

COUNTY OF FAIRFAX, VIRGINIA

SPECIAL PERMIT RESOLUTION OF THE BOARD OF ZONING APPEALS

NORTHERN VIRGINIA THERAPEUTIC RIDING PROGRAM, SPA 00-S-044-02 Appl. under Sect(s). 3-C03 of the Zoning Ordinance to amend SP 00-S-044 previously approved for boarding and riding stables to permit modification of development conditions, building additions, and site modifications. Located at 6429 Clifton Rd., Clifton, 20124, on approx. 17.0 ac. of land zoned R-C and WS. Springfield District. Tax Map 66-1 ((1)) 36 and 66-4((1)) 15. (Admin. moved from 11/7/12 and 11/28/12 at appl. req.) Mr. Beard 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 December 5, 2012; and

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

1. The applicants are the owners of the land.
2. This is R-C and WS zoning.
3. The lot size is 17 acres.
4. Staff recommends approval.
5. This conforms to the guidelines of the Comprehensive Plan.
6. All major issues to the concern of the Board have certainly been addressed.
7. Notwithstanding all the wonderful eleemosynary activities that take place there, it is heartwarming, but that really is not what this is about. This is about meeting the requirements of the Ordinance, which this most certainly does, and the Board is comfortable with that.

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 the Zoning Ordinance.

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

1. This approval is granted to the applicant, Northern Virginia Therapeutic Riding Program (NVTRP), and is for the location indicated on the application, 6429 Clifton Road (17 acres), and is not transferable to other land.

2. This special permit is granted only for the purpose(s), structures and/or use(s) indicated on the special permit plat prepared by Bowman Consulting Group, Ltd., dated July 16, 2012, as revised through November 7, 2012, with revised sheet 11, photometric plan, as revised through December 4, 2012, and approved with this application, as qualified by these development conditions.
3. A copy of this special permit 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.
4. This special permit 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 permit shall be in substantial conformance with these development conditions. Minor modifications to the approved special permit may be permitted pursuant to Pa. 4 of Sect. 8-004 of the Zoning Ordinance.
5. Upon issuance of a new Non-RUP, there shall be a maximum number of 150 students per week with a maximum of twenty-one (21) students per day Monday through Friday; thirty (30) students per day on Saturday and fifteen (15) students per day on Sunday.
6. The maximum hours of operation for the riding school shall be limited to Monday through Friday from 8:00 a.m. to 9:00 p.m., and Saturday and Sunday from 8:30 a.m. to 8:00 p.m.
7. Parking shall be provided as shown on the special permit plat. All parking shall be provided concurrent with Phase One of the development.
8. The maximum number of horses on site at any one time shall be 25.
9. Summer camp activities may be permitted from June through August, between 9:00 a.m. and 1:00 p.m., Monday through Friday.
10. Vaulting workshops, with a maximum of three hour sessions and four to eight participants, shall be permitted during the hours in which the regular riding instruction is not given, which is within the maximum proposed hours of operation.
11. There shall be no shows or special events on site.
12. There shall be no loudspeakers or amplified music on site.

13. The existing house on the site shall be used as a residence for the owner or caretaker of the subject property and/or as office space for the staff of NVTRP.
14. The dwelling (caretakers residence) on the property shall maintain the appearance of a residence.
15. A conservation plan outlining Best Management Practices (BMPs) for the operation shall be updated and implemented, prior to approval of a new Non-Residential Use Permit, in coordination with the Northern Virginia Soil and Water Conservation District. The conservation plan shall include management techniques for the operation, including pasture management, animal waste management, composting and nutrient management. No animal waste shall be permitted to decay in place or to be washed into the natural drainage from the site.
16. All lighting shall be in conformance with the Performance Standards contained in Part 9 (Outdoor Lighting Standards) of Article 14 of the Zoning Ordinance.
17. The covered training ring and dressage ring shall not be lighted.
18. All outdoor ring lights shall be turned off by 7:30 pm Monday through Friday and by 7:00 pm Saturday and Sunday, and parking lot lighting shall be turned off when the site is not in use, except for security lighting.
19. The Transitional Screening shall be provided as shown on the special permit plat, subject to review and approval by the Forest Conservation Branch from DPWES and shall be deemed to meet transitional screening requirements. Existing fences shall be deemed to satisfy the barrier requirements. All transitional screening requirements shall be provided with Phase One.
20. Landscaping shall be provided as shown on the special permit plat, but shall not be less than 10% of the overall site area. Non-invasive species and locally common native species shall be used to the greatest extent possible as determined in coordination with the Forest Conservation Branch from DPWES.
21. Limits of clearing and grading shall be the minimum possible and shall be no greater than shown on the special permit plat as may be qualified by these development conditions.
22. Notwithstanding what is shown on the special permit plat, run-in sheds shall be located no closer than 40 feet to any property line.

