



# FAIRFAX COUNTY

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

October 7, 1993

Gerald L. Marchildon, Director  
1315 Constitution Avenue NE  
Washington, D.C. 20002

RE: Special Exception Application  
Number SE 93-L-014

Dear Mr. Marchildon:

At a regular meeting of the Board of Supervisors held on September 27, 1993, the Board approved Special Exception Number SE 93-L-014, in the name of Burgundy Farm Country Day School, Inc., located at Tax Map 82-2 ((1)) 5, 6 and 8 for use as a nursery school, child care center, and private school of general education, pursuant to Section 3-104 of the Fairfax County Zoning Ordinance, by requiring conformance with the following development conditions:

1. This Special Exception is granted for and runs with the land indicated in this application and is not transferable to other land.
2. This Special Exception is granted only for the purpose(s), structure(s) and/or use(s) indicated on the Special Exception Amendment Plat approved with the application, as qualified by these development conditions which shall supersede all previous conditions.
3. This Special Exception is subject to the provisions of Article 17, Site Plans. Any plan submitted pursuant to this Special Exception shall be in substantial conformance with the approved Special Exception Plat entitled Burgundy Farm Country Day School and prepared by CEM Consulting Services, Inc., which is dated March 16, 1993 as revised through September 13, 1993.
4. The combined maximum daily enrollment for the nursery school, summer day camp, child care center, and the private school of general education shall be limited to 300 children.

5. The combined hours of operation for the child care center, the nursery school, the summer day camp, and the private school of general education shall not exceed 7:30 a.m. until 6:00 p.m., Monday through Friday.
6. A maximum of fifty-one (51) full-time employees shall be permitted on site at any one given time.
7. All play areas shall be enclosed by a fence at least three (3) feet in height, as determined by the Fairfax County Health Department.
8. The existing pond shall be aerated and designed as a stormwater management facility incorporating Best Management Practices in accordance with the Chesapeake Bay Preservation Ordinance as determined by the Department of Environmental Management (DEM).
9. Right-of-way as delineated on the Special Exception Plat (Note 15) shall be dedicated to the Board of Supervisors, in fee simple, within sixty (60) days upon demand of the Department of Environmental (DEM) or the Virginia Department of Transportation (VDOT) at such time as the extension and improvement of Burgundy Road is necessary to allow public street access to Parcel 4A. All ancillary easements along the extended Burgundy Road frontage of the site shall be conveyed to the Board of Supervisors at the time of dedication.
10. A landscape plan shall be submitted for review and approval of the Urban Forestry Branch prior to the time of final site plan approval. This landscape plan shall include a tree supplementation plan for the transitional screening area north of the proposed new parking area and for the transitional screening area along the southern periphery west of the partially constructed garage 300 feet east to the gravel outlet road in order to mitigate adverse impacts on existing and future residential units as determined by the Urban Forester. The final location of all supplemental vegetation provided shall be determined by the Urban Forester. The Urban Forester shall review and approve a tree preservation plan for trees to be preserved within the clearing and grading areas.
11. A Phase I archaeology study shall be performed by the applicant for each area to be disturbed on the site subject to the review and approval of the Heritage Resources Branch, OCP. Phase II and Phase III archaeology studies shall be performed by the applicant, as necessary, subject to the review and approval of the Heritage Resources Branch, Office of Comprehensive Planning (OCP).

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 personally 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 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. Construction of at least one (1) new structure on site shall constitute establishment of this Special Exception. 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 for the amount specify the amount of additional time requested, the basis for the amount of time requested and an explanation of why additional time is required.

The Board also modified the transitional screening and barrier requirement along the entire periphery of the site in favor of that shown on the Special Exception Plat and as specified in the development conditions.

If you have questions regarding the expiration of this Special Exception or filing a request for additional time they should be directed to the Zoning Evaluation Division 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 22035-5505.

Sincerely,



Nancy Vehrs

Clerk to the Board of Supervisors

NV/ns

cc:

John M. Yeatman, Director, Real Estate Dvs., Assessments  
Melinda M. Artman, Deputy Zoning Administrator  
Frank Jones, Assistant Chief, PPRB, OCP  
Audrey Clark, Chief, Inspection Srvs., BPRB, DEM  
Barbara A. Byron, Director, Zoning Evaluation Dvsn., OCP  
Robert Moore, Trnsprt'n. Planning Dvs., Office of Transportation  
Paul Eno, Project Planning Section, Office of Transportation  
Department of Environmental Management  
Y. Ho Chang, Resident Engineer, VDOT  
Land Acq. & Planning Dvs., Park Authority

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OCT 8 1993

ZONING EVALUATION DIVISION