County of Fairfax, Virginia

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

July 31, 2013

Peter J. Rigby, Jr.
Paciulli, Simmons & Associates, Ltd.
3975 Fair Ridge Drive, Suite 300 South
Fairfax, VA 22033

Re: Special Exception Application SE 2012-MA-018

Dear Mr. Rigby:

At a regular meeting of the Board of Supervisors held on July 30, 2013, the Board approved Special Exception Application SE 2012-MA-018 in the name of Agape Health Management, Inc. The subject property is located at 6349 and 6353 Lincolnia Road, on approximately 2.94 acres of land, zoned R-2 in the Mason District [Tax Map 72-1 ((1)) 50A and 50B]. The Board's action permits an adult day care center, pursuant to Section 3-204 of the Fairfax County Zoning Ordinance, by requiring conformance with the following development conditions:

1. This Special Exception is granted for and runs with the land indicated in this application and is not transferable to other land.

2. This Special Exception is granted only for the purpose(s), structure(s) and/or use(s) indicated on the special exception plat approved with the application, as qualified by these development conditions.

3. This Special Exception is subject to the provisions of Article 17, Site Plans. Any plan submitted pursuant to the Special Exception shall be in substantial conformance with the approved Special Exception (SE) Plat entitled "Agape Adult Day Health Care Center," consisting of 13 sheets prepared by Paciulli Simmons & Associates, Ltd., dated September 12, 2012, as revised through July 9, 2013, and these conditions. Minor modifications to the approved Special Exception may be permitted pursuant to Par. 4 of Sect. 9-004 of the Zoning Ordinance.

Office of the Clerk to the Board of Supervisors
12000 Government Center Parkway, Suite 533
Fairfax, Virginia 22035
Phone: 703-324-3151 ♦ Fax: 703-324-3926 ♦ TTY: 703-324-3903
Email: clerktothebos@fairfaxcounty.gov
http://www.fairfaxcounty.gov/bosclerk

4. Hours of Operation: The hours of operation for the adult day care center, in which participants are present, shall be limited to 8:00 a.m. to 3:00 p.m. Monday through Saturday. Employees may be present in the center from 6:00 a.m. to 6:00 p.m. Monday through Saturday.

5. Enrollment: Enrollment in the day care center for adults shall be limited to a maximum daily enrollment of 150 participants.

6. Parking: All parking for the adult day care center shall be on-site. Parking spaces shall be provided as delineated and in conformance with the Public Facilities Manual (PFM) Standards, as determined by the Department of Public Works and Environmental Services (DPWES). The applicant shall submit a parking tabulation prior to site plan approval and the issuance of a Non-Residential Use Permit (Non-RUP) demonstrating that adequate parking is provided on the site.

7. Trash Collection: No trash collection shall occur between the hours of 7:00 p.m. and 7:00 a.m.

8. Exterior Lighting: The combined height of the light standards and fixtures shall not exceed fifteen (15) feet and shall meet the performance standards of Part 9 of Article 14 of the Zoning Ordinance. All exterior lighting shall be fully shielded and downward-directed.

9. 1915 House: The existing house identified on the Special Exception application (constructed circa 1915) shall be photographed and documented prior to any land disturbing activity, by an individual(s) who meets, at a minimum, The Secretary of the Interior's professional qualification standards for history, architectural history, or historic architecture in accordance with 48 FR 44716, Sept. 1983 (http://www.cr.nps.gov/local-law/Prof_Qual_83.htm). Photographic recordation shall be done to a standard as required for determination of National Register eligibility, Virginia Department of Historic Resources (VDHR) Preliminary Information Form. The number and angle of views shall be coordinated with the Department of Planning and Zoning (DPZ) prior to the taking of the photographs and completed photographs shall be approved by DPZ prior to the demolition of the existing house. In addition, written documentation and description of the house, its construction, its occupants, and significant events that occurred on the property shall be prepared to a standard as required for determination of National Register eligibility, VDHR Preliminary Information Form, and completed prior to demolition of the existing house. The applicant shall attempt to interview the former occupant(s) of the house, prior to its demolition, as part of the documentation and description of the house, its construction, its occupants, and significant events that occurred on the property and in the surrounding area. The interview shall be video and audio recorded, if agreed to by the interviewee(s), to the same standards as described above. All photographs (including CD or equivalent version), written documentation, and video and audio recordings shall be submitted to the Virginia Room of the Fairfax County Public Library and to DPZ.

The applicant shall provide written documentation to DPZ that required documentation has been submitted to the Virginia Room.