23. Right-of-way to 35 feet from centerline along the frontage of Clifton Road shall be reserved for future dedication. Such dedication shall be upon demand by Fairfax NORTHERN County at such time as there is a roadway project in this area. Right-of-way to 30 feet from centerline along the frontage of Popes Head Road shall be reserved for future dedication. Such dedication shall be upon demand by Fairfax County at such time as there is a roadway project in this area.
24. The site entrance shall meet Virginia Department of Transportation (VDOT) requirements, unless waived or modified by VDOT.
25. The indoor riding ring, administrative office and stable building shall generally be consistent with the architectural renderings and materials as shown on Attachment 1 to these conditions.
26. The Applicant shall install Energy Star appliances and equipment for all refrigerators, dishwashers, water heaters, computers, monitors, televisions, vending machines, water coolers, and other appliances and office equipment (if available). The Applicant shall provide proof of installation, installation locations, and manufacturers' product data, including the Energy Star energy guide. Prior to issuance of the Non-Residential Use Permit, the applicant will submit to DPWES a letter from a registered architect or professional engineer certifying compliance with this commitment.
27. Storm water detention shall be provided such that the peak discharge rate in a two-year and 10-year 24-hour storm event be less than or equal to the peak discharge rate that would be discharged if the site was in a good forested condition.
28. A septic system shall be approved by the Health Department prior to construction of the new facilities.

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.

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 been diligently pursued. Establishment of Phase One shall establish the use as approved pursuant to this special permit. 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. Hammack seconded the motion, which carried by a vote of 6-0. Mr. Byers recused himself from the hearing.

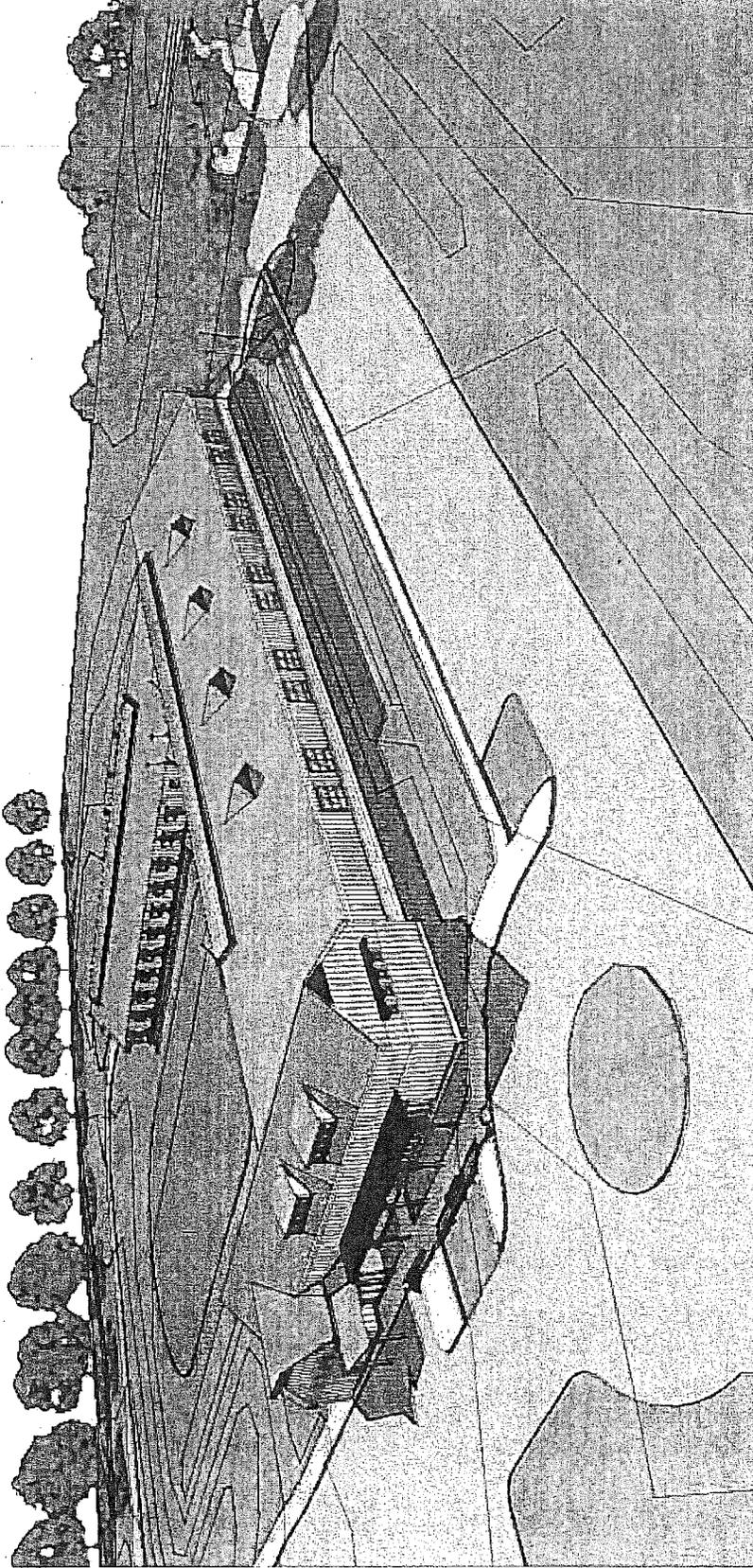
A Copy Teste:



John W. Cooper, Deputy Clerk
Board of Zoning Appeals

little full cry farm | proposed concept design

northern virginia therapeutic riding program | clifton, virginia



concept design

November 7, 2012

architect:
Blackburn Architects, PC
1820 N Street NW
Washington, DC 20036
p. 202-337-1755
f. 202-337-5271

Contact:
John Blackburn, AIA
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ATTACHMENT 1

little full cry farm | proposed concept design
northern virginia therapeutic riding program | clifton, virginia

conceptual design presentation f
November

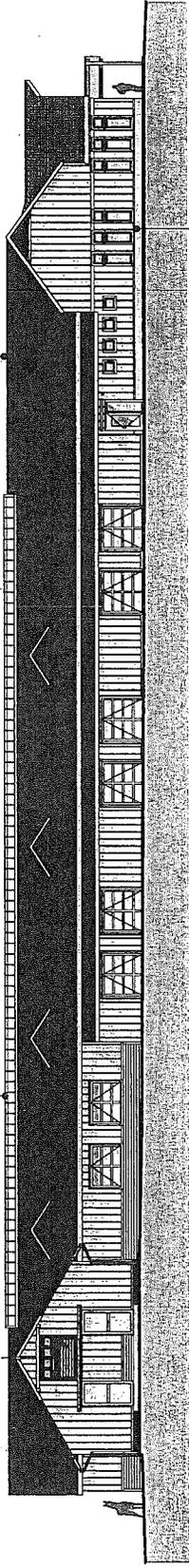
ARCHITECTS, P.C.

BLACKBURN

WASHINGTON, DC

continuous ridge skylight

asphalt shingle roof

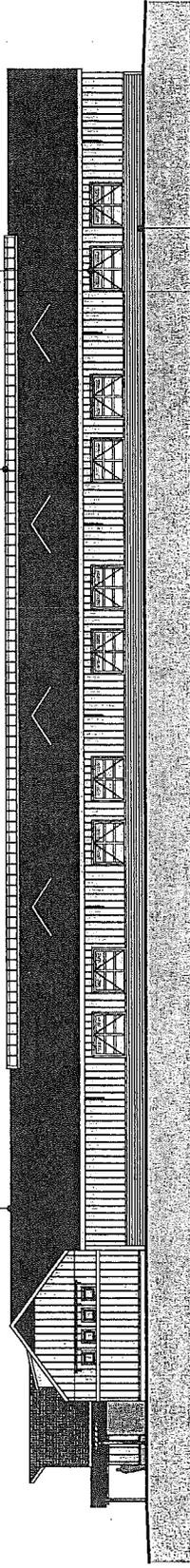


proposed east elevation

stone veneer water table

asphalt shingle roof

continuous ridge skylight
aluminum sectional overhead doors with
polycarbonate glazing



proposed west elevation

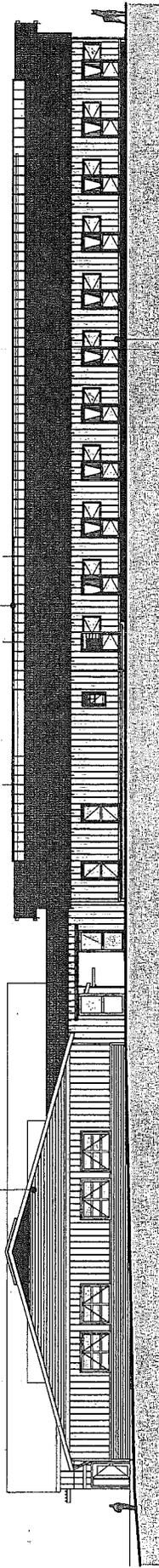
elevation notes:

1. max height is 35'-0"
2. typical building materials
 - siding - wood grain board & batten or shiplap siding with stone veneer water table where shown
 - roof - asphalt shingle (architectural shingle)
 - finish - painted wood

painted shiplap siding

_____ painted shiplap siding

_____ continuous ridge skylight

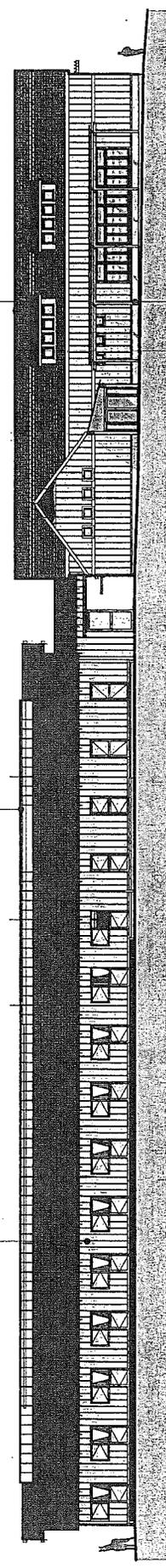


proposed south elevation

_____ painted board & batten siding

_____ painted board & batten siding

_____ continuous ridge skylight
_____ shed dormers



proposed north elevation

_____ painted wood trellis

elevation notes:

1. max height is 35'-0"
2. typical building materials
 - siding - wood grain board & batten or shiplap siding with stone veneer water table where shown
 - roof - asphalt shingle (architectural shingle)
 - finish - painted wood

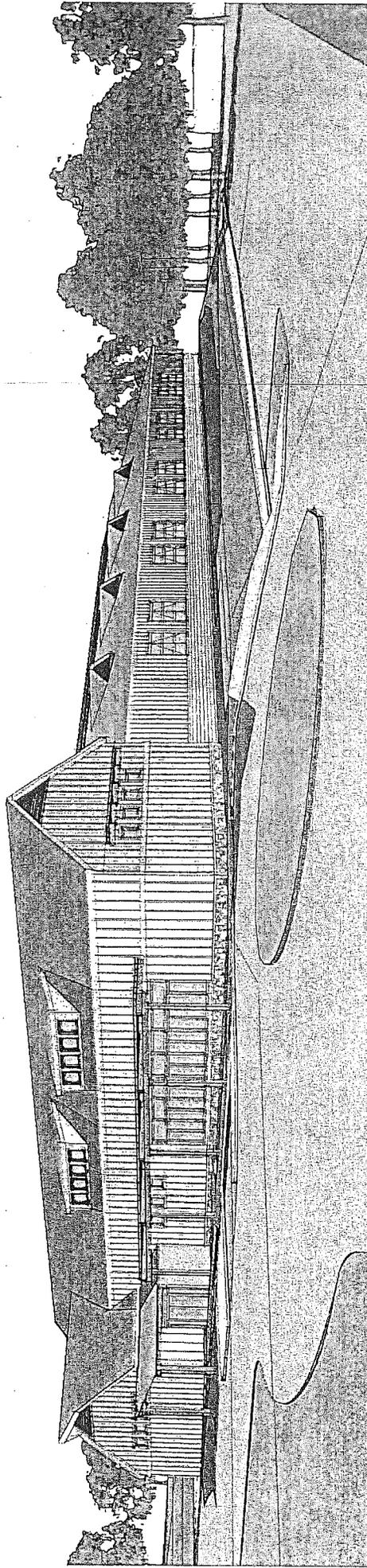
STUDIO
ARCHITECTS, P.C.

little full cry farm

little full cry farm | proposed concept design

northern virginia therapeutic riding program | cliffon, virginia

conceptual design - proposed exterior elevations
3/64" = 1'-0" November 7, 2012



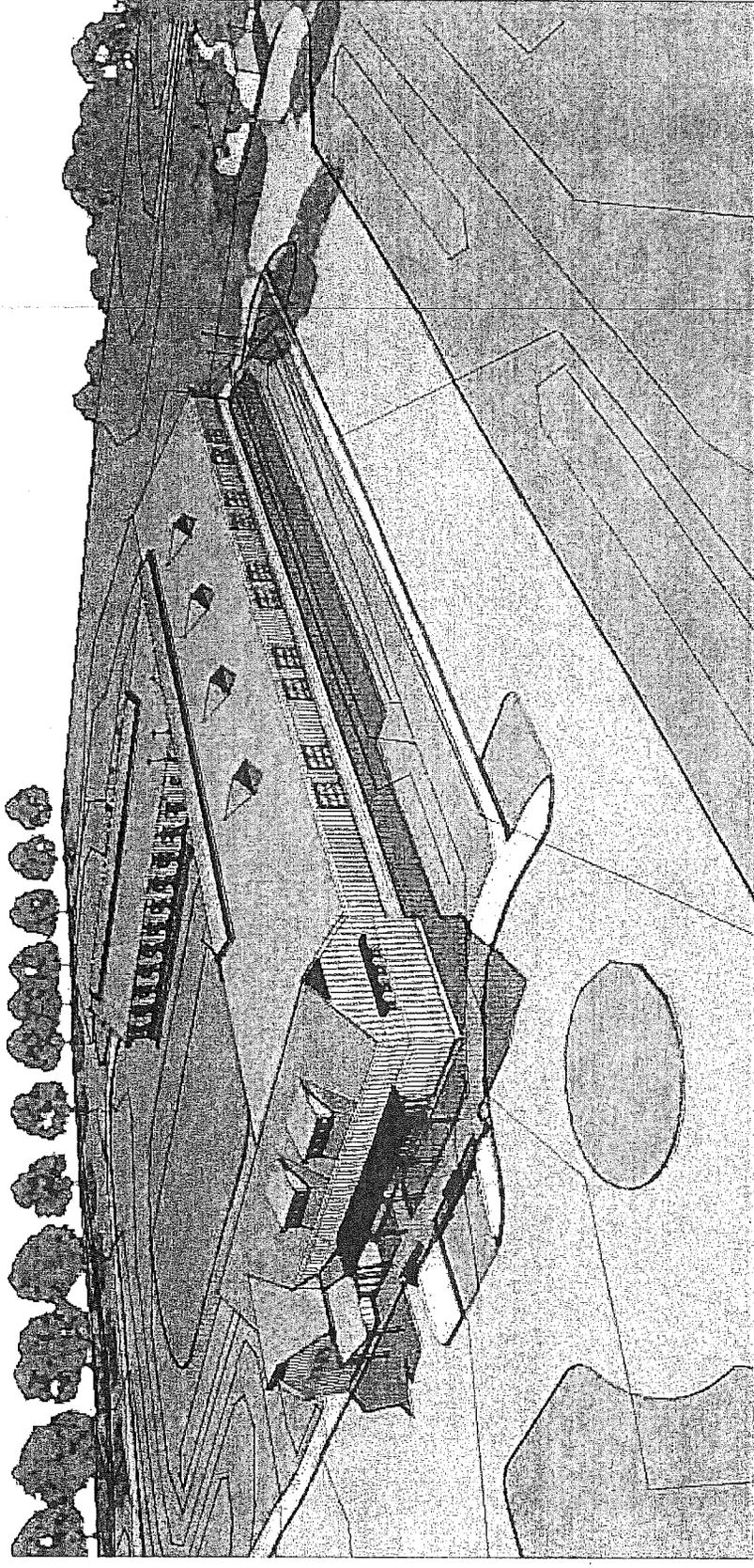
proposed view from main entry

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PLANNING
ARCHITECTS, P.C.
BLACKBURN

conceptual design - perspective renderings
November 7, 2012



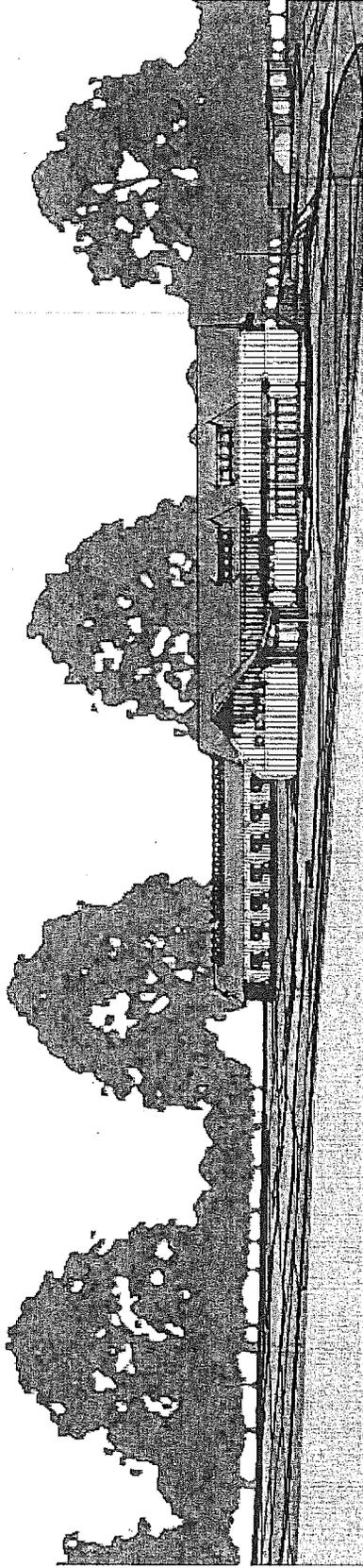
proposed bird's eye view from main entry

little full cry farm | proposed concept design

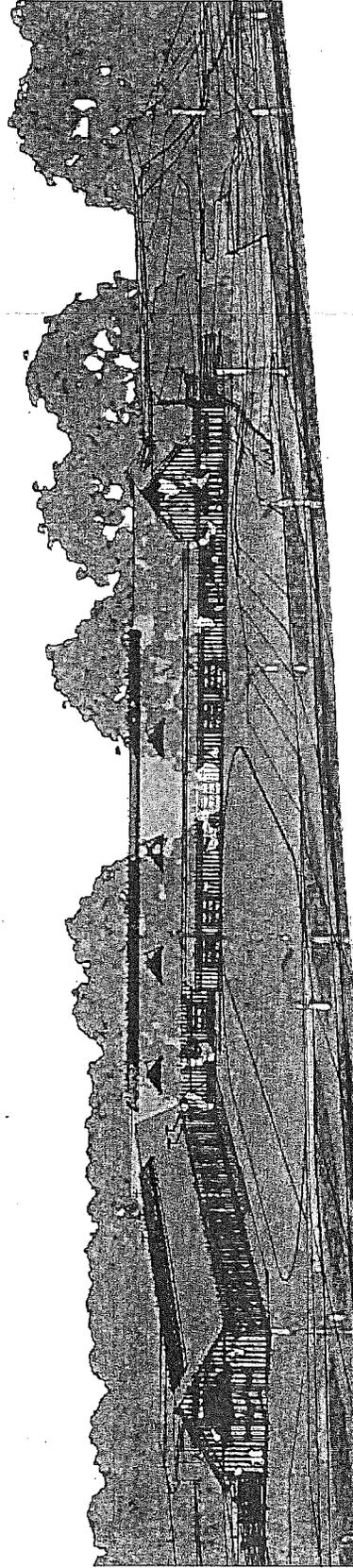
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PLANNING
ARCHITECTURE
INTERIOR
LANDSCAPE
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MACRURD

conceptual design - perspective renderings
November 7, 2012



proposed view from northern property



proposed view from eastern property

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conceptual design - perspective renderings
November 7, 2012