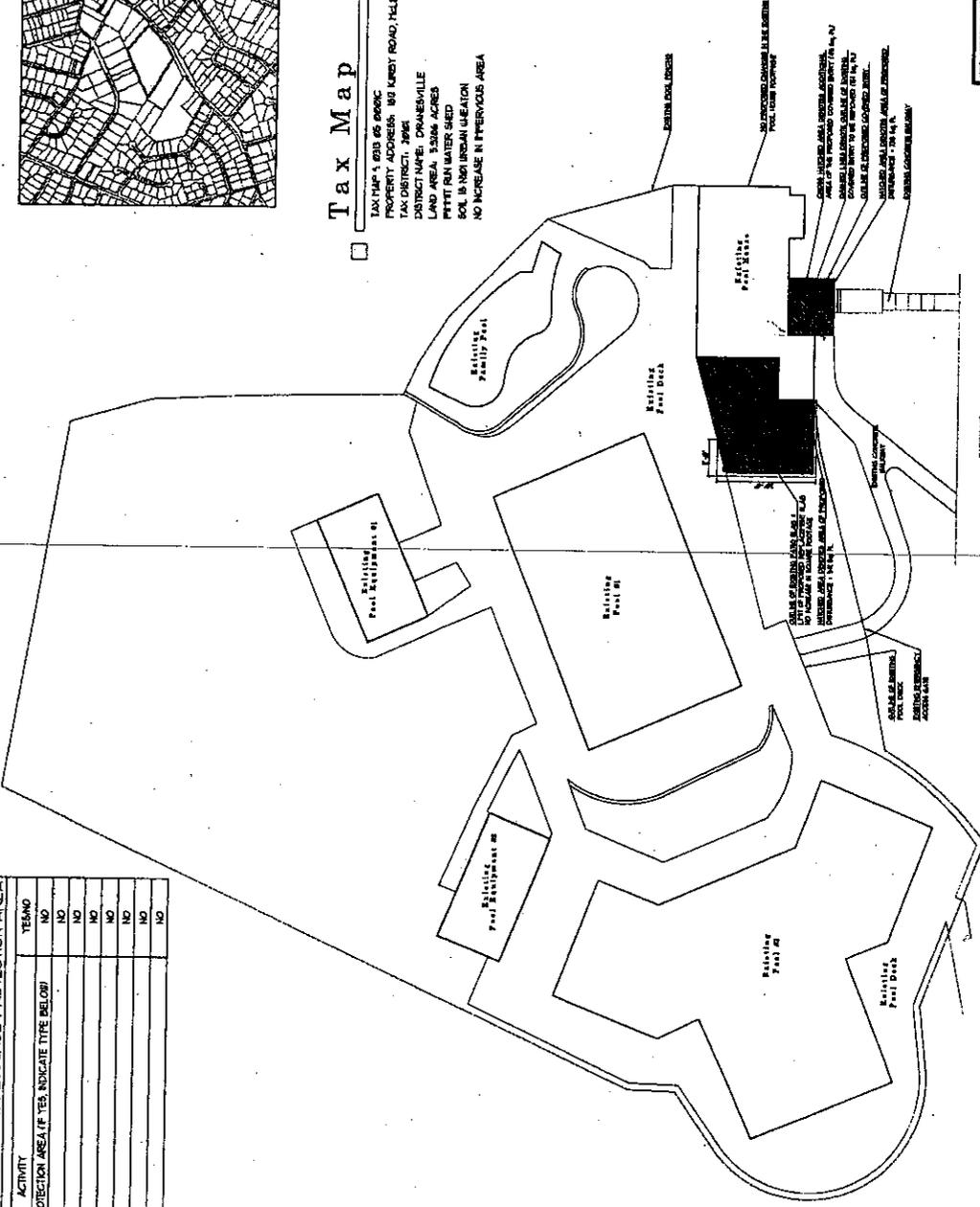
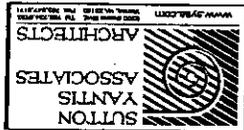


Tax Map

TAX MAP 1, 613 66 2000C
 PROPERTY ADDRESS: 183 KIRBY ROAD, FLEMING VIRGINIA 22041
 TAX DISTRICT: 3961
 DISTRICT NAME: DRANESVILLE
 LAND AREA: 1.5066 ACRES
 PERMIT FOR WATER SHED
 SOLE IS NOT URBAN UEGATION
 NO INCREASE IN FUTURE AREA

