



FAIRFAX COUNTY

APPLICATION FILED: December 18, 2000
PLANNING COMMISSION: April 26, 2001
BOARD OF SUPERVISORS: Not Scheduled

V I R G I N I A

April 12, 2001

STAFF REPORT

APPLICATION SEA 81-P-021-3

MASON DISTRICT

APPLICANT: Gesher Jewish Day School of Northern Virginia, Jewish Community Center

ZONING: R-1

PARCEL(S): 58-4 ((1)) 65A

ACREAGE: 6.21 acres

F.A.R.: 0.15

PLAN MAP: Residential, 1-2 du/acre

SE CATEGORY: Category 3, Public Benefit Association

PROPOSAL: Amend development condition #31 to re-establish the Gesher School use which expired on November 21, 1999. No other changes are proposed.

WAIVERS/MODIFICATIONS: None

STAFF RECOMMENDATION:

Staff recommends approval of SEA 81-P-021-03, subject to the Proposed Development Conditions contained in Appendix 1.

It should be noted that it is not the intent of staff to recommend that the Board, in adopting any conditions, 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 recommendations of staff; it does not reflect the position of the Board of Supervisors.

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.



American with Disabilities Act (ADA); Reasonable accommodation is available upon 7 days advance notice. For additional information on ADA call (703) 324-1334.

SPECIAL EXCEPTION AMENDMENT APPLICATION

SEA 81-P-021-03

SEA 81-P-021-03
FILED 12/18/00

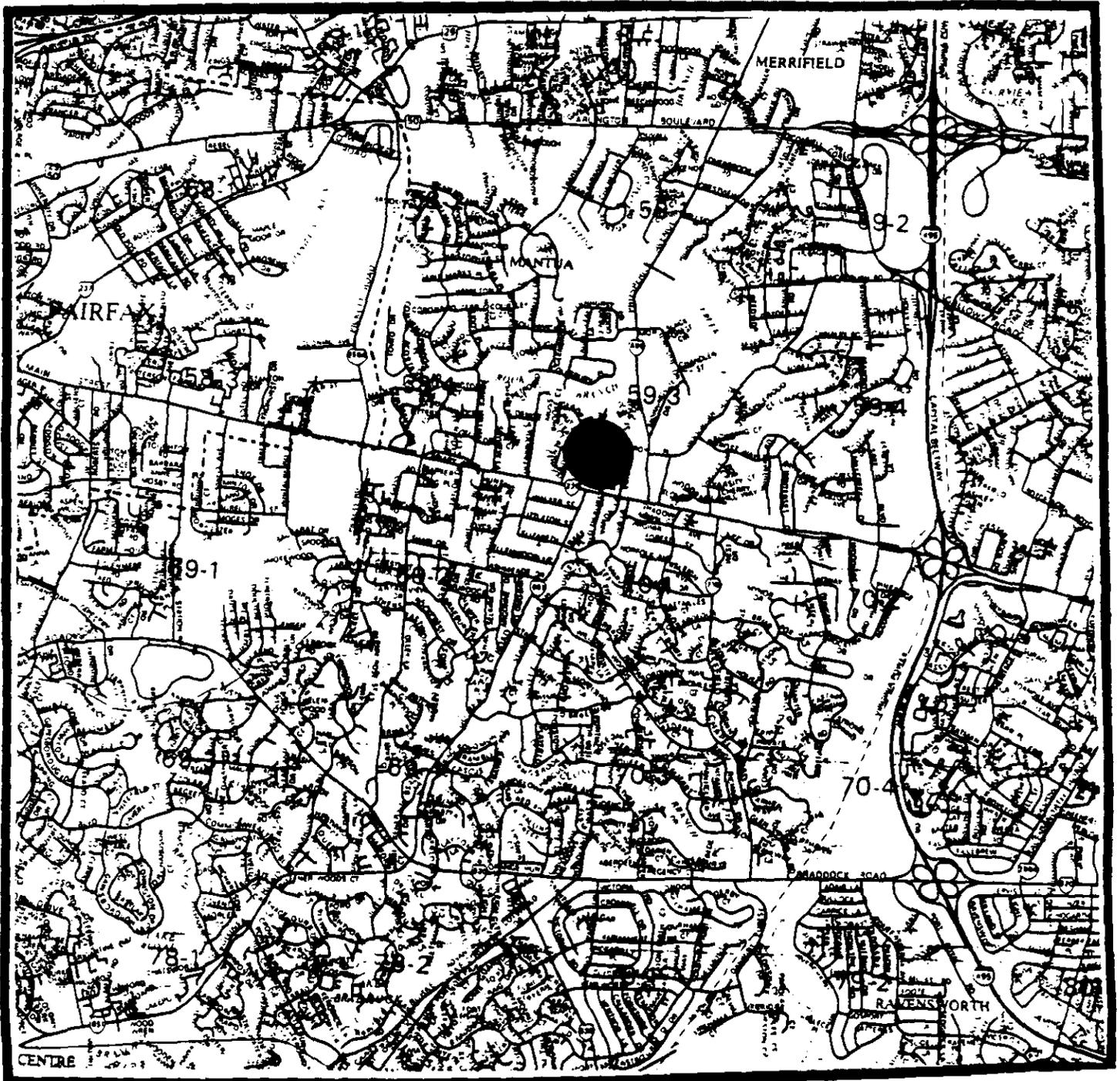
GESHER JEWISH DAY SCHOOL OF NORTHERN VA, JEWISH COMMUNITY CE
AMEND SE 81-P-021 PREVIOUSLY APPROVED FOR
PRIVATE SCHOOL OF GENERAL EDUCATION AND PUBLIC
BENEFIT ASSOCIATION. TO PERMIT MODIFICATION
OF DEVELOPMENT CONDITION.

ZONING DIST SECTION: 03-0104 03-0106
ART 9 CATEGORY/USE: 03-11 03-07

6.21 ACRES OF LAND; DISTRICT - MASON
LOCATED: 8900 LITTLE RIVER TURNPIKE, ANNANODALE, VA.
22003

ZONED R-1 PLAN AREA 2
OVERLAY DISTRICT(S):

TAX MAP 058-4- /01/ /0065-A



SPECIAL EXEMPTION AMENDMENT APPLICATION

SEA 81-P-021-03

SEA 81-P-021 -03
 FILED 12/18/00

GESHER JEWISH DAY SCHOOL OF NORTHERN VA. JEWISH COMMUNITY CE
 AMEND SE 81-P-021 PREVIOUSLY APPROVED FOR
 PRIVATE SCHOOL OF GENERAL EDUCATION AND PUBLIC
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ZONING DIST SECTION: 03-0104 03-0104

ART 9 CATEGORY/USE: 03-11 03-07

6.21 ACRES OF LAND; DISTRICT - MASON

LOCATED: 8900 LITTLE RIVER TURNPIKE, ANNANDALE, VA.
 22003

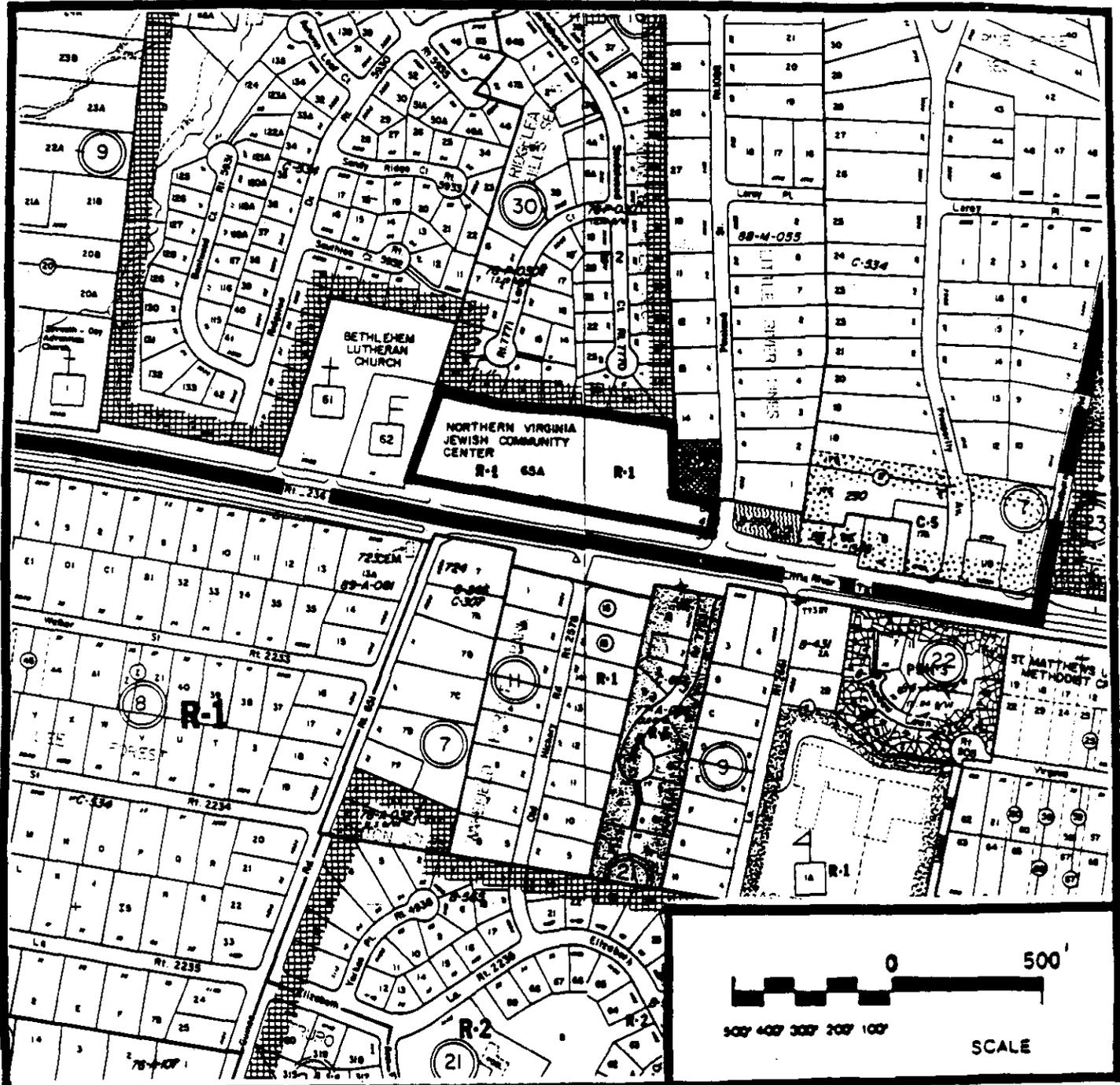
ZONED R-1

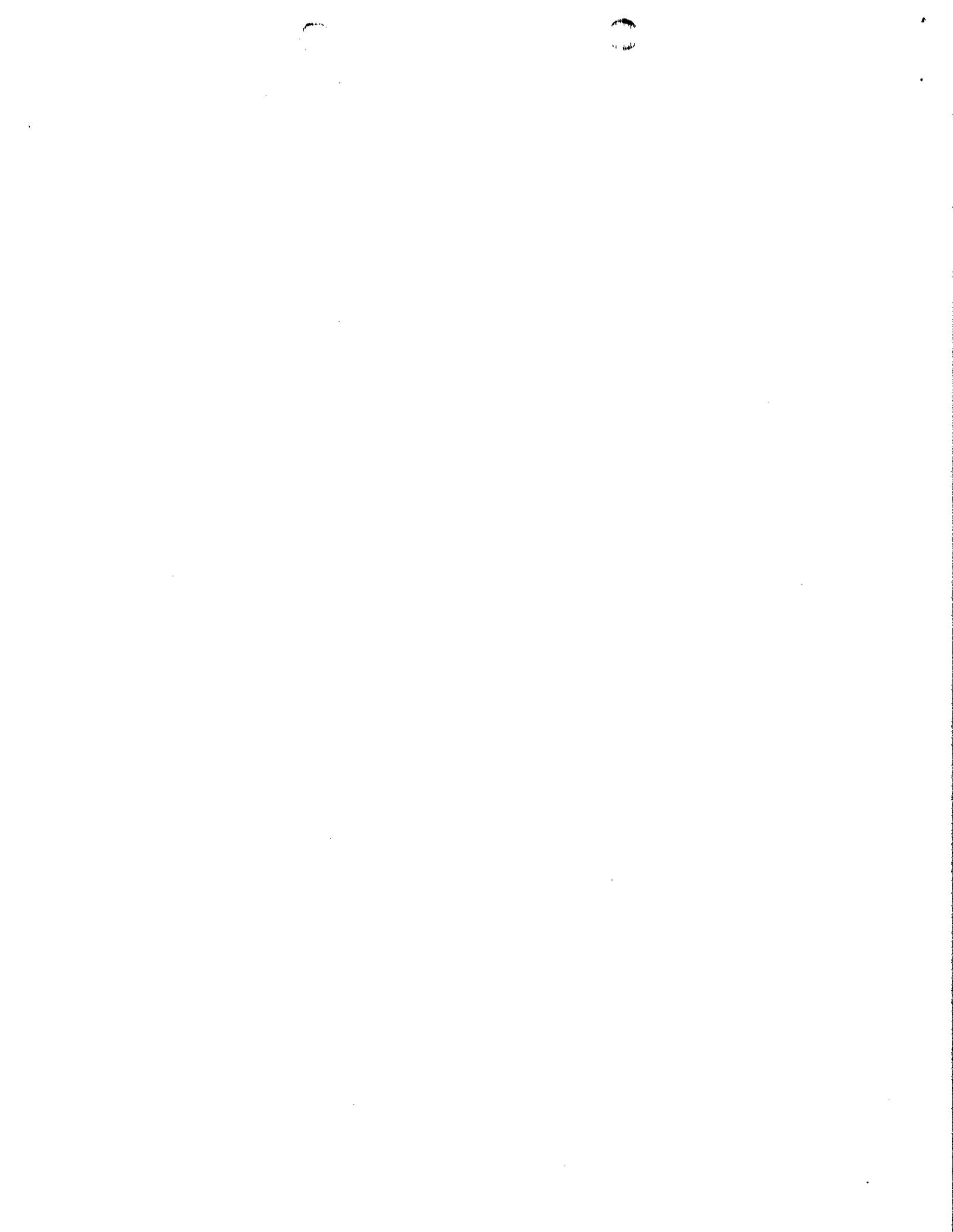
PLAN AREA 2

OVERLAY DISTRICT(S):

TAX MAP

058-4- /01/ /0065-A





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

DESCRIPTION OF THE APPLICATION

Proposal:

Approval of an amendment to a Category 3 Special Exception to re-establish the Gesher School use on the site of the Jewish Community Center of Northern Virginia (JCC). The previously approved special exception amendment (SEA 81-P-021-2) which permitted the addition of the Gesher School to the JCC was allowed to expire, pursuant to Development Condition #31 which stated:

“The approval of the portion of this Special Exception Amendment (SEA 81-P-021-2) for the private school of general education shall be valid for two (2) years from the date of the issuance of the Non-RUP for the school. However, the Zoning Administrator, pursuant to Section 9-012, may approve one (1) three year and one (1) subsequent four year extension of this Special Exception Amendment, provided that all uses are in conformance with all conditions of this Special Exception Amendment and that any violations which may have occurred have been resolved satisfactorily. The approved use of a school of general education shall be null and void upon expiration of the Special Exception Amendment or the Gesher School’s authorized tenancy on site whichever shall first occur. However, all conditions or parts of conditions not specifically related to the Gesher School shall remain in full force and effect upon expiration of the portion of the Special Exception Amendment for the private school of General Education.”

On April 10, 1996, the first extension was approved by the Zoning Administrator, pursuant to the above condition. This extension had an expiration date of March 22, 1999, at which time the Gesher School could have requested the four (4) year extension provided for in the condition; however, the extension was not requested and the SEA expired. This application seeks only approval of another Special

Exception Amendment in order to continue the operation of the Geshher School under the existing development conditions.

Size: 6.21 acres

Hours: 8:45 a.m. to 3:30 p.m. (Geshher School) No change proposed.

LOCATION AND CHARACTER

Site Description:

The subject property is located on the north side of Little River Turnpike (Route 236) west of its intersection with Pineland Street. It is currently developed with the Jewish Community Center and the Geshher School which leases space in the building. The site is adjacent to single-family detached neighborhoods on the north, south, and east, all of which is planned for residential use at 1-2 du/acre. A County fire and rescue facility is adjacent on the west.

BACKGROUND

Site History:

The original Special Exception for the JCC (SE 81-P-021) was approved on May 11, 1981. The approval was granted in the name of the Northern Virginia Jewish Community Center, Inc. and was to permit the establishment of a public benefit association on 4.39 acres of land. The previous use had been the Commonwealth Christian School which operated under Special Permit S-178-76.

On September 29, 1986, SEA 81-P-021-1 was approved with conditions which permitted the addition of land area and redevelopment of the site including construction of a new building, relocation of parking facilities, removal of existing buildings, and construction of outdoor tennis courts and an outdoor pool. Construction was completed in 1990.

On March 22, 1993, the Board approved Special Exception Amendment (SEA 81-P-021-2) in the name of the Geshher School and the Jewish Community Center of Northern Virginia, Inc.(JCC) for use as a public benefit association; to increase the hours of operation for the Jewish Community Center; and to add a private school of general education (The Geshher School), pursuant to Section 3-104 of the Zoning Ordinance, subject to development conditions.

A copy of the Clerk's letter with the Development Conditions and plat for SEA 81-P-021-2 are attached in Appendix 4. Complete files on the JCC site are available in the Department of Planning and Zoning.

COMPREHENSIVE PLAN PROVISIONS (See Appendix 5)

Plan Area: Fairfax Planning District; Area II
Mantua Community Planning Sector (F2)

Plan Map: Residential, 1-2 du/acre

Plan Text:

On page 49 in the 1991 Area II Plan, as amended through June 26, 1995, in the LAND UNIT RECOMMENDATIONS section of the Mantua Community Planning Sector (F2) in the Fairfax Planning District, the Comprehensive Plan states:

"5. ... There are several special exception and special permit uses in this sector. When those uses are terminated, the underlying parcels should return to residential use at the densities for which the surrounding parcels are planned. The YMCA facility should not be expanded or intensified, since any expansion or intensification of this use would adversely affect the adjacent stable residential neighborhood." ...

ANALYSIS

Special Exception Amendment (SEA) Plat

The applicant was granted a waiver of submission requirements to permit the SEA Plat approved with SEA 81-P-021-2 to be used with this application since there are no proposed changes. A reduction of the plat is located at the front of the report.

No site modifications or change in operation are proposed in this application.

Land Use Analysis (See Appendix 5)

Since no changes are proposed in this application, there are no land use issues.

Transportation Analysis (See Appendix 6)

There are no transportation issues since the proposed application will not create any significant additional impacts on the surrounding street system.

Environmental Analysis (See Appendix 7)

There are no environmental issues.

ZONING ORDINANCE PROVISIONS (See Appendix 9)

The applicant has been in violation of the Zoning Ordinance since November 22, 1999, when the SEA for the Gesher School was allowed to expire. The purpose of this application is to re-establish the school use in conformance with Ordinance requirements.

With the above exception, according to the Deputy Zoning Administrator of the Zoning Enforcement Branch, there are no complaints of violation on file for the JCC or the Gesher School; therefore, to his knowledge, the facility is operating in conformance with the previously approved development conditions.

The application was determined to be in conformance with applicable Zoning Ordinance requirements when SEA 81-P-021-2 was approved. No modifications to the site have occurred since then.

OTHER ZONING ORDINANCE REQUIREMENTS:

Special Exception Requirements (See Appendix 8)

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

The applicant was deemed to conform with the above standards when SEA 81-P-021-2 was approved. There have been no changes which would alter that finding.

Summary of Zoning Ordinance Provisions

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

CONCLUSIONS AND RECOMMENDATIONS

Staff Conclusions

Staff concludes that the subject application is in harmony with the Comprehensive Plan. It is also in conformance with the applicable Zoning Ordinance provisions, with implementation of the Proposed Development Conditions contained in Appendix 1 of the Staff Report.

Had the applicant sought the four (4) year extension which was provided for in Development Condition #31 on March 22, 1999, the SEA for the Gesher School would have been given an expiration date of March 22, 2003. Given the fact that the Gesher School is currently attempting to find a new location for the school, staff is concerned that an expiration date of 2003 may not allow adequate time for the relocation to occur. Therefore, staff is of the opinion that it is reasonable to propose a development condition with an expiration date which is four (4) years from the date of the Board's approval.

Staff recommendations

Staff recommends approval of SEA 81-P-021-3, subject to the Proposed Development Conditions in contained in Appendix 1.

It should be noted that it is not the intent of staff to recommend that the Board, in adopting any conditions, 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 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. Clerk's Letter , Development Conditions, and plat for SEA 81-P-021-2
5. Plan Citations and Land Use Analysis
6. Department of Transportation and VDOT Memos
7. Environmental Analysis
8. Applicable Zoning Ordinance Provisions Checklist
9. Glossary of Terms



STAFF PROPOSED DEVELOPMENT CONDITIONS**SEA 81-P-021-3****April 12, 2001**

If it is the intent of the Board of Supervisors to approve Special Exception Amendment Number SEA 81-P-021-3, in the number of the Gesher School and Jewish Community Center of Northern Virginia, Incorporated, located at 8900 Little River Turnpike (Tax Map 58-4 ((1)) 65A) for use as a public benefit association (Jewish Community Center of Northern Virginia, Inc.) and a private school of general education (The Gesher School) pursuant to section 3-104 of the Fairfax County Zoning Ordinance, the staff recommends that the Board condition the approval by requiring conformance with the following development conditions which shall incorporate and supersede previously approved conditions.

With the exception of Condition #31 and minor edits, all of the conditions are identical to those approved with SEA 81-P-021-2.

1. This Special Exception Amendment is granted for an 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 the application, as qualified by these development conditions.
3. This Special Exception Amendment is subject to the provisions of Article 17, Site Plans. Any plan submitted pursuant to this Special Exception Amendment shall be in conformance with the approved special Exception Amendment Plat entitled Northern Virginia Jewish Community Center and prepared by VIKA which is dated January 15, 1992 with a March 4, 1993, revision date, and these conditions. In the event of any discrepancy between the Special Exception Amendment Plat and these conditions, the conditions shall prevail.
4. For the purpose of this Special Exception Amendment, the term "public benefit association" shall mean that the JCC shall operate primarily for the benefit of its membership, their families and guests, the Jewish Community, Jewish organizations of the Northern Virginia area, and the neighboring civic or community organizations. The JCC shall not operate for the purpose of carrying on a trade or business. In this context, the term "business" includes rental of facilities to organizations not affiliated with the JCC for events, such as bazaars, craft fairs, circuses, and concerts; except that rental of facilities to small groups not affiliated with the JCC, the Jewish Community and neighboring civic or community organizations, not to exceed fifty (50) participants per event, shall be permitted.

5. The main entrance into the site shall be at the traffic signal at Guinea Road as shown on the special Exception Amendment Plat and as modified by these conditions. There shall be no other access from Route 236. No access to the site may be provided by Pineland Street. Any improvements to the traffic signal or intersection necessitated by the traffic generation of this use, as determined by the Virginia Department of Transportation (VDOT), shall be the responsibility of the applicant.
6. Prior to the issuance of a Non-Residential Use Permit (NON-RUP) for the Gesher School, and subject to the approval of VDOT and the Department of Public Works and Environmental Management (DPWES), the following improvements, as depicted on the attached sketch (labelled Attachment A) shall be provided in the area of the JCC site entrance:
 - *Fire* station warning signs at each end of the service drive;
 - *Stop* sign and *Stop* bar for southbound traffic exiting the JCC site;
 - *Do not block intersection* sign for vehicles exiting the JCC site;
 - *Fire Vehicle* warning sign with flashing red light activated from the fire station for vehicles exiting the JCC site;
 - Modification to signal phasing to display a red signal in all directions in the event of a fire alarm;
 - Restriping to permit dual left turn movements from the JCC driveway; and
 - *Authorized Vehicles Only* sign at the median break between the service drive and the west bound lane of Route 236 in front of the fire station.
7. The smaller two-story structure may remain on the site only until such time as Route 236 is widened to 6 lanes, at which time the applicant shall be responsible for removing this structure and landscaping the resultant area. As long as the structure remains on site, it shall be maintained in a condition of good repair.
8. A 6-foot-high board-on-board or otherwise solid wood fence shall be provided along the northern and eastern property lines of the subject property extending continuously to the intersection of Pineland Street and Route 236. The exact location of the fence shall vary along the property line in order to establish it on the highest possible ground, but in no case shall it be erected closer than 10 feet from the property line. Sufficiently dense and tall evergreen trees and shrubs as required by Development Conditions Numbers 9 and 10 shall be provided along both sides of the fence, subject to approval by the County Urban Forester, to provide effective year-round visual screening for the adjacent residential properties. The fence shall be maintained in good repair.

A chain link fence shall be installed along the western property line, extending from the northwest corner of the property for a distance of approximately 150 feet to tie in with the existing wire fence, to provide a continuous barrier between the JCC property and that belonging to the Annandale Volunteer Fire Department.

9. After coordination with the Office of the County District Supervisor and the owners of adjacent residential properties, a Revised Landscape Plan shall be submitted for approval by the County Urban Forestry Branch prior to the issuance of a Non-Rup for the Geshner School. This Revised Landscape Plan shall include plantings which, at a minimum, meet the full requirements for transitional screening as established in Article 13 of the Zoning Ordinance, as well as the requirements of these development conditions.

This Revised Landscape Plan shall include:

- All plantings depicted on the previously approved landscape plan, dated November 30, 1988;
- Additional plantings to screen the site from the properties to the north and east as follows:
 - * Full Transitional Screening Number 3 within the expanded 50-foot screening yards referenced in Development Condition Number 10;
 - * Landscaping around the designated play areas pursuant to Development Condition Number 25;
 - * Landscaping around the parking lots;
 - * Landscaping to be provided pursuant to Development Condition Number 25.
- Full Transitional Screening Number 3 without waiver or modification, except as provided for in Development Condition Number 10, along all property lines adjacent to property used for residential purposes, except that a modification shall be approved for a 10-foot wide strip along the Route 236 frontage beginning at Pineland Street and extending west not more than 135 feet;
- Plantings in excess of Zoning Ordinance requirements adjacent to the Route 236 frontage to provide year-round screening, as determined by the County Urban Forester in coordination with the Pine Ridge Civic Association and the Ridgelea Hills Homeowners Association;
- Evergreen shrubbery that shall reach a height of approximately 4 feet at maturity along the Route 236 frontage immediately adjacent to parking areas in order to achieve screening of parked vehicles;

- Trees to be preserved pursuant to Development Condition Number 11.
10. The 35' transitional screening yards, depicted on the Special Exception Amendment Plat shall be extended to 50 feet in width along the northern and eastern lot lines. If existing structures or parking preclude provision of a 50-foot wide transitional screening yard, the maximum depth feasible, as determined by DPWES, shall be provided.
 11. Prior to approval of any preliminary grading or other site plans, a tree preservation plan that establishes the location of all existing mature trees along the boundaries of the property and within the limits of the transitional yards shall be submitted for approval of the County Urban Forester. These trees shall be preserved as part of the transitional screening requirement and shall be substituted for these requirements appropriately as determined by the County Urban Forester. This condition may be superseded only by other development conditions imposed by the Board of Supervisors pursuant to this Special Exception Amendment.
 12. Prior to issuance of any Non-Rup for this Special Exception Amendment application, all vegetation shown on the Revised Landscape Plan referenced in Development Condition Number 9 that is dead or dying shall be replaced, as determined by the Urban Forestry Branch.
 13. A plan for the on-going maintenance and nurturing of all elements of the landscape plan shall be submitted for review and approval by the County Urban Forestry Branch prior to the issuance of a Non-Rup for the Gesher School. All plant material on the site shall maintained and/or replaced as required by this plan.
 14. A 6-foot asphalt trail within a public access easement shall be provided immediately adjacent to the front property line in the dedicated right-of-way of Route 236. The location of the trail shall be approved by the County Urban Forester's Office.
 15. Low-glare lighting shall be provided in all parking areas and for all other outdoor lighting. No exterior perimeter lighting shall be installed other than that which faces inward toward the site and which precludes off-site spillage of light onto adjacent properties. Light poles shall not exceed 10 feet in height unless the Fairfax County Police Department finds that the height specified would not be adequate for securing the property, at which time the minimum height specified by the Fairfax County Police Department will guide what is provided on site. Existing light poles nearest the north and east property lines shall be modified to further reduce the spillage of light onto adjacent properties to the maximum extent feasible.

16. The architectural design for the structure shall be residential in character and in keeping with the elevation presented with SEA 81-P-021-1.
17. There shall be no further excavation or expansion of the cellar area, which is currently approximately 37,331 square feet in size.
18. Maximum daily enrollment, as defined in the Zoning Ordinance, for the Center and Geshher School programs shall be as follows: Maximum daily enrollment for all pre-school (morning and afternoon nursery and child care), after school, and the Geshher School shall not exceed a total of 440 children. During the summer months, maximum daily enrollment for all children's programs between the opening of the Center and 6:00 p.m. shall not exceed a total of 300 children. Maximum daily enrollment for the before school program shall not exceed a total of 50 children. The maximum attendance on site for the pre-school, after school and Geshher School programs at any one time between the opening of the Center and 6:00 p.m., Monday through Friday, shall not exceed a total of 300 children. Maximum attendance includes all programs for pre-school and school-age children through grade 12. The only exception to this is that the rental of the gymnasium to schools other than the Geshher School may continue as long as all children are transported to and from the Center by bus. In each year of operation, the Center and the Geshher School Board of Directors shall certify and submit to the Zoning Administrator the number of children enrolled in each of the pre-school, before-school, after-school, summer camp and Geshher School programs. Such lists shall be submitted for each semester by September 30, January 31 and June 30, as applicable.
19. The Geshher School shall be limited to grades K through 8 only.
20. Hours of operation for the Geshher School shall be limited to 8:45 a.m. to 3:30 p.m., Mondays through Fridays only. "Hours of operation" for purposes of this condition shall be the period of time in which the normal academic program of the school is conducted.
21. The hours of operation of the Jewish Community Center shall not exceed 7:30 a.m. to 11:00 p.m., except for staff and maintenance personnel. If a current traffic analysis submitted by the applicant and approved by the Office of Transportation, with input from VDOT and the Annandale Volunteer Fire Department, as to form, content and conclusions establishes that there will be no adverse impact on level of service at the intersection of Guinea Road and Route 236, including the effect of the traffic from the service drive in front of the Annandale Volunteer Fire Department and the JCC, and opening time of 6:30 a.m. for limited individual adult recreational swimming and the fitness center may be approved administratively by the Planning Commission after notice by certified letter to the presidents of the Little River Pines and Ridgelea Hills Civic Associations and the Annandale Volunteer Fire Department.

Children enrolled in any Center of Gesher School program may be dropped off beginning at, but not earlier than, 7:30 a.m.; however, children's programs, other than the before-school program, shall not begin before 8:00 a.m. No organized outdoor activities shall occur on Saturday or Sunday, except during the holiday of Sukkot, when outdoor activities may begin at 10:00 a.m. on Sunday. On Sunday, all organized outdoor activities shall be confined to the two designated playgrounds. In addition, on eight (8) Saturdays of the year, the hours of operation of the Center may be extended to 12:00 o'clock midnight. The adjacent communities of Little River Pines and Ridgelea Hills shall be notified at least thirty (30) days in advance of each Saturday late closing.

22. Approval of the Special Exception Amendment does not constitute approval of any reduction in the number of required parking spaces. The number of parking spaces provided shall satisfy the minimum requirement set forth in Article 11 of the Zoning Ordinance as determined by DPWES unless a shared parking arrangement between the Jewish Community Center and the Gesher School is approved by the Board of Supervisors which reduces the total number of required on-site parking spaces. All parking shall be on-site except as provided for in Development Condition Number 24 below, and shall be designed according to PFM requirements. If approval of the shared parking agreement is not obtained or, if obtained, is no longer in effect and the required parking cannot be provided on site in a manner that is in conformance with the Special Exception Amendment Plat, the portion of this Special Exception Amendment for a school of general education use shall be null and void.
23. No building permit for improvements to cellar space for occupancy by the Gesher School, JCC, or other user of the site shall be issued until either DPWES has determined that adequate parking will be provided in accordance with Article 11 of the Zoning Ordinance requirements or shared parking has been approved by the Board of Supervisors.
24. The Center and Gesher School shall be permitted to conduct a combined maximum of five (5) large events per year that result in a need for parking off-site. A large event shall be defined as an occurrence that requires parking off-site to accommodate attendees. One (1) large event shall not exceed a single twenty-four (24) hour time period. Five (5) additional large events, up to a maximum total of ten (10) large events per year, may be authorized on a case by case basis by the Zoning Administrator upon written request at least thirty (30) days in advance of the scheduled event. The Zoning Administrator shall make a determination as to whether to authorize each of these large events after coordination with the County District Supervisor (See Development Condition Number 30). These large events shall not be scheduled during hours the Gesher School is in session. In addition to the parking that is available at the Center, arrangements shall be made to accommodate parking for these events at off-site locations. Every effort shall be made to accommodate off-site parking for large events at locations which minimize travel through residential neighborhoods. Shuttle bus service shall be provided from the off-site parking location to the

Center. The shuttle bus service between the off-site parking location and the Center shall not travel through residential neighborhoods in the area, including the Glenbrook Road and Sky View Lane communities. All publications, advertisements, etc., shall advise potential attendees of these events of the location of alternative parking and shall discourage parking in adjacent residential neighborhoods. The adjacent communities of Ridgelea Hills and Little River Pines shall be notified at least thirty (30) days in advance of any large event. For each of these events, a Fairfax County Police Officer shall be hired to direct traffic beginning one-half hour after the event has ended. At all other times, all parking shall be on-site.

25. A children's outdoor play area shall be provided on the western side of the building as shown on the Special Exception Amendment Plat. The proposed play area shall be enclosed on the northern and a portion of the western sides by a 6-foot high fence, subject to the approval of DPWES. The fence shall be of solid wood construction from the ground up to provide noise mitigation along the entire northern side of the play area and extending south along the western side for a distance of 30 feet. The remainder of the fence along the western and southern sides may be chain link construction. In addition, two (2) rows of six (6) evergreen trees each shall be planted in a staggered configuration along the northern border of the play area on the outside of the fence. These trees shall be at least six-feet tall at the time of planting. Use of the play area west of the JCC building shall be limited to a maximum of thirty (30) children, grades K-3, or fourteen (14) children, grades 4-8, at one time. The existing enclosed playground area located on the eastern side of the building shall continue to be used as a play area for children enrolled in Center programs. This playground shall be enclosed on the northern side by a 6-foot tall wood fence and by two (2) rows of evergreens similar to those to be provided on the north side of the western play area as provided for above. These two designated play areas are to be used exclusively by children engaging in supervised play activities.

No activities whatsoever shall be permitted within any of the transitional yards, as shown on the Special Exception Amendment 9 and 10, or within the stormwater management dry pond area. Except as qualified below, all recreational programs shall be confined to the designated play areas. All use of the two designated play areas (other than during large events) shall be limited to the hours of 10:00 a.m. to 5:00 p.m., Monday through Friday, or such other hours as may be agreed to by the joint committee referenced in Development Condition Number 30. For the eight (8) weeks per year that the summer camp is in session, quiet and passive limited activities, the nature of which shall be determined by the joint committee referenced in Development Condition Number 30, may occur between the hours of 10:00 a.m. - 1:00 p.m., or such other hours as may be agreed to by the joint committee referenced in Development Condition Number 30, in the area south of the northern property boundary and its transitional yard, east of the stormwater management pond, and north of the parking lot, provided that sufficiently dense additional plantings are installed to the north, east and west of this area so as to provide noise attenuation for the adjacent residential uses.

Such plantings shall be done in a manner that prevents degradation of the operation of the stormwater management pond and shall be provided after consultation with the County District Supervisor and the owners of the adjacent residential properties.

26. At the time the Gesher School begins operating on the site, at least one (1) school bus with a minimum capacity of sixty-six (66) students shall be operated to transport children to and from the school. In addition, the remainder of the students shall be transported to and from the subject site in approved carpools organized by the school, with an average of 2.5 passengers per vehicle, in order to minimize the number of vehicles entering and exiting the site.
27. The outdoor play area for the Gesher School shall be supplemented by an organized recreation program that makes use of Center indoor recreation facilities. The Center gymnasium shall be reserved a minimum of sixteen (16) hours per week during the hours of operation for the Gesher School as defined in Development Condition Number 20 for exclusive use by Gesher School students.
28. At such time as the Gesher School is no longer operating in the Jewish Community Center building, up to five (5) racquetball courts previously approved in SEA 81-P-021-1 may be constructed in the area shown on the Special Exception Amendment Plat as a dashed line generally around the play area on the western side of the building, subject to the necessary approvals from DPWES; provided however that the FAR on the site shall never exceed 0.15. This means that the smaller structure located along the Route 236 frontage of the site may have to be removed prior to the racquetball courts being constructed.
29. The entrance to the Gesher School shall be from the front of the building only; no access shall be provided from the rear.
30. The JCC and representatives from the contiguous homeowners and the communities of Ridgelea Hills and Little River Pines shall establish the basis for formal direct communications through formation of a joint committee or representation on each other's boards to address subjects of mutual interest, which must include discussion of all requests for additional large events. Such formal direct communication shall occur at least on a quarterly basis. The County District Supervisor shall be invited to attend all discussions pertaining to requests for additional large events. Any agreements made by the joint committee which pertain to these Development Conditions shall be transmitted in writing to the Zoning Administrator.
31. The approval of the portion of this Special Exception Amendment (SEA 81-P-021-3) for the private school of general education shall be valid for four (4) years from the date of the Board's approval of this application. The approved use of a school of general education shall be null and void upon expiration of the Special Exception Amendment or the Gesher School's authorized tenancy on site, whichever shall first occur. However, all conditions or

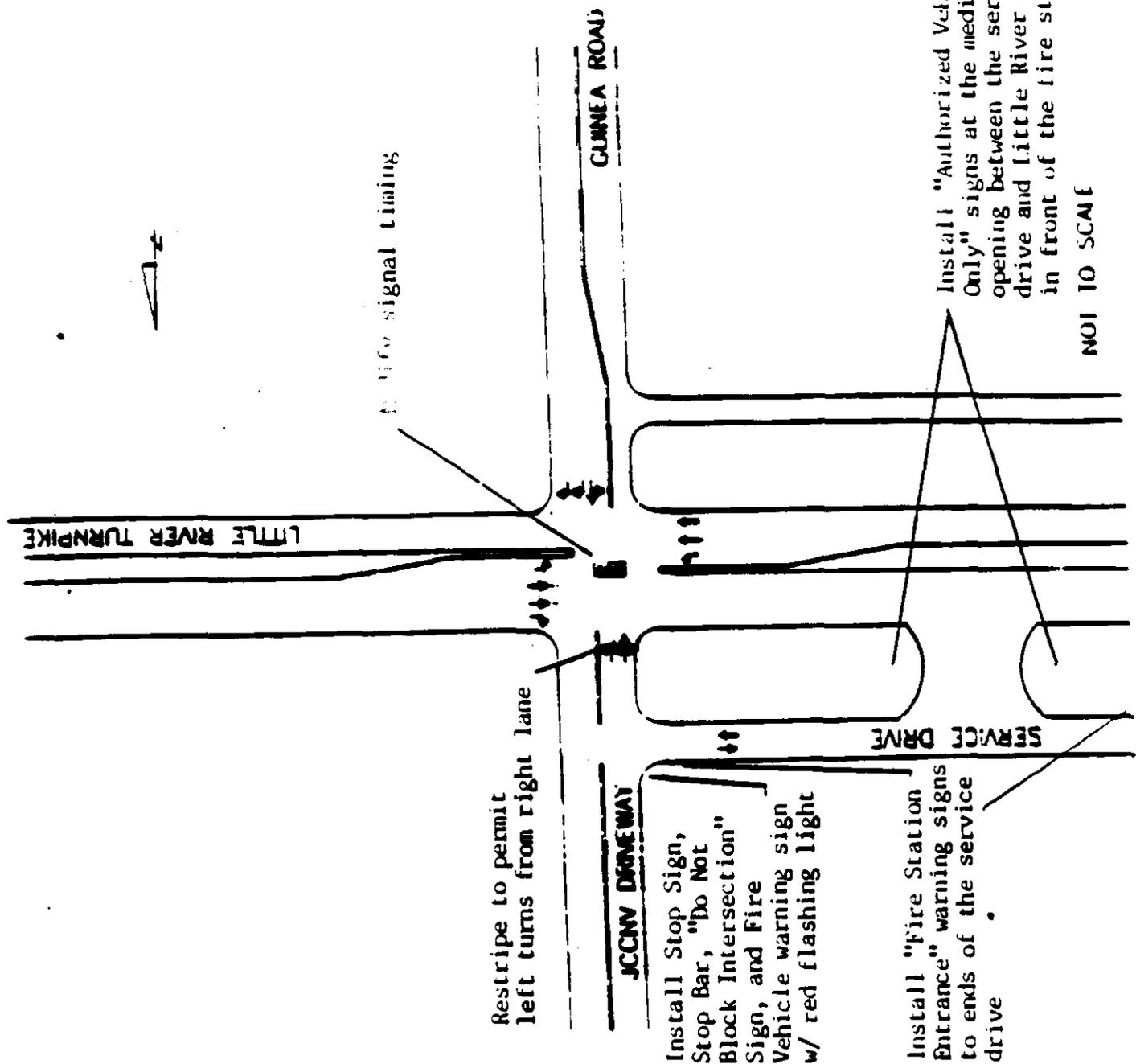
parts of conditions not specifically related to the Gesher School shall remain in full force and effect upon expiration of the portion of the Special Exception Amendment for the private school of general education.

32. Removal of trash shall occur only on weekdays (Monday -Friday) and not before 8:00 a.m.
33. Buses and other large vehicles, other than emergency vehicles, shall be parked in the parking spaces in front of the JCC building and in spaces along the front edge of the JCC property and running parallel with Route 236.
34. Employees and staff entering the JCC building prior to the opening of the Center pursuant to Development Condition Number 21, or after closing time, shall be encouraged to utilize parking spaces located in front of the building or in the parking area along the site's Route 236 frontage.
35. The picnic tables located in the northwest corner of the property shall be removed within sixty (60) days of approval of this Special Exception Amendment.
36. A copy of this Special Exception Amendment shall be posted in a conspicuous place on the property and be made available to all Departments of the County of Fairfax during hours of operation of the permitted use.
37. All off-street parking facilities shall be used solely for the parking of vehicles in operating condition by patrons or employees of the use to which such parking is accessory.

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 Sect. 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.

Attachment A



Restripe to permit left turns from right lane

Adjust signal timing

GUINEA ROAD

LITTLE RIVER TURNPIKE

JCCNW DRIVEWAY

Install Stop Sign, Stop Bar, "Do Not Block Intersection" Sign, and Fire Vehicle warning sign w/ red flashing light

Install "Fire Station Entrance" warning signs to ends of the service drive

Install "Authorized Vehicle Only" signs at the median opening between the service drive and Little River Turnpike in front of the fire station

NOI TO SCALE

SPECIAL EXCEPTION AFFIDAVIT

DATE: January 3, 2001
 (enter date affidavit is notarized)

I, Marie B. Travesky, 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

3000-211a

in Application No(s): SEA 81-P-021-3
 (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.)

NAME (enter first name, middle initial & last name)	ADDRESS (enter number, street, city, state & zip code)	RELATIONSHIP(S) (enter applicable relationships listed in BOLD above)
Greater Washington Jewish Community Foundation of Virginia, Inc. Rosanne Druian	6101 Montrose Road Rockville, MD 20852	Property Owner Director/Agent
Jewish Community Center of Northern Virginia Jeffery Karatz	8900 Little River Turnpike Annandale, VA 22003	Applicant/Lessee Executive Director/Agent
Gesher Jewish Day School of Northern Virginia Peggy Ephrath	8900 Little River Turnpike Annandale, VA 22003	Applicant/Sub-Lessee President/Agent
Travesky & Associates, Ltd. Marie B. Travesky Joan M. DuBois	3900 Jermantown Road, Suite 300 Fairfax, VA 22030	Agent for Applicants/Lessee/ Sub-Lessee Agent Former Agent

(check if applicable) There are more relationships to be listed and Par. (a) is continued on a "Special Exception Attachment to Par. 1(a)" form.

* 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: January 3, 2001
(enter date affidavit is notarized)

for Application No(s): SEA 81-P-021-3
(enter County-assigned application number(s))

2000-211a

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 herein.)

CORPORATION INFORMATION

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

Greater Washington Jewish Community Foundation of Virginia, Inc. (a non-profit corporation)
6101 Montrose Road
Rockville, MD 20852

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, last name & title)

There are no shareholders.

(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 or corporations 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 the stock. 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: January 3, 2001
(enter date affidavit is notarized)

for Application No(s): SEA 81-P-021-3
(enter County-assigned application number(s))

2000-211a

NAME & ADDRESS OF CORPORATION: (enter complete name & number, street, city, state & zip code)
Jewish Community Center of Northern Virginia (a non-profit corporation)
8900 Little River Turnpike
Annandale, VA 22003

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 & last name)

There are no shareholders.

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

Gesher Jewish Day School of Northern Virginia (a non-profit corporation)
8900 Little River Turnpike
Annandale, VA 22003

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 & last name)

There are no shareholders.

(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 Attachment to Par. 1(b)

DATE: January 3, 2001
(enter date affidavit is notarized)

for Application No(s): SEA 81-P-021-3
(enter County-assigned application number(s))

2000-211a

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

Travesky & Associates, Ltd.
3900 Jermantown Road, Ste 300
Fairfax, VA 22030

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 & last name)

Marie B. Travesky, Sole Shareholder

NAME & ADDRESS OF CORPORATION: (enter complete name & number, street, city, state & 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 & 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: January 3, 2001
(enter date affidavit is notarized)

for Application No(s): SEA 81-P-021-3
(enter County-assigned application number(s))

2000-211a

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 & number, street, city, state & zip code)

None

(check if applicable) The above-listed partnership has no limited partners.

NAMES AND TITLES OF THE PARTNERS (enter first name, middle initial, last name & 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 1(c)" form.

** All listings which include partnerships or corporations 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 the stock. 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: January 3, 2001

(enter date affidavit is notarized)

for Application No(s): SEA 81-P-021-3

(enter County-assigned application number(s))

2000-211a

2. That no member of the Fairfax County Board of Supervisors or 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 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.

3. That within the twelve-month period prior to the filing of this application, no member of the Fairfax County Board of Supervisors or 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 \$200 or more, with any of those listed in Par. 1 above.

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

Effective 01-01-01, Joan M. DuBois, an Associate of Travesky & Associates, Ltd., is a member of the Fairfax County Planning Commission

(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 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) [] Applicant [X] Applicant's Authorized Agent

Marie B. Travesky

(type or print first name, middle initial, last name & title of signer)

Subscribed and sworn to before me this 3 day of January, 2001, in the State/Comm. of Virginia, County/City of Fairfax

My commission expires: July 31, 2003

[Signature] Notary Public

RECEIVED

DEPARTMENT OF PLANNING AND ZONING

APPENDIX 3

OCT 19 2000

ZONING EVALUATION DIVISION

STATEMENT IN SUPPORT OF
SPECIAL EXCEPTION AMENDMENT SEA 81-P-021-3
Gesher School and Jewish Community Center of Northern Virginia

September 29, 2000

Gesher School and the Jewish Community Center of Northern Virginia, Inc., located at Tax Map 58-4 ((1)) 65A, hereby request approval to implement the four year extension as set forth in Development Condition 31, of approved Special Exception Amendment SEA 81-P-021-2. And in support of this request, cite the following:

1. On March 22, 1993, the Fairfax County board of Supervisors approved SEA 81-P-021-2 in the name of the above applicants. The Non-Rup for the Gesher School was issued on January 18, 1994.
2. Development Condition 31, on page 10, stipulated a timeframe for the Special Exception Amendment approval and included a provision for extensions, provided that all uses are in conformance with all conditions of the Special Exception Amendment. Specifically, the initial approval was valid for two (2) years from the date of issuance of the Non-Rup for the school. Subsequently, the Zoning Administrator could approve one (1) three-year and one (1) additional four-year extension of this Special Exception Amendment.
3. In December, 1995, the School requested the approval of a three-year extension of SEA 81-P-021-2, and the Zoning Administrator, by letter dated April 10, 1996, extended the Special Exception for three (3) years from March 22, 1996 to March 22, 1999.
4. The lapse in approvals was recently discovered by the school. This application is submitted by the school to rectify this issue and they have not been cited for being in violation by the county.

This application seeks to maintain the approval to operate the school of general education for the time period specified in the above SEA. All other development conditions will remain in full force and effect and no changes are requested herein.

RECEIVED
DEPARTMENT OF PLANNING AND ZONING

OCT 19 2000

August 11, 2000

Ms. Barbara A. Byron
Director, Zoning Evaluation Division
Fairfax County Department of Planning
and Zoning
12055 Government Center Parkway, Ste. 830
Fairfax, VA 22035

ZONING EVALUATION DIVISION

RE: Modification of Submission Requirements for a Special Exception
Amendment (SEA) Application, Geshher School and Jewish Community Center
of Northern Virginia, Tax Map Parcel 58-4 ((1)) 65A

Dear Ms. Byron,

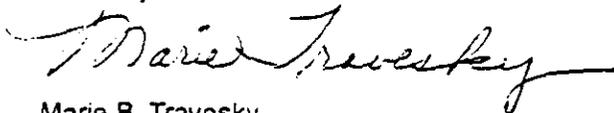
As you aware, the Geshher School has discovered that Special Exception Amendment SEA 81-P-021-2, which was approved by the Board of Supervisors on March 22, 1993, expired on March 22, 1999. It is the intent of the Geshher School to submit a new SEA application to rectify this error by reinstating the previously approved use with no physical changes to the property or the interior layout of the facilities, and in conformance with the previously approved Development Conditions.

A Site Plan Waiver (No. 012858) was approved on September 10, 1993, for all on-site work to be done in conjunction with the Geshher School use of the Northern Virginia Jewish Community Center facility (Plan No. 7023-SP-01-3). The waiver submission consisted of six (6) plan detail sheets, which include a Supplemental Landscape Plan and Tree Preservation Plan, a Detail Sheet for the play area and fence, three pages of Conditions and Notes, and a copy of the approved Special Exception Amendment Plan.

It would be our desire to process this new SEA as expeditiously as possible and to modify certain submission requirements in that regard. Specifically, we would propose to submit copies of the previously approved Special Exception Plan in place of preparing a new SEA Plat. As noted above, no physical changes are proposed to the site, and nothing else in the application previously approved will be changed and will remain in full force and effect.

I appreciate your favorable consideration of this matter, and please contact me or Joan DuBois if you have any questions.

Sincerely,



Marie B. Travesky

Travesky & Associates, Ltd.

3900 Jermantown Road • Suite 300, Fairfax, VA 22030 703/934-4639 • FAX 703/934-4699



FAIRFAX COUNTY

OFFICE OF THE CLERK
BOARD OF SUPERVISORS
12000 Government Center Parkway, Suite 500
Fairfax, Virginia 22035-0007

V I R G I N I A

Telephone: 703-324-315

April 14, 1993

Marie B. Travesky
Travesky and Associates
3900 Jermantown Road - Suite 300
Fairfax, Virginia 22030

Re: Special Exception Amendment
Number SEA 81-P-021-2
(AMENDED TO INCLUDE COMPLETE
SET OF CONDITIONS)

Dear Ms. Travesky:

At a regular meeting of the Board of Supervisors held on March 22, 1993, the Board approved Special Exception Amendment Number SEA 81-P-021-2, in the name of Geshar School and Jewish Community Center of Northern Virginia, Incorporated, located at Tax Map 5B-4 ((1)) 65A for use as a public benefit association; to increase the hours of operation for the Northern Virginia Jewish Community Center (JCC); and to add a private school of general education (The Geshar School) pursuant to Section 3-104 of the Fairfax County Zoning Ordinance, by requiring conformance with the following development conditions which shall incorporate and supersede previously approved conditions:

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 the application, as qualified by these development conditions.

3. This Special Exception Amendment is subject to the provisions of Article 17, Site Plans. Any plan submitted pursuant to this Special Exception Amendment shall be in conformance with the approved Special Exception Amendment Plat entitled NORTHERN VIRGINIA JEWISH COMMUNITY CENTER and prepared by VIKA which is dated January 15, 1992 with a March 4, 1993, revision date, and these conditions. In the event of any discrepancy between the Special Exception Amendment Plat and these conditions, the conditions shall prevail.
4. For the purpose of this Special Exception Amendment, the term "public benefit association" shall mean that the JCC shall operate primarily for the benefit of its membership, their families and guests, the Jewish Community, Jewish organizations of the Northern Virginia area, and neighboring civic or community organizations. The JCC shall not operate for the purpose of carrying on a trade or business. In this context, the term "business" includes rental of facilities to organizations not affiliated with the JCC for events, such as bazaars, craft fairs, circuses, and concerts; except that rental of facilities to small groups not affiliated with the JCC, the Jewish Community and neighboring civic or community organizations, not to exceed fifty (50) participants per event, shall be permitted.
5. The main entrance into the site shall be at the traffic signal at Guinea Road as shown on the Special Exception Amendment Plat and as modified by these conditions. There shall be no other access from Route 236. No access to the site may be provided by Pineland Street. Any improvements to the traffic signal or intersection necessitated by the traffic generation of this use, as determined by the Virginia Department of Transportation (VDOT), shall be the responsibility of the applicant.
6. Prior to the issuance of a Non-Residential Use Permit (NON-RUP) for the Geshher School, and subject to the approval of VDOT and the Department of Environment Management (DEM), the following improvements, as depicted on the attached sketch (labelled Attachment A), shall be provided in the area of the JCC site entrance:
 - Fire station warning signs at each end of the service drive;
 - STOP sign and STOP bar for southbound traffic exiting the JCC site;

- DO NOT BLOCK INTERSECTION sign for vehicles exiting the JCC site;
 - FIRE VEHICLE WARNING sign with flashing red light activated from the fire station for vehicles exiting the JCC site;
 - Modification to signal phasing to display a red signal in all directions in the event of a fire alarm;
 - Restriping to permit dual left turn movements from the JCC driveway; and
 - AUTHORIZED VEHICLES ONLY sign at the median break between the service drive and the west bound lane of Route 236 in front of the fire station.
7. The smaller two-story structure may remain on the site only until such time as Route 236 is widened to 6 lanes, at which time the applicant shall be responsible for removing this structure and landscaping the resultant area. As long as the structure remains on site, it shall be maintained in a condition of good repair.
8. A 6-foot-high board-on-board or otherwise solid wood fence shall be provided along the northern and eastern property lines of the subject property extending continuously to the intersection of Pineland Street and Route 236. The exact location of the fence shall vary along the property line in order to establish it on the highest possible ground, but in no case shall it be erected closer than 10 feet from the property line. Sufficiently dense and tall evergreen trees and shrubs as required by Development Conditions Numbers 9 and 10 shall be provided along both sides of the fence, subject to approval by the County Urban Forester, to provide effective year-round visual screening for the adjacent residential properties. The fence shall be maintained in good repair.
- A chain link fence shall be installed along the western property line, extending from the northwest corner of the property for a distance of approximately 150 feet to tie in with the existing wire fence, to provide a continuous barrier between the JCCNV property and that belonging to the Annandale Volunteer Fire Department.
9. After coordination with the Office of the County District Supervisor and the owners of adjacent residential properties, a Revised Landscape Plan shall be submitted for approval by the County Urban Forestry Branch prior to the issuance of a Non-Rup for the Geshur School. This Revised Landscape Plan shall include plantings which, at a minimum, meet the full requirements for transitional screening as established in Article 13 of the Zoning Ordinance, as well as the requirements of these development conditions.

This Revised Landscape Plan shall include:

- All plantings depicted on the previously approved landscape plan, dated November 30, 1988;
 - Additional plantings to screen the site from the properties to the north and east as follows:
 - * Full transitional screening Number 3 within the expanded 50-foot screening yards referenced in Development Condition Number 10;
 - * Landscaping around the designated play areas pursuant to Development Condition Number 25;
 - * Landscaping around the parking lots;
 - * Landscaping to be provided pursuant to Development Condition Number 8; and
 - * Landscaping to be provided pursuant to Development Condition Number 25.
 - Full transitional screening Number 3 without waiver or modification, except as provided for in Development Condition Number 10, along all property lines adjacent to property used for residential purposes, except that a modification shall be approved for a 10-foot wide strip along the Route 236 frontage beginning at Pineland Street and extending west not more than 135 feet;
 - Plantings in excess of Zoning Ordinance requirements adjacent to the Route 236 frontage to provide year-round screening, as determined by the County Urban Forester in coordination with the Pine Ridge Civic Association and the Ridgelea Hills Homeowners Association;
 - Evergreen shrubbery that shall reach a height of approximately 4 feet at maturity along the Route 236 frontage immediately adjacent to parking areas in order to achieve screening of parked vehicles;
 - Trees to be preserved pursuant to Development Condition Number 11.
10. The 35' transitional yards, depicted on the Special Exception Amendment Plat shall be extended to 50 feet in width along the northern and eastern lot lines. If existing structures or parking preclude provision of a 50-foot wide transitional screening yard, the maximum depth feasible, as determined by the County Urban Forester.

11. Prior to approval of any preliminary grading or other site plans, a tree preservation plan that establishes the location of all existing mature trees along the boundaries of the property and within the limits of the transitional yards shall be submitted for approval of the County Urban Forester. These trees shall be preserved as part of the transitional screening requirement and shall be substituted for these requirements appropriately as determined by the County Urban Forester. This condition may be superseded only by other development conditions imposed by the Board of Supervisors pursuant to this Special Exception Amendment.
12. Prior to issuance of any Non-RUP for this Special Exception Amendment application, all vegetation shown on the Revised Landscape Plan referenced in Development Condition Number 9 that is dead or dying shall be replaced, as determined by the Urban Forestry Branch.
13. A plan for the on-going maintenance and nurturing of all elements of the landscape plan shall be submitted for review and approval by the County Urban Forestry Branch prior to the issuance of a Non-RUP for the Gesher School. All plant material on the site shall be maintained and/or replaced as required by this plan.
14. A 6-foot asphalt trail within a public access easement shall be provided immediately adjacent to the front property line in the dedicated right-of-way of Route 236. The location of the trail shall be approved by the County Urban Forester's Office.
15. Low-glare lighting shall be provided in all parking areas and for all other outdoor lighting. No exterior perimeter lighting shall be installed other than that which faces inward toward the site and which precludes off-site spillage of light onto adjacent properties. Light poles shall not exceed 10 feet in height unless the Fairfax County Police Department finds that the height specified would not be adequate for securing the property, at which time the minimum height specified by the Fairfax County Police Department will guide what is provided on site. Existing light poles nearest the north and east property lines shall be modified to further reduce the spillage of light onto adjacent properties to the maximum extent feasible.
16. The architectural design for the structure shall be residential in character and in keeping with the elevation presented with SEA 81-P-021-1.

17. There shall be no further excavation or expansion of the cellar area, which is currently approximately 37,331 square feet in size.
18. Maximum daily enrollment, as defined in the Zoning Ordinance, for the Center and Gesher School programs shall be as follows: Maximum daily enrollment for all pre-school (morning and afternoon nursery and child care), after school, and the Gesher School shall not exceed a total of 440 children. During the summer months, maximum daily enrollment for all children's programs between the opening of the Center and 6:00 p.m. shall not exceed a total of 300 children. Maximum daily enrollment for the before school program shall not exceed a total of 50 children. The maximum attendance on site for the pre-school, after school and Gesher School programs at any one time between the opening of the Center and 6:00 p.m., Monday through Friday, shall not exceed a total of 300 children. Maximum attendance includes all programs for pre-school and school-age children through grade 12. The only exception to this is that the rental of the gymnasium to schools other than the Gesher School may continue as long as all children are transported to and from the Center by bus. In each year of operation, the Center and the Gesher School Board of Directors shall certify and submit to the Zoning Administrator the number of children enrolled in each of the pre-school, before-school, after-school, summer camp and Gesher School programs. Such lists shall be submitted for each semester by September 30, January 31 and June 30, as applicable.
19. The Gesher School shall be limited to grades K through 8 only.
20. Hours of operation for the Gesher School shall be limited to 8:45 a.m. to 3:30 p.m., Mondays through Fridays only. "Hours of operation" for purposes of this condition shall be the period of time in which the normal academic program of the school is conducted.
21. The hours of operation of the Jewish Community Center shall not exceed 7:30 a.m. to 11:00 p.m., except for staff and maintenance personnel. If a current traffic analysis submitted by the applicant and approved by the Office of Transportation, with input from VDOT and the Annandale Volunteer Fire Department, as to form, content and conclusions establishes that there will be no adverse impact on level of service at the intersection of Guinea Road and Route 236, including the effect of the traffic from the service drive in front of the Annandale Volunteer Fire Department and the JCCNV, an opening time of 6:30 a.m. for limited individual adult

recreational swimming and the fitness center may be approved administratively by the Planning Commission after notice by certified letter to the presidents of the Little River Pines and Ridgelea Hills Civic Associations and the Annandale Volunteer Fire Department.

Children enrolled in any Center or Geshher School program may be dropped off beginning at, but not earlier than, 7:30 a.m.; however, children's programs, other than the before-school program, shall not begin before 8:00 a.m. No organized outdoor activities shall occur on Saturday or Sunday, except during the holiday of Sukkot, when outdoor activities may begin at 10:00 a.m. on Sunday. On Sunday, all organized outdoor activities shall be confined to the two designated playgrounds. In addition, on eight (8) Saturdays of the year, the hours of operation of the Center may be extended to 12:00 o'clock midnight. The adjacent communities of Little River Pines and Ridgelea Hills shall be notified at least thirty (30) days in advance of each Saturday late closing.

22. Approval of the Special Exception Amendment does not constitute approval of any reduction in the number of required parking spaces. The number of parking spaces provided shall satisfy the minimum requirement set forth in Article 11 of the Zoning Ordinance as determined by DEM unless a shared parking arrangement between the Jewish Community Center and the Geshher School is approved by the Board of Supervisors which reduces the total number of required on-site parking spaces. All parking shall be on-site except as provided for in Development Condition Number 24 below, and shall be designed according to PFM requirements. If approval of the shared parking agreement is not obtained or, if obtained, is no longer in effect and the required parking cannot be provided on site in a manner that is in conformance with the Special Exception Amendment Plat, the portion of this Special Exception Amendment for a school of general education use shall be null and void.
23. No building permit for improvements to cellar space for occupancy by the Geshher School, JCC, or other user of the site shall be issued until either DEM has determined that adequate parking will be provided in accordance with Article 11 of the Zoning Ordinance requirements or shared parking has been approved by the Board of Supervisors.
24. The Center and Geshher School shall be permitted to conduct a combined maximum of five (5) large events per year that result in a need for parking off-site. A large event shall be defined as an

occurrence that requires parking off-site to accommodate attendees. One (1) large event shall not exceed a single twenty-four (24) hour time period. Five (5) additional large events, up to a maximum total of ten (10) large events per year, may be authorized on a case by case basis by the Zoning Administrator upon written request at least thirty (30) days in advance of the scheduled event. The Zoning Administrator shall make a determination as to whether to authorize each of these large events after coordination with the County District Supervisor (See Development Condition Number 30). These large events shall not be scheduled during hours the Gesher School is in session. In addition to the parking that is available at the Center, arrangements shall be made to accommodate parking for these events at off-site locations. Every effort shall be made to accommodate off-site parking for large events at locations which minimize travel through residential neighborhoods. Shuttle bus service shall be provided from the off-site parking location to the Center. The shuttle bus service between the off-site parking location and the Center shall not travel through residential neighborhoods in the area, including the Glenbrook Road and Sky View Lane communities. All publications, advertisements, etc., shall advise potential attendees of these events of the location of alternative parking and shall discourage parking in adjacent residential neighborhoods. The adjacent communities of Ridgelea Hills and Little River Pines shall be notified at least thirty (30) days in advance of any large event. For each of these events, a Fairfax County Police Officer shall be hired to direct traffic beginning one-half hour before the start of the event and terminating one-half hour after the event has ended. At all other times, all parking shall be on-site.

25. A children's outdoor play area shall be provided on the western side of the building as shown on the Special Exception Amendment Plat. The proposed play area shall be enclosed on the northern and a portion of the western sides by a 6-foot high fence, subject to the approval of DEM. The fence shall be of solid wood construction from the ground up to provide noise mitigation along the entire northern side of the play area and extending south along the western side for a distance of 30 feet. The remainder of the fence along the western and southern sides may be of chain link construction. In addition, two rows of six evergreen trees each shall be planted in a staggered configuration along the northern border of the play area on the outside of the fence. These trees shall be at least six-feet tall at the time of planting. Use of the play area west of the JCC building shall be limited to a maximum of thirty (30) children, grades K-3, or fourteen (14)

children, grades 4-8, at one time. The existing enclosed playground area located on the eastern side of the building shall continue to be used as a play area for children enrolled in Center programs. This playground shall be enclosed on the northern side by a 6-foot tall wood fence and by two rows of evergreens similar to those to be provided on the north side of the western play area as provided for above. These two designated play areas are to be used exclusively by children engaging in supervised play activities.

No activities whatsoever shall be permitted within any of the transitional yards, as shown on the Special Exception Amendment Plat and as required by Development Conditions Numbers 9 and 10, or within the stormwater management dry pond area. Except as qualified below, all recreational programs shall be confined to the designated play areas. All use of the two designated play areas (other than during large events) shall be limited to the hours of 10:00 a.m. to 5:00 p.m., Monday through Friday, or such other hours as may be agreed to by the joint committee referenced in Development Condition Number 30. For the eight (8) weeks per year that the summer camp is in session, quiet and passive limited activities, the nature of which shall be determined by the joint committee referenced in Development Condition Number 30, may occur between the hours of 10:00 a.m. 1:00 p.m., or such other hours as may be agreed to by the joint committee referenced in Development Condition Number 30, in the area south of the northern property boundary and its transitional yard, east of the stormwater management pond, and north of the parking lot, provided that sufficiently dense additional plantings are installed to the north, east and west of this area so as to provide noise attenuation for the adjacent residential uses. Such plantings shall be done in a manner that prevents degradation of the operation of the stormwater management pond and shall be provided after consultation with the County District Supervisor and the owners of the adjacent residential properties.

26. At the time the Geshner School begins operating on the site, at least one (1) school bus with a minimum capacity of sixty-six (66) students shall be operated to transport children to and from the school. In addition, the remainder of the students shall be transported to and from the subject site in approved carpools organized by the school, with an average of 2.5 passengers per vehicle, in order to minimize the number of vehicles entering and exiting the site.

27. The outdoor play area for the Gesher School shall be supplemented by an organized recreation program that makes use of Center indoor recreation facilities. The Center gymnasium shall be reserved a minimum of sixteen (16) hours per week during the hours of operation for the Gesher School as defined in Development Condition Number 20 for exclusive use by Gesher School students.
28. At such time the Gesher School is no longer operating in the Jewish Community Center building, up to five (5) racquetball courts previously approved in SEA 81-P-021-1 may be constructed in the area shown on the Special Exception Amendment Plat as a dashed line generally around the play area on the western side of the building, subject to the necessary approvals from DEM; provided however that the FAR on the site shall never exceed 0.15. This means that the smaller structure located along the Route 236 frontage of the site may have to be removed prior to the racquetball courts being constructed.
29. The entrance to the Gesher School shall be from the front of the building only; no access shall be provided from the rear.
30. The JCC and representatives from the contiguous homeowners and the communities of Ridgelea Hills and Little River Pines shall establish the basis for formal direct communications through formation of a joint committee or representation on each others' boards to address subjects of mutual interest, which must include discussion of all requests for additional large events. Such formal direct communication shall occur at least on a quarterly basis. The County District Supervisor shall be invited to attend all discussions pertaining to requests for additional large events. Any agreements made by the joint committee which pertain to these Development Conditions shall be transmitted in writing to the Zoning Administrator.
31. The approval of the portion of this Special Exception Amendment (SEA 81-P-021-2) for the private school of general education shall be valid for two (2) years from the date of the issuance of the Non-Rup for the school. However, the Zoning Administrator, pursuant to Section 9-012, may approve one (1) three year and one (1) subsequent four year extension of this Special Exception Amendment, provided that all uses are in conformance with all conditions of this Special Exception Amendment and that any violations which may have occurred have been resolved satisfactorily. The approved use of a school of general education shall be null and void upon expiration of the Special Exception Amendment or the Gesher School's authorized tenancy on

site whichever shall first occur. However, all conditions or parts of conditions not specifically related to the Gesher School shall remain in full force and effect upon expiration of the portion of the Special Exception Amendment for the private school of general education.

32. Removal of trash shall occur only on weekdays (Monday-Friday) and not before 8:00 a.m.
33. Buses and other large vehicles, other than emergency vehicles, shall be parked in the parking spaces in front of the JCC building and in spaces along the front edge of the JCC property and running parallel with Route 236.
34. Employees and staff entering the JCC building prior to the opening of the Center pursuant to Development Condition Number 21, or after closing time, shall be encouraged to utilize parking spaces located in front of the building or in the parking area along the site's Route 236 frontage.
35. The picnic tables located in the northwest corner of the property shall be removed within sixty (60) days of approval of this Special Exception Amendment.
36. A copy of this Special Exception Amendment shall be posted in a conspicuous place on the property and be made available to all Departments of the County of Fairfax during hours of operation of the permitted use.
37. All off-street parking facilities shall be used solely for the parking of vehicles in operating condition by patrons or employees of the use to which such parking is accessory.

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

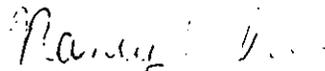
construction if a written request for additional time is filed with the Zoning Administrator prior to the date of expiration of the Special Exception Amendment. The request must specify the amount of additional time requested, the basis for the amount of time requested and an explanation of why additional time is required.

In addition, the Board also:

- Modified the transitional screening requirements to allow a 10-foot strip of landscape along Route 236 near Pinebluff;
- Directed staff to return the Site Plan which includes the Landscape Plan, to the Planning Commission for its review and comment, prior to approval;
- Deferred action on the request for a 13.0 percent parking reduction for the Jewish Community Center of Northern Virginia, Tax Map Reference 58-4-001-65A, to accommodate the Geshur School at the Jewish Community Center, pursuant to Paragraph 4, Section 11-102 of the Fairfax County Zoning Ordinance; and
- Remanded the request to the Department of Environmental Management (DEM) for further analysis, in light of the revisions made to the development conditions, during the approval of Special Exception Amendment Application SEA 81-P-021-2, regarding the maximum enrollment figures.

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 22035-5505.

Sincerely,



Nancy Vehrs
Clerk to the Board of Supervisors

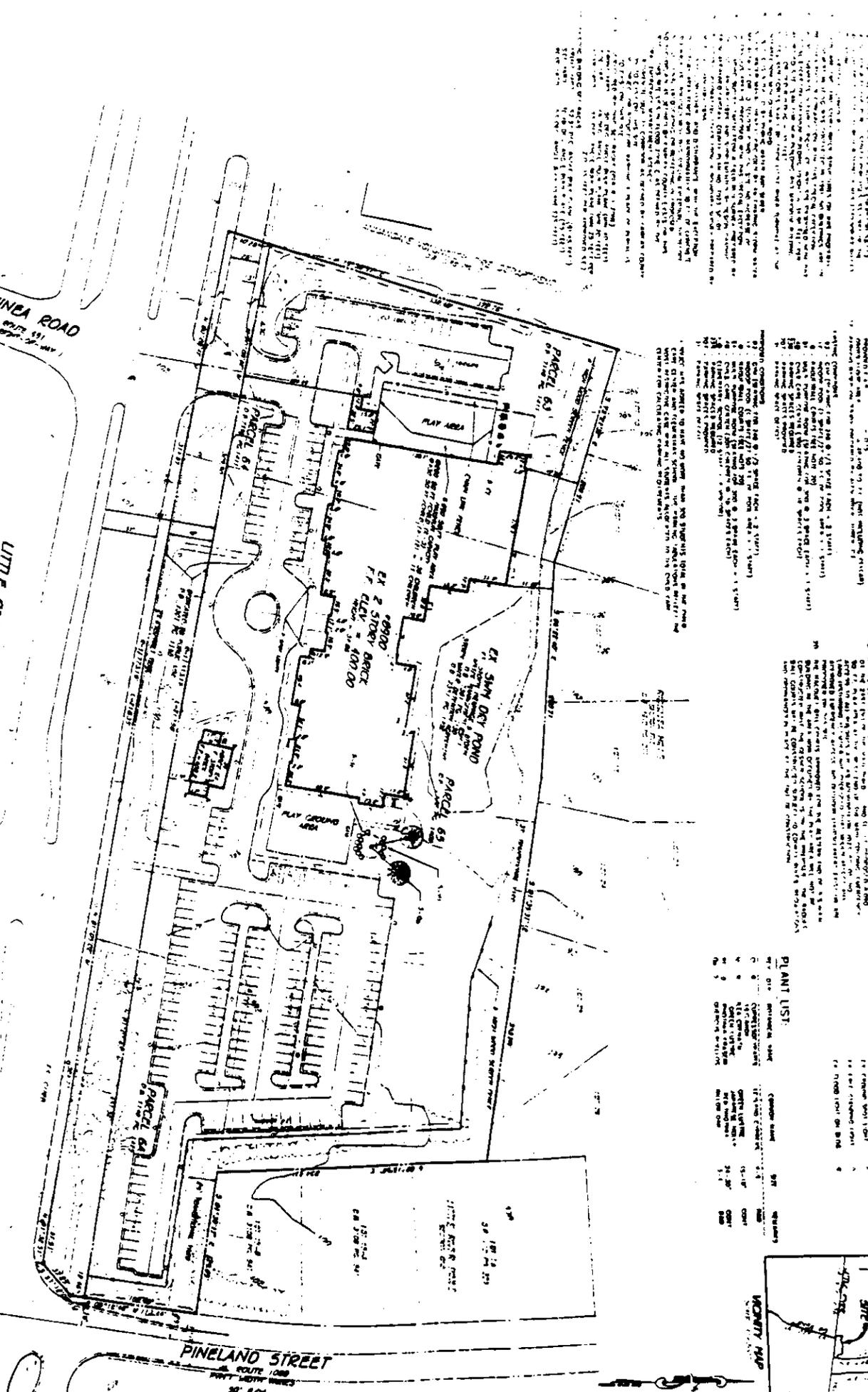
NV/ns

cc: John M. Yeatman, Director, Real Estate Dvsn., Assessments
Melinda M. Artman, Deputy Zoning Administrator
Frank Jones, Assistant Chief, PPRB, OCP
Audrey Clark, Chief, Inspection Svcs., BPRD, DEM
Barbara A. Byron, Director, Zoning Evaluation Dvsn., OCP
Robert Moore, Transprt'n. Planning Dvsn., Office of Transportation
Kathy Ichter, Transprt'n. Road Bond Dvsn., Office of Transportation
Department of Environmental Management
Y. Ho Chang, Resident Engineer, VDOT

1. The proposed site is located on the east side of Pineland Street, north of Guinea Road, in the Northern Virginia Jewish Community Center Mason District. The site is bounded by Pineland Street to the south, Guinea Road to the west, and an unnamed road to the east. The site is approximately 1.5 acres in size and is currently vacant.

2. The proposed site is to be used for the construction of a new 2-story office building, approximately 100,000 square feet in size. The building will be constructed of brick and will have a flat roof. The building will be surrounded by a parking lot and will have a play area and a play ground area.

3. The proposed site is to be used for the construction of a new 2-story office building, approximately 100,000 square feet in size. The building will be constructed of brick and will have a flat roof. The building will be surrounded by a parking lot and will have a play area and a play ground area.



1. The proposed site is located on the east side of Pineland Street, north of Guinea Road, in the Northern Virginia Jewish Community Center Mason District. The site is bounded by Pineland Street to the south, Guinea Road to the west, and an unnamed road to the east. The site is approximately 1.5 acres in size and is currently vacant.

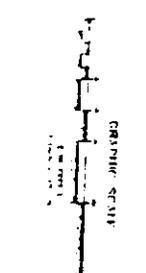
2. The proposed site is to be used for the construction of a new 2-story office building, approximately 100,000 square feet in size. The building will be constructed of brick and will have a flat roof. The building will be surrounded by a parking lot and will have a play area and a play ground area.

1. The proposed site is located on the east side of Pineland Street, north of Guinea Road, in the Northern Virginia Jewish Community Center Mason District. The site is bounded by Pineland Street to the south, Guinea Road to the west, and an unnamed road to the east. The site is approximately 1.5 acres in size and is currently vacant.

2. The proposed site is to be used for the construction of a new 2-story office building, approximately 100,000 square feet in size. The building will be constructed of brick and will have a flat roof. The building will be surrounded by a parking lot and will have a play area and a play ground area.

PLANT LIST:

NO.	SYMBOL	PLANT NAME	QUANTITY	REMARKS
1	○	ORANGE BLOSSOM	10	
2	○	ORANGE BLOSSOM	10	
3	○	ORANGE BLOSSOM	10	
4	○	ORANGE BLOSSOM	10	
5	○	ORANGE BLOSSOM	10	
6	○	ORANGE BLOSSOM	10	
7	○	ORANGE BLOSSOM	10	
8	○	ORANGE BLOSSOM	10	
9	○	ORANGE BLOSSOM	10	
10	○	ORANGE BLOSSOM	10	



REFER TO SHEET 3 OF 5
SITE PLAN W/ALTERNATIVE
FOR ALL REVISIONS AND
ADDITIONS TO THIS PLAN
FOR COMPLIANCE WITH
S.F.A. 12-2-21.2 CONDITIONS

THIS SHEET
FOR INFORMATION ONLY



FAIRFAX COUNTY ZONING ORDINANCE

- (b) the maximum permitted FAR for the zoning district shall not be exceeded.
- C. For all approved special exception uses, any request for an addition shall require the provision of written notice by the requester in accordance with the following:
- (1) the notice shall include the letter of request with all attachments as submitted to the Zoning Administrator, a statement that the request has been submitted, and where to call for additional information; and
 - (2) the notice shall be sent to the last known address of the owners, as shown in the real estate assessment files of the Department of Tax Administration, of all property abutting and across the street from the site, or portion thereof, which is the subject of the request, and shall be delivered by hand or sent by certified mail, return receipt requested.

The request for an addition submitted to the Zoning Administrator shall include: an affidavit from the requester affirming that the required notice has been provided in accordance with the above; the date that the notice was delivered or sent; the names and addresses of all persons notified; and the Tax Map references for all parcels notified. No request for an addition shall be considered by the Zoning Administrator unless the affidavit has been provided in accordance with this paragraph.

When it is determined by the Zoning Administrator that a modification is not in substantial conformance with the approved special exception, such modification shall require the approval of an amendment to the special exception in accordance with Sect. 014 below or a new special exception.

9-005 Establishment of Categories

For purposes of applying specific conditions upon certain types of special exception uses, and for allowing special exception uses to be established only in those zoning districts which are appropriate areas for such uses, all special exception uses are divided into categories of associated or related uses, as hereinafter set forth in this Article 9.

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.

SPECIAL EXCEPTIONS

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.

9-007 Conditions and Restrictions

In addition to those standards set forth in this Article, the Board, in approving a special exception, may impose such conditions and restrictions upon the proposed use as it may deem necessary in the public interest to secure compliance with the provisions of this Ordinance and to protect the viability of the implementation of the adopted comprehensive plan. Such conditions or restrictions may include but need not be limited to a time limitation on the length of the exception in accordance with the provisions of Sect. 008 below and may require the posting of a guarantee or bond in a reasonable amount by the applicant.

9-008 Time Limitations, Extensions, Renewals

In addition to the time limits set forth in this Article, the Board may require, as a condition of the approval of any special exception, that it shall be approved for a specified period of time; that it may be subsequently extended for a designated period by the Zoning Administrator; or that it may be periodically renewed by the Board. The procedure of granting an extension or renewal shall be as presented in Sections 012 and 014 below.

Unless otherwise stipulated by the Board, a specified period of time shall commence on the date of approval of a special exception.

9-009 Application for a Special Exception

FAIRFAX COUNTY ZONING ORDINANCE

1. For public uses, a certified copy of the law, ordinance, resolution or other official act adopted by the governmental entity proposing the use, authorizing the establishment of the proposed use at the proposed location, shall be provided.
2. For public uses, a statement by an official or officer of the governmental body shall be presented giving the exact reasons for selecting the particular site as the location for the proposed facility.
3. All applications for medical care facilities shall be filed at the same time as the application for a State Medical Facilities Certificate of Public Need. The application for the special exception shall be referred to the Health Care Advisory Board for a recommendation and report, which shall be developed in accordance with the provisions of Par. 1 and Par. 2 of Sect. 308 below and furnished to the Planning Commission and Board of Supervisors.

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.
5. Before establishment, all uses, including modifications or alterations to existing uses, shall be subject to the provisions of Article 17, Site Plans.

9-305 Additional Standards for Conference Centers and Retreat Houses

1. No building shall be located closer than 45 feet to any street line or closer than 100 feet to any lot line which abuts an R-A through R-4 District.

9-306 Additional Standards for Housing for the Elderly

1. Housing and general care shall be provided only for persons who are sixty-two (62) years of age or over and couples where either the husband or wife is sixty-two (62) years of age or over.

FAIRFAX COUNTY ZONING ORDINANCE

1. For public uses, a certified copy of the law, ordinance, resolution or other official act adopted by the governmental entity proposing the use, authorizing the establishment of the proposed use at the proposed location, shall be provided.
2. For public uses, a statement by an official or officer of the governmental body shall be presented giving the exact reasons for selecting the particular site as the location for the proposed facility.
3. All applications for medical care facilities shall be filed at the same time as the application for a State Medical Facilities Certificate of Public Need. The application for the special exception shall be referred to the Health Care Advisory Board for a recommendation and report, which shall be developed in accordance with the provisions of Par. 1 and Par. 2 of Sect. 308 below and furnished to the Planning Commission and Board of Supervisors.

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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.
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1. Housing and general care shall be provided only for persons who are sixty-two (62) years of age or over and couples where either the husband or wife is sixty-two (62) years of age or over.

SPECIAL EXCEPTIONS

4. Such use shall be subject to the regulations of Chapter 30 of The Code or Title 63.1, Chapter 10 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 63.1, Chapter 10 of the Code of Virginia.

9-311

Additional Standards for Alternate Use of Public Facilities

The Board may approve a special exception to allow alternate uses of County public facilities which have space temporarily in excess of current needs, but only in accordance with the following conditions:

1. Proposed uses shall be limited to those uses allowed by special permit or special exception in the zoning district in which the public facility is located except as may be precluded by the additional standards for a particular use.

FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

TO: Barbara A. Byron, Director
Zoning Evaluation Division, DPZ

FROM: *Bruce G. Douglas*
Bruce G. Douglas, Chief
Environment and Development Review Branch, DPZ

SUBJECT: LAND USE ANALYSIS: SEA 81-P-021-3
(Gesher Jewish Day School)

DATE: 28 March 2001

This memorandum includes citations from the Comprehensive Plan that provide guidance for the evaluation of this application. The proposed use, intensity and site design are evaluated in terms of the relevant Plan recommendations and policies.

DESCRIPTION OF THE APPLICATION:

<i>Date of Development Plan</i>	December 6, 2000
<i>Request</i>	Time extension of previously approved special exception.
<i>FAR</i>	No change
<i>Land Area</i>	6.21 Acres

CHARACTER and PLANNED USE OF THE ADJACENT AREA:

The subject property is bounded on the west by a County fire and rescue facility; on the north by single-family detached residential dwelling units developed under R-2 zoning and on the east by single-family detached residential dwelling units developed under R-1 zoning. There is a small parcel of office/retail land opposite the property on the east side of Pineland Street. There is older single-family detached residential development opposite the property on the south side of Route 236 developed under R-1 zoning. All the residential land in the immediate vicinity is planned at a density range of 1-2 dwelling units per acre.

COMPREHENSIVE PLAN CITATIONS AND ANALYSIS:**Plan Text:**

On page 49 in the 1991 Area II Plan, as amended through June 26, 1995, in the LAND USE RECOMMENDATIONS section of the Mantua Community Planning Sector (F2) in the Fairfax Planning District, the Comprehensive Plan states:

- “5. ...There are several special exception and special permit uses in this sector. When those uses are terminated, the underlying parcels should return to residential use at the densities for which the surrounding parcels are planned. The YMCA facility should not be expanded or intensified, since any expansion or intensification of this use would adversely effect the adjacent stable residential neighborhood.”

On page 35 in the LAND USE section of the 1990 Policy Plan, as amended through February 10, 1997, in the LAND USE COMPATIBILITY section, the Plan states:

“Objective 14: Fairfax County should seek to achieve a harmonious and attractive development pattern, which minimizes undesirable visual, auditory, environmental and other impacts created by potentially incompatible uses....

.....

Policy c. Achieve compatible transitions between adjoining land uses through the control of height and the use of appropriate buffering and screening....”

Plan Map:

The subject property is planned for residential use at a density of 1-2 dwelling units per acre, according to the Comprehensive Plan map.

Analysis:

This application does not propose any physical change in the existing facilities. There are no land use issues.

BGD: SEM

FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

TO: Barbara A. Byron, Director
Zoning Evaluation Division
Department of Planning and Zoning

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

FILE: 3-5 (SE 81-P-021)

SUBJECT: Transportation Impact

REFERENCE: SEA 81-P-021-03; Gesher Jewish Day School of Northern VA
Land Identification Map: 58-4 ((1)) 65A

DATE: March 2, 2001

Transmitted herewith are the comments of the Department of Transportation with respect to the referenced application.. These comments are based on information made available to this department dated January 5,2001.

The proposed application would not create any significant additional impacts on the surrounding public street system. Therefore, this department would not object to the approval of the subject application provided all previous transportation commitments are carried forward.

AKR/lj

cc: Michelle Brickner, Director, Office of Site Development Services,
Department of Public Works and Environmental Services



COMMONWEALTH of VIRGINIA

DEPARTMENT OF TRANSPORTATION

14685 Avion Parkway
Chantilly, VA 20151
(703) 383-VDOT (8368)

CHARLES D. NOTTINGHAM
COMMISSIONER

THOMAS F. FARLEY
DISTRICT ADMINISTRATOR

February 13, 2001

Barbara A. Byron
Director, Zoning Evaluation Division
Department of Planning and Zoning
12055 Government Center Parkway, Suite 801
Fairfax, Virginia 22035-5503

Re: Jewish Community Center of Northern Virginia
Gesher Jewish Day School of Northern Virginia
Fairfax County Application Number SEA 81-P-021-03
Tax Map Number 58-4 ((1)) 65A

Dear Ms. Byron:

We have reviewed the special exception amendment plan, dated 1-15-92 (revised through 3-04-1993), associated with the above noted application. The applicant is requesting a time extension of the originally approved special exception amendment. No new construction is proposed with this application.

This office has no objection to the approval of this application.

Should you have any questions, please give me a call at (703) 383-2061.

Sincerely,

A handwritten signature in black ink, appearing to read "John Bassett".

John Bassett, P. E.
Transportation Engineer

Cc: Angela K. Rodeheaver
D. A. Purvis

COUNTY OF FAIRFAX, VIRGINIA

MEMORANDUM

TO: Barbara A. Byron, Director
Zoning Evaluation Division, DPZ

FROM: *Bruce G. Douglas*
Bruce G. Douglas, Chief
Environment and Development Review Branch, DPZ

SUBJECT: ENVIRONMENTAL ASSESSMENT for: **SEA 81-P-021-3**
Gesher Jewish Day School

DATE: 28 March 2001

Irish Grandfield prepared this memorandum. This application is for a Special Exception Amendment to allow the continued use of an existing private school. There are no significant environmental concerns based on the Comprehensive Plan.

BGD:JPG

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 in the zoning district if the site were developed as a conventional subdivision. See 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 be 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 Environmental Management.

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 DEM 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 DEM 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	PD	Planning Division
ADU	Affordable Dwelling Unit	PDC	Planned Development Commercial
ARB	Architectural Review Board	PDH	Planned Development Housing
BMP	Best Management Practices	PFM	Public Facilities Manual
BOS	Board of Supervisors	PRC	Planned Residential Community
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	SP	Special Permit
DP	Development Plan	TDM	Transportation Demand Management
DPWES	Department of Public Works and Environmental Services	TMA	Transportation Management Association
DPZ	Department of Planning and Zoning	TSA	Transit Station Area
DU/AC	Dwelling Units Per Acre	TSM	Transportation System Management
EQC	Environmental Quality Corridor	UP & DD	Utilities Planning and Design Division, DPWES
FAR	Floor Area Ratio	UMTA	Urban Mass Transit Association
FDP	Final Development Plan	VC	Variance
GDP	Generalized Development Plan	VDOT	Virginia Dept. of Transportation
GFA	Gross Floor Area	VPD	Vehicles Per Day
HCD	Housing and Community Development	VPH	Vehicles per Hour
LOS	Level of Service	WMATA	Washington Metropolitan Area Transit Authority
Non-RUP	Non-Residential Use Permit	ZAO	Zoning Administration Division, DPZ
OSDS	Office of Site Development Services, DOT	ZED	Zoning Evaluation Division, OPZ
PCA	Proffered Condition Amendment	ZPRB	Zoning Permit Review Branch