10. Day Care Center Building Materials and Design: Architectural elevations shall be in substantial conformance with those shown on the SE Plat. The upper level of the day care center for adults shall be finished in brick and/or Hardie Board siding and trim. The lower level shall be finished in brick and/or split-face Concrete Masonry Units (CMUs). The roof shall be a standing seam pre-finished metal roof. The building shall be constructed to allow natural lighting into all participant activity, meeting, and dining rooms through the use of skylights, windows, clerestory windows, or other means.

11. Office Building Materials and Design: The office building on Tax Map 72-1 ((1)) 50B shall be refinished in brick and/or Hardie board siding compatible with the treatment of the primary structure.

12. Accessible Open Space: The applicant shall provide a minimum of 15,000 square feet of accessible outdoor open space for supervised outdoor activities of participants as depicted on the plat. The open space shall provide appropriate seasonal outdoor furniture, to include seating, and accessible pedestrian paths, which comply with Americans with Disabilities Act (ADA) Standards for Accessible Design. The accessible open space may include shade structures, raised gardens, patios, or other amenities for the use of participants. The area shall be fenced to prevent participants from wandering unsupervised from the area. Fencing shall be rigid and of a material other than chain-link. The open space shall be ADA-accessible from both the lower and upper levels of the day care center.

13. Views of Vehicular Traffic: Trees and shrubs shall be sited to filter or block participants' views of arriving or departing vehicles from interior rooms and the accessible open space located to the southeast of the day care center.

14. Railings: All entrance and exit paths shall include fixed handrails.

15. Right-of-Way: Upon request by Fairfax County, the applicant shall dedicate right-of-way along the Lincolnia Road frontage to a distance of forty-five (45) feet from the centerline of Lincolnia Road for future improvements. This area shall be conveyed in fee simple to the Board of Supervisors at no cost to the County.

16. Entrance and Exit: The vehicular entrance to and exit from the adult day care center property onto Lincolnia Road shall be improved to meet the commercial entrance standards of the Virginia Department of Transportation (VDOT), as depicted on the plat.

17. Construction: Construction traffic access to the site shall be limited to Lincolnia Road. Construction activities shall be limited to Monday through Friday and from 7:30 a.m. to 7:00 p.m. Saturday construction will be allowed from 8:30 a.m. to 5:00 p.m., if the hours of construction are coordinated with adjacent homeowners'

associations, institutional uses, and residences not part of a homeowners' association. No outdoor construction activities will be permitted on Sundays or on federal holidays. The site superintendent shall notify all employees and subcontractors of these hours of operation and shall ensure that the hours of operation are respected by all employees and subcontractors. Construction hours shall be posted on-site in both English and Spanish. This condition applies to the original construction only and not to interior renovations.

18. Stormwater Management: Water quality controls must be satisfied for this development in accordance with PFM requirements. Stormwater management shall be provided as generally depicted on the SE Plat and as approved by DPWES. A detailed evaluation and analysis of stormwater detention requirements shall be provided on the site plan. It is the applicant's intention to meet Best Management Practice (BMP) requirements through a decrease in impervious surfaces. Final determination regarding the adequacy of these measures to meet stormwater management requirements will be subject to review and approval by DPWES and will be made at the site plan phase. If it is determined that additional BMP measures are necessary, the applicant shall provide such measures in substantial conformance with the SE Plat or may be required to file a Special Exception Amendment (SEA) application.

19. Chesapeake Bay Preservation Ordinance (CBPO): A Resource Protection Area (RPA) delineation must be submitted and approved prior to site plan approval if not already done so. The removal of invasive plants from the site, including the RPA, will require an RPA exemption request prior to site plan approval through the Site Development and Inspections Division.

20. Floodplain: A flood plain study shall be required to establish 100-year water surface elevation if not already done so and the area inundated by 100-year storm event shall be recorded as a floodplain easement (PFM 6-1401.1).

21. Remediation of Impervious Areas: Soils in which impervious surfaces were removed shall be restored and remediated to support plant growth to the satisfaction of the Urban Forest Management Division (UFMD), DPWES, to include the incorporation of adequate organic materials and the creation of adequate void spaces for air and water. Remediation of these soils shall include the removal of all paving and gravel sub-base materials, the aeration of the soils to a depth of 18 inches through tilling or air excavation, and the incorporation of at least 12 inches of high quality topsoil mixed with organic matter into the remaining soils, with the exception of within the critical root zones of trees #4 and #5, which are shown to be preserved, in order to minimize impacts to roots. If air excavation is used, it shall be accomplished with an Air-Spade® or similar tool. Once soils have been completely tilled/aerated and amended, UFMD shall be notified and given the opportunity to inspect the amendments prior to planting. Soil amendment shall occur within areas of the critical root zones of trees #4 and #5 where landscaping is shown to occur on the landscape plan as determined in the field and in consultation with UFMD.