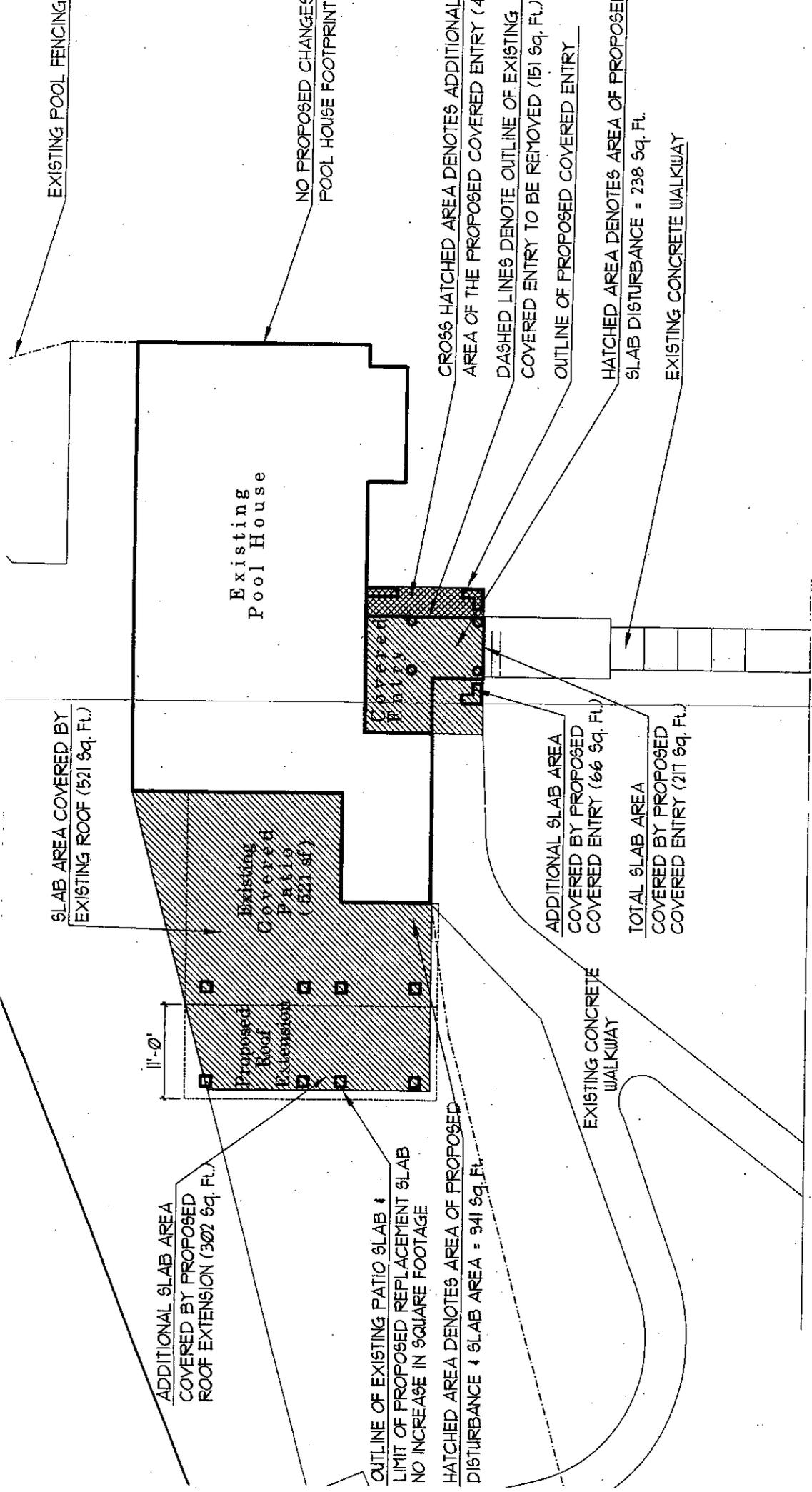
DATE	
PROJECT AREA	

CHESTERBROOK SWIM & TENNIS CLUB
POOL HOUSE RENOVATION



1/16" = 1'0"

Architectural Site Plan



SLAB AREA COVERED BY EXISTING ROOF (521 Sq. Ft.)

11'-0"

ADDITIONAL SLAB AREA COVERED BY PROPOSED ROOF EXTENSION (302 Sq. Ft.)

Existing Covered Patio (521 sq. ft.)

Existing Pool House

NO PROPOSED CHANGES POOL HOUSE FOOTPRINT

OUTLINE OF EXISTING PATIO SLAB
LIMIT OF PROPOSED REPLACEMENT SLAB
NO INCREASE IN SQUARE FOOTAGE

HATCHED AREA DENOTES AREA OF PROPOSED DISTURBANCE & SLAB AREA = 341 Sq. Ft.

Covered Entry

CROSS HATCHED AREA DENOTES ADDITIONAL AREA OF THE PROPOSED COVERED ENTRY (411 Sq. Ft.)

DASHED LINES DENOTE OUTLINE OF EXISTING COVERED ENTRY TO BE REMOVED (151 Sq. Ft.)

OUTLINE OF PROPOSED COVERED ENTRY

EXISTING CONCRETE WALKWAY

ADDITIONAL SLAB AREA COVERED BY PROPOSED COVERED ENTRY (66 Sq. Ft.)

TOTAL SLAB AREA COVERED BY PROPOSED COVERED ENTRY (211 Sq. Ft.)

HATCHED AREA DENOTES AREA OF PROPOSED SLAB DISTURBANCE = 238 Sq. Ft.

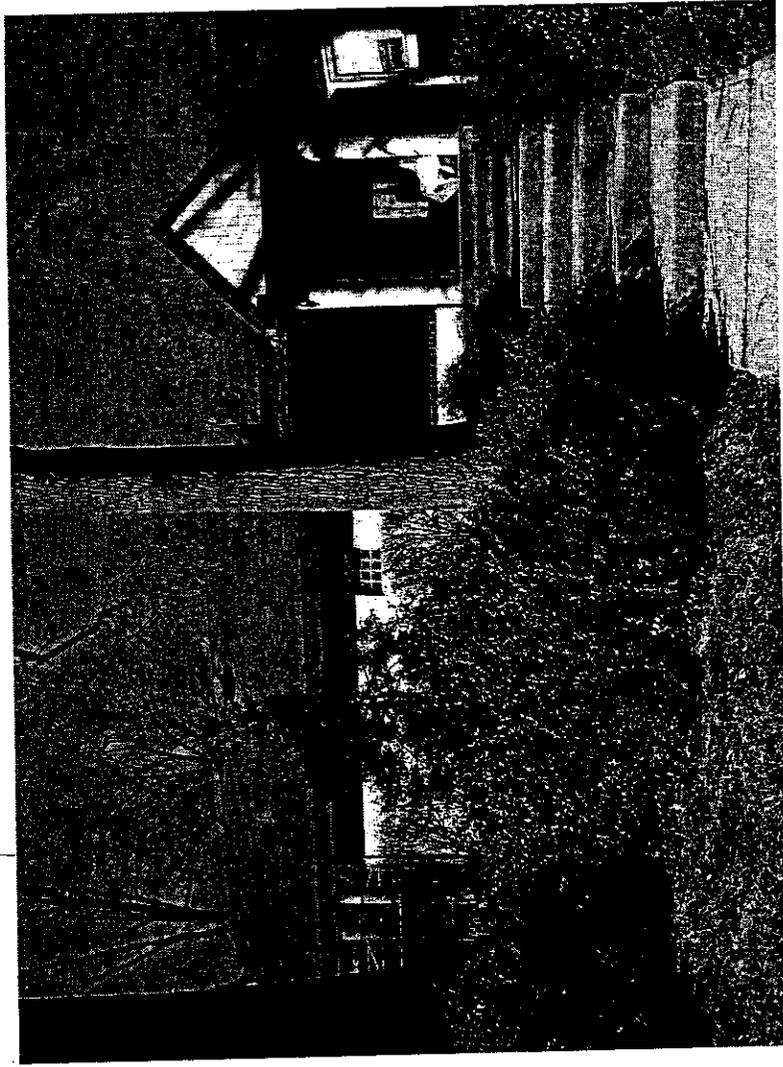
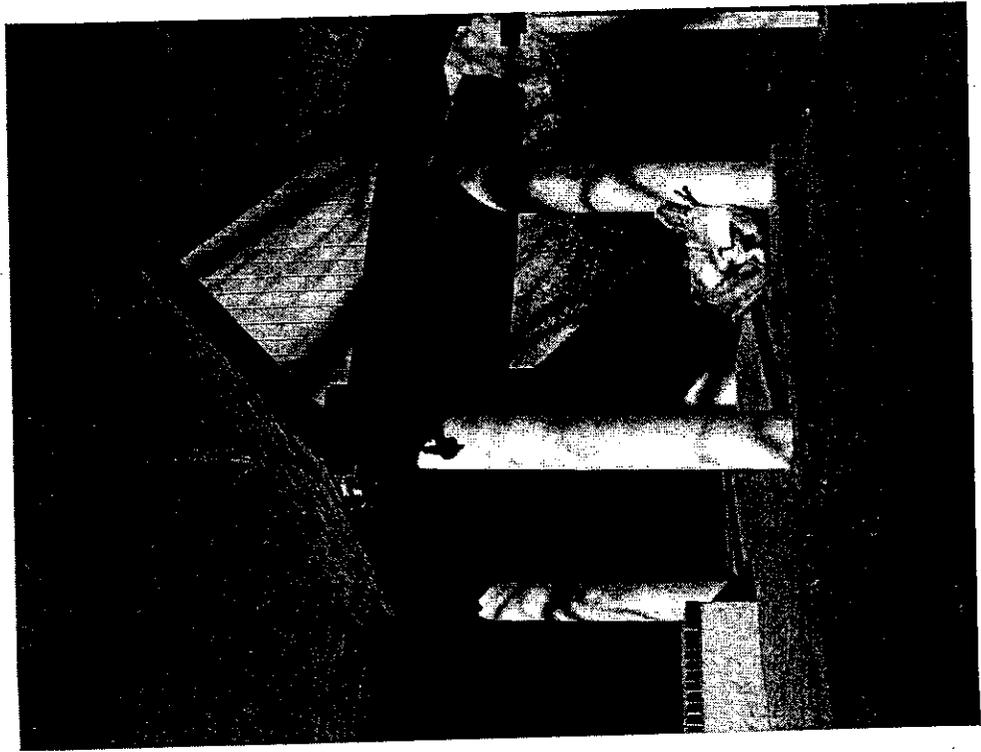
EXISTING CONCRETE WALKWAY

PARKING LOT

NOTE:

Chesterbrook Swim and Tennis Club Pool House

Existing Conditions

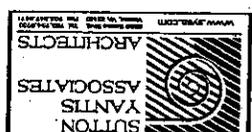


Front view of Entry Portico and Patio Roof

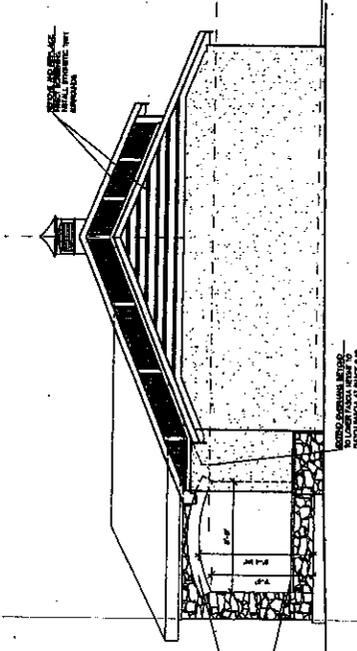
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CHESTERBROOK SWIM & TENNIS CLUB
POOL HOUSE RENOVATION

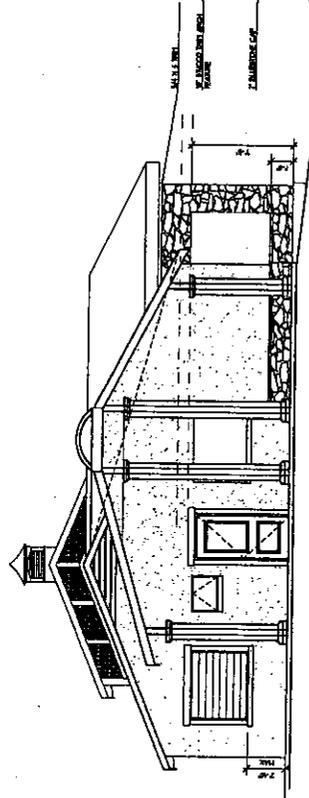
ARCHITECTS



A7



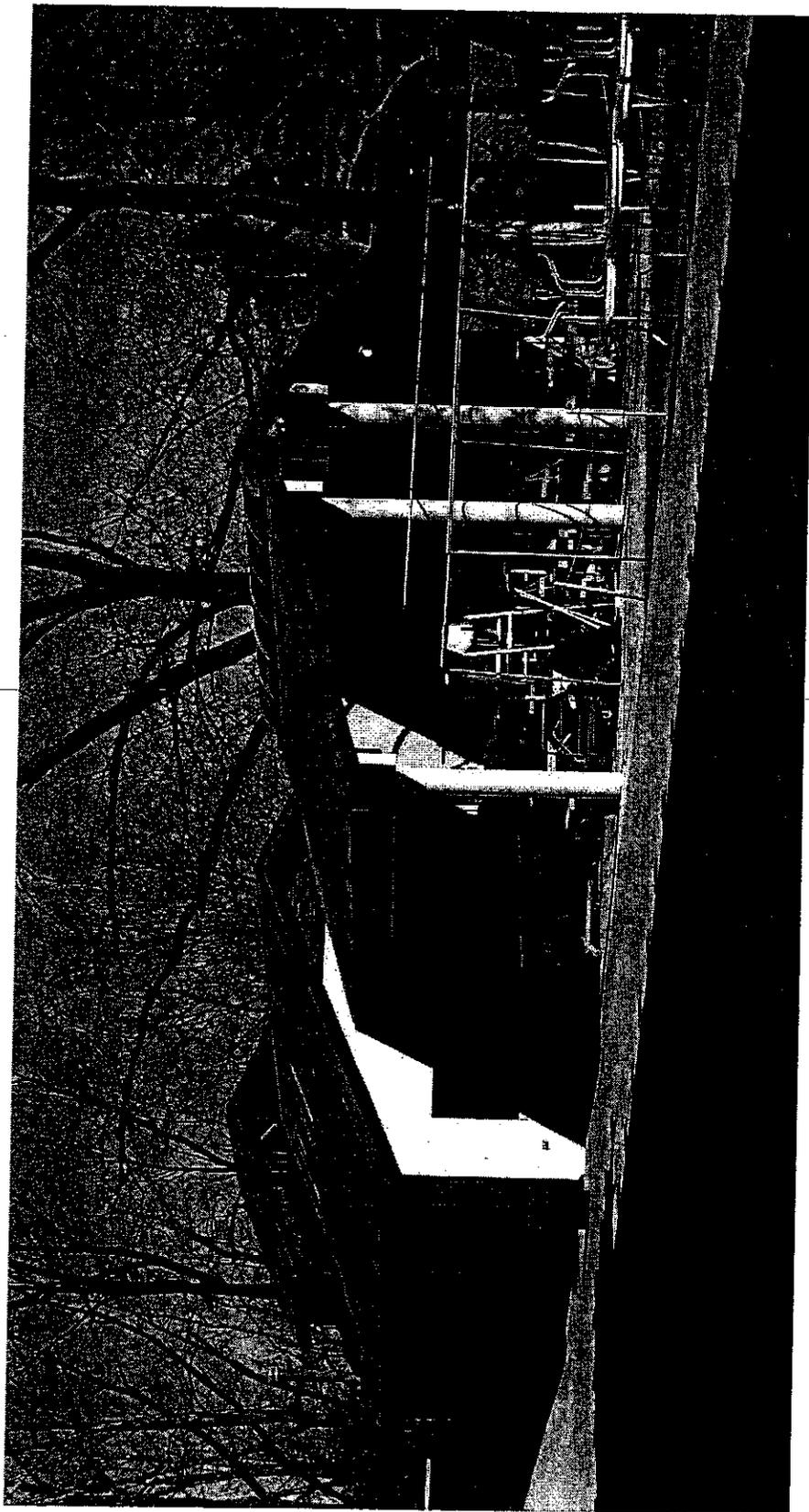
Right Side Elev. 1/4" = 1'-0"



Left Side Elev. 1/4" = 1'-0"

Chesterbrook Swim and Tennis Club Pool House

Existing Conditions



Rear view of Patio Roof

Feibelman, Lisa

From: Hunter Moore <JHmoore@arlingtonva.us>
Sent: Thursday, November 03, 2011 4:15 PM
To: Feibelman, Lisa
Subject: FW: Chesterbrook Swimming & Tennis Club Request

From: Hunter Moore
Sent: Thursday, November 03, 2011 1:43 PM
To: 'Lisa.Feibelman@fairfaxcounty.gov'
Subject: Chesterbrook Swimming & Tennis Club Request

Lisa,

I talked with the architect to confirm the information regarding the Front Entrance Portico and the Snack Bar (Patio) areas we reviewed yesterday. The following is the correct, and hopefully easier to understand, numbers. I also took photographs of both areas that hopefully match up better with the drawings. Please feel free to call me if you have questions about any of this information.

Portico

Existing Slab shown on the Approved Plat	151 sq ft
Proposed Slab (additional 49 sq ft)	200 sq ft
Existing Covered area (none shown)	0 sq ft*
Proposed Covered area	217 sq ft

* Existing cover is 151 sq ft

Patio

Existing Slab (none shown)	0 sq ft*
Proposed Slab	941 sq ft
Existing Covered area (none shown)	0 sq ft**
Proposed Covered area	823 sq ft

* Existing slab is 941 sq ft

** Existing cover is 521 sq ft, proposed addition is 302 sq ft more

Hunter Moore
President,
Chesterbrook Swimming and Tennis Club
w (703) 228-3498
h (703) 534-1744

Feibelman, Lisa

From: Hunter Moore <JHmoore@arlingtonva.us>
Sent: Thursday, November 03, 2011 1:45 PM
To: Feibelman, Lisa
Subject: FW: Chesterbrook Swimming & Tennis Club Request
Attachments: Approved Plat w-Improvements.pdf

Lisa,

The e-mail bounced back because the file was too big. I will try it without the pictures of the sheds.

- Hunter

From: Hunter Moore
Sent: Thursday, November 03, 2011 1:33 PM
To: 'Lisa.Feibelman@fairfaxcounty.gov'
Subject: Chesterbrook Swimming & Tennis Club Request

Lisa,

It was great to meet with you yesterday. I really appreciate your open and collaborative style and hope I can provide you everything needed to get an understanding as quickly as possible. Attached please find a copy of a section of the Approved Plat on which I have indicated where the Tennis Shed and Pool Equipment Shed are located.

The Tennis Shed is 10 feet long by 10 feet wide and is open within up to a height of 15 feet at its peak (picture attached).

The Pool Equipment Shed is 9 feet long by 9 feet wide and is open within up to a height of 8 feet at its peak (picture attached).

I will send you updated pictures and measurements regarding the front entrance portico and snack bar roof covers in a separate e-mail.

Hunter Moore
President,
Chesterbrook Swimming and Tennis Club
w (703) 228-3498
h (703) 534-1744

November 11, 2011

RECEIVED
Department of Planning & Zoning

NOV 14 2011

Zoning Evaluation Division

Ms. Barbara Berlin
Director, Zoning Evaluation Division
Department of Planning and Zoning
Fairfax County Government
12055 Government Center Parkway
Suite 801
Fairfax, Virginia 22035

Dear Ms. Berlin,

I am writing on behalf of the Chesterbrook Swimming and Tennis Club (CST) located at 1812 Kirby Road, McLean, VA, 22101. CST's land use is regulated under Special Permit Amendment (SPA 79-D-054-1) issued July 1, 1992. The plot associated with the SPA includes some, but not all of the improvements made to the club in 1985. The purpose of this letter is to request a determination that all of the existing and planned repairs and additions to our clubhouse and grounds are minor modifications to the SPA and do not require re-opening the Special Use Permit. What we understand is needed is a letter indicating our plans are in "Substantial Conformance" with the approved plan.

Changes:

We would like to expand the existing concrete pad shown on the 1992 plat (151 square feet) at our entrance by 49 square feet and build a new 217 square foot covered entrance.

We would like to have added to the 1992 plat the 1985 installed 941 square foot concrete pad to the rear of the clubhouse, the 1985 built 521 square foot cover and a proposed 302 square feet extension to that covered area (for a total covered of 823 square feet) at the snack bar area.

(Please note that we propose to add gutters and downspouts to the existing and the new covered areas so that there would be no affect to water runoff or displacement. Current runoff from impervious surfaces is routed to underground drains and dispersed. The same amount of runoff will be diverted to the same drains.)

Also not shown of the 1992 plat are two sheds. One (Tennis Shed) is built on the 15 feet by 15 feet pad shown on the plat and is a 10 feet by 10 feet and 15 feet high at its highest point. The other (Pool Shed) is built on the slab shown in the 1992 plat around the pool and is 9 feet by 9 feet and 9 feet high at its ridge line.

Bottom line:

We believe that these efforts have minimal impact on our use permit. They do not affect the membership, parking, hours of operation, etc. They are minimal in scope and add minimal square footage to the footprint of the Club and the rear pool deck extension will not be visible from the street.

On balance, we feel the use and affect of these enhancements are consistent with the terms and conditions of the Special Use Permit and do not expand the existing use of our facility or otherwise affect the characterization of the Club.

We appreciate your help and that of your team in working with CST to get the information needed to you for your determination. A copy of the 1992 approved plat has been provided as well as a copy of the proposed changes to the existing structure and a copy of the plat noting the location of each of the two sheds. Attached are pictures of the front entrance, covered snack bar area and the sheds. We gladly will provide you with any other that would help in your determination.

Thank you very much.

Sincerely,

J. Hunter Moore

J. Hunter Moore
President
Chesterbrook Swimming and Tennis Club
1824 Kirby rd.
McLean, VA 22101
w (703)228-3498
h (703) 534-1744

Encl: Photos of the front entrance, covered snack bar area and the sheds.

Chesterbrook Swimming and Tennis Club
1812 Kirby Road
McLean, VA 22101



Front Entrance

Portico Added in 1985 to be Removed
Request to add 49 square feet to pad shown on 1992 plat
Request to include new 217 square foot cover at entrance

PEAK HEIGHT 14'11" *[Signature]*
11/11/11



Snack Bar Area

1992 Approved plat does not show 1985 deck and cover
Request to show 941 square feet of pad to the 1992 plat
Request to show 1985 built 521 square foot cover plus additional
New cover of 302 square feet (to cover pad to right of existing cover)

TOP OF SKYLIGHT 15'8"
TOP OF FLAT ROOF + PROVISIONS EXTENSION 14'5"

[Signature]
11/11/11

Chesterbrook Swimming and Tennis Club
1812 Kirby Road
McLean, VA 22101



Tennis Shed

10 feet x 10 feet by 15 feet high

On 15 feet x 15 feet pad shown on 1992 approved plat



Pool Shed

9 feet x 9 feet by 9 feet high

On concrete around pools shown on the 1992 approved plat

S.W. PROPERTY LINE) AREAS DISTURBED ADJACENT TO
SHALL BE RE-FORESTED.

Application No. SPA 79-D-054-1

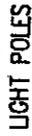
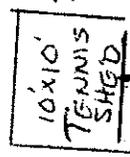
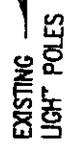
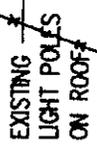
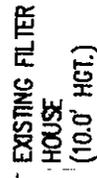
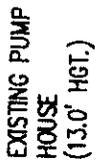
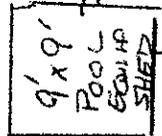
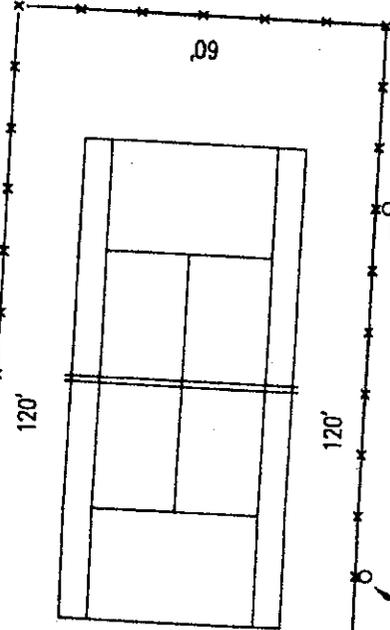
APPROVED WITH
CONDITIONS

APPROVED SEESP PLAT

SESP DEVELOPMENT CONDITIONS

Date of (BOB) (BZA) approval 6/23/92
Staff Coordinator CD

Sheet 1 of 1



c 1A
R1

EXISTING LOUDSPEAKERS

EXISTING FOX

EXISTING LIGHT POLES ON ROOF

EXISTING FILTER HOUSE (10.0' HGT.)

EXISTING PUMP HOUSE (13.0' HGT.)

EXISTING LIGHT POLES ON ROOF

EXISTING LIGHT POLES ON ROOF

EXISTING LIGHT POLES ON ROOF

EXISTING LIGHT POLES

EXISTING LIGHT POLES

EXIS (875)

12.1

207.96'

10' 1

154.36'

80'

120'

120'

20.3'

40.2'

40.3'

20.3'

20.3'

40.4'

40.4'

20.3'

20'

37'

54'

54'

40'

54'

80'

80'

12.1

COUNTY OF FAIRFAX, VIRGINIA

SPECIAL PERMIT RESOLUTION OF THE BOARD OF ZONING APPEALS

In Special Permit Amendment Application SPA 79-D-054-1 by CHESTERBROOK SWIMMING AND TENNIS CLUB, INC., under Sections 3-103 and 3-303 of the Zoning Ordinance to amend SP 79-D-054 for community swimming pools and tennis courts to increase land area and to allow two additional tennis courts with lights, on property located at 1812 Kirby Road, Tax Map Reference 31-3((5))1, 1A; 31-3((1))60B, Mr. Hammack moved that the Board of Zoning Appeals adopt the following resolution:

WHEREAS, the captioned application has been properly filed in accordance with the requirements of all applicable State and County Codes and with the by-laws of the Fairfax County Board of Zoning Appeals; and

WHEREAS, following proper notice to the public, a public hearing was held by the Board on June 23, 1992; and

WHEREAS, the Board has made the following findings of fact:

1. The applicant is the owner of the land.
2. The present zoning is R-1, R-3.
3. The area of the lot is 8.91 acres.

AND WHEREAS, the Board of Zoning Appeals has reached the following conclusions of law:

THAT the applicant has presented testimony indicating compliance with the general standards for Special Permit Uses as set forth in Sect. 8-006 and the additional standards for this use as contained in Section 8-403 of the Zoning Ordinance.

NOW, THEREFORE, BE IT RESOLVED that the subject application is **GRANTED** with the following limitations:

1. This approval is granted to the applicant only and is not transferable without further action of this Board, and is for the location indicated on the application and is not transferable to other land.
2. This Special Permit Amendment is granted only for the purpose(s), structure(s) and/or use(s) indicated on the special permit amendment plat (prepared by Cross Clayton Associates, dated March 10, 1992) and approved with this application, as qualified by these development conditions.
3. A copy of this Special Permit and the Non-Residential Use Permits 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 uses.
4. This Special Permit is subject to the provisions of Article 17, Site Plans. Any plan submitted pursuant to this special permit shall be in conformance with the approved Special Permit plat and these development conditions.
5. The maximum number of family memberships shall be limited to 550.
6. Ninety-five (95) parking spaces shall be provided for the community recreation facility as shown on the Special Permit Amendment Plat.

7. The hours of operation shall be limited as follows;
 - o Swimming Pools: 8:00 a.m. to 10:00 p.m.
 - o Tennis Courts: 7:00 a.m. to 10:00 p.m.
8. After-hours parties for the swimming pool shall be governed by the following:
 - o Limited to six (6 per season),
 - o Limited to Friday, Saturday and pre-holiday evenings,
 - o Weeknight parties limited to three (3) per year with written proof that all contiguous property owners have agreed,
 - o Shall not extend beyond 12:00 midnight,
 - o A written request at least ten (10) days in advance and receive prior written permission from the Zoning Administrator for each individual party or activity,
 - o Requests shall be approved for only one (1) such party at a time and such requests shall be approved only after the successful conclusion of a previous extended-hour party or for the first one at the beginning of a swim season,

Requests shall be approved only if there are no pending violations of the conditions of the Special Permit,

Any substantiated complaints shall be cause for denying any future requests for extended-hour parties for that season; or, should such complaints occur during the end of the swim season, then this penalty shall extend to the next calendar year.

9. Lighting shall be in accordance with the following:
 - o The combined height of the light standards and fixtures for the tennis courts shall not exceed twenty (22.0) feet. There shall be an automatic shut off device installed which turns the lights off at 10:00 p.m.
 - o The lights shall be of a low-intensity design which directs the light directly onto the facility.
 - o Shields shall be installed, if necessary, to direct light away from neighboring lots and to prevent the light from projecting beyond the pool or tennis court area.
 - o The combined height of the light standards and fixtures for the pool and parking lot shall be twelve (12) feet. ELIMINATE THIS ONE?
10. The use of loudspeakers shall be in accordance with the provisions of Chapter 108 of the Fairfax County Code. The maximum decibel level of the loudspeakers shall not exceed 55 dBA.

11. Transitional Screening shall be provided along the western and southeastern lot lines as shown on the approved Special Permit Amendment Plat.
12. The limits of clearing and grading shall be no greater than those approved on the Special Permit Amendment Plat. If possible, the limits of clearing and grading shall be reduced to save additional vegetation as determined by the Urban Forestry Branch.
13. Prior to site plan approval and any disturbance of the site, a pre-construction meeting shall be held on-site between the applicant and the Urban Forestry staff in order to further identify measures to save significant vegetation. All clearing and construction shall adhere to the limits of clearing and grading shown on the Special Permit Amendment Plat. Appropriate tree protection shall be installed, per the review and approval of the Urban Forester, prior to the start of construction in order to mitigate any potential damage to the trees to be saved from construction activity.
14. In order to provide visual relief from and to mitigate potential adverse impacts of the activities emanating from the lighted tennis courts to be located on Lot 60B, a minimum of 25.0 ft. of existing, mature vegetation shall be preserved along Kirby Road on Lot 60B in an undisturbed state. The existing vegetation along the southern lot line in common with abutting Lot 59 shall be supplemented with additional evergreen plantings, at least six (6.0) ft. in height at the time of planting, in the cleared area between the existing outlet road and the tennis courts, which are sufficient to provide a solid row of evergreen vegetation fifteen (15.0) feet in width to screen the proposed courts from the adjacent church. In addition, the area cleared for grading around the courts shall be revegetated with supplemental vegetative materials. The quantity, type and location of the supplemental plantings shall be reviewed and approved by the Urban Forestry Branch.
15. The barrier requirement shall be waived along all lot lines, provided the pool enclosure and tennis courts are fenced with ten (10.0) foot high chain link fences.
16. Irrespective of Notes 5 and 14 and the proposed location of the stormwater management pond shown on the Special Permit Amendment Plat, in the event that on-site stormwater detention measures are required by DEM, the stormwater management pond shall be located on Lots 1 or 1A outside the area shown on the approved plat to be undisturbed.
17. Interior parking lot landscaping shall be provided in accordance with the Public Facilities Manual as determined by the Department of Environmental Review (DEM) at the time of site plan review.
18. Right-of-Way (ROW) to 45.0 ft. from centerline on Kirby Road along the subject site frontage shall be dedicated for public street purposes and shall be conveyed to the Board of Supervisors in fee simple on demand or at the time of site plan approval, whichever occurs first.
19. The existing divided entrance shall be designated as one-way entrances by pavement markings, per the review and approval of DEM at the time of site plan review.

20. Paved pedestrian accessways shall be provided on the northern and southern sides of the entrances from the sidewalks along Kirby Road to the community recreation facility.
21. Accessible parking spaces shall be provided in accordance with the PFM standards, per the review and approval of DEM at the time of site plan review.
22. A striped no-parking delineation shall be added to the area between the two southernmost aisles that is depicted as space for vehicles to back out to exit this portion of the parking lot.
23. The existing outlet road along the southern lot line of Lot 60B which provides access to residential lots 60A and 60C shall be identified with sign(s) stating that it is a private road and shall not be used for access to the community recreation facility.
24. In order to mitigate potential negative impacts resulting from the discharge of chemicals existing in the swimming pool water during pre-season pool cleaning, the applicant shall ensure that the chemicals shall be neutralized prior to discharge into sanitary sewer drains by using the following guidelines for all pool discharge materials:
 - o All waste water resulting from the cleaning and draining of the pool located on the property shall meet the appropriate level of water quality prior to discharge as determined by the Senior Sanitarian in the Consumer Services Section of the Environmental Health Division, Fairfax County Health Department. The applicant shall use the following procedure to ensure that pool waters are properly neutralized prior to being discharged during draining or cleaning operations: add sufficient amounts of lime or soda ash to the acid cleaning solution to achieve a pH approximately equal to that of the receiving stream and as close to neutral (a pH of 7) as possible.
 - o If the water being discharged from the pool is discolored or contains a high level of suspended solids that could effect the clarity of the receiving stream, it shall be allowed to stand so that most of the solids settle out prior to being discharged.

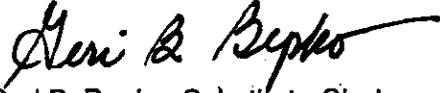
This approval, contingent on the above-noted conditions, shall not relieve the applicant from compliance with the provisions of any applicable ordinances, regulations, or adopted standards. The applicant shall be responsible for obtaining the required Non-Residential Use Permit through established procedures,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

Pursuant to Sect. 8-015 of the Zoning Ordinance, this special permit shall automatically expire, without notice, thirty (30) months after the date* of approval unless construction has commenced and has been diligently prosecuted. The Board of Zoning Appeals may grant additional time 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 permit. 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.

Mr. Kelley seconded the motion which carried by a vote of 7-0.

*This decision was officially filed in the office of the Board of Zoning Appeals and became final on July 1, 1992. This date shall be deemed to be the final approval date of this special permit.

A Copy Teste:

A handwritten signature in black ink, appearing to read "Geri B. Bepko". The signature is written in a cursive style with a long horizontal flourish extending to the right.

Geri B. Bepko, Substitute Clerk
Board of Zoning Appeals