22. Tree Canopy: The landscape plan shall conform to the tree canopy requirements of the Zoning Ordinance and the PFM.

23. Tree Preservation: The applicant shall submit a Tree Preservation Plan and Narrative as part of the first and all subsequent site plan submissions. The preservation plan and narrative shall be prepared by a Certified Arborist or a Registered Consulting Arborist, and shall be subject to the review and approval of UFMD. The tree preservation plan shall include a tree inventory that identifies the location, species, critical root zone, size, crown spread and condition analysis percentage rating for all individual trees located within the tree save area living or dead with trunks 8 inches in diameter and greater (measured at 4½ feet from the base of the trunk or as otherwise allowed in the latest edition of the Guide for Plant Appraisal published by the International Society of Arboriculture) and 35 feet outside of the proposed limits of clearing, in the undisturbed area and within 10 feet of the proposed limits of clearing in the area to be disturbed. The tree preservation plan shall provide for the preservation of those areas shown for tree preservation, those areas outside of the limits of disturbance shown on the SE Plat and those additional areas in which trees can be preserved as a result of final engineering. The tree preservation plan and narrative shall include all items specified in PFM 12-0507 and 12-0509. Specific tree preservation activities that will maximize the survivability of any tree identified to be preserved, such as: crown pruning, root pruning, mulching, fertilization, compost tea, Cambistat, radial mulching, notes and details for asphalt removal around trees, and others as necessary, shall be included in the plan.

    a. Tree Preservation Walk-Through. The Applicant shall retain the services of a Certified Arborist or Registered Consulting Arborist, and shall have the limits of clearing and grading marked with a continuous line of flagging prior to the walk-through meeting. During the tree-preservation walk-through meeting, the Applicant's Certified Arborist or Registered Consulting Arborist shall walk the limits of clearing and grading with an UFMD representative to determine where adjustments to the clearing limits can be made to increase the area of tree preservation and/or to increase the survivability of trees at the edge of the limits of clearing and grading, and such adjustment shall be implemented. Trees that are identified as dead or dying may be removed as part of the clearing operation. Any tree that is so designated shall be removed using a chain saw and such removal shall be accomplished in a manner that avoids damage to surrounding trees and associated understory vegetation. If a stump must be removed, this shall be done using a stump-grinding machine in a manner causing as little disturbance as possible to adjacent trees and associated understory vegetation and soil conditions.

    b. Limits of Clearing and Grading. The Applicant shall conform strictly to the limits of clearing and grading as shown on the plat, subject to allowances specified in these proffered conditions and for the installation of utilities and/or trails as determined necessary by the Director of DPWES, as described herein. If it is

determined necessary to install utilities and/or trails in areas protected by the limits of clearing and grading as shown on the plat, they shall be located in the least disruptive manner necessary as determined by the UFMD. A replanting plan shall be developed and implemented, subject to approval by the UFMD, for any areas protected by the limits of clearing and grading that must be disturbed for such trails or utilities.

c. Tree Preservation Fencing. All trees shown to be preserved on the tree preservation plan shall be protected by tree protection fence. Tree protection fencing in the form of four (4)-foot high, fourteen (14)-gauge welded wire attached to six (6)-foot steel posts driven eighteen (18) inches into the ground and placed no further than ten (10) feet apart or, super silt fence to the extent that required trenching for super silt fence does not sever or wound compression roots, which can lead to structural failure and/or uprooting of trees, shall be erected at the limits of clearing and grading as shown on the demolition sheet and the Phase I & II erosion and sediment control sheets, as may be modified by the "Root Pruning" condition below.

All tree protection fencing shall be installed after the tree preservation walk-through meeting but prior to any clearing and grading activities, including the demolition of any existing structures. The installation of all tree protection fencing shall be performed under the supervision of a Certified Arborist or Registered Consulting Arborist and accomplished in a manner that does not harm existing vegetation that is to be preserved. Three (3) days prior to the commencement of any clearing, grading, or demolition activities, but subsequent to the installation of the tree protection devices, the UFMD shall be notified and given the opportunity to inspect the site to ensure that all tree protection devices have been correctly installed. If it is determined that the fencing has not been correctly installed, no grading or construction activities shall occur until the fencing is installed correctly, as determined by the UFMD.

d. Root Pruning. The Applicant shall root prune, as needed to comply with the tree preservation requirements of these development conditions. All treatments shall be clearly identified, labeled, and detailed on the erosion and sediment control sheets of the site plan submission. The details for these treatments shall be reviewed and approved by the UFMD, accomplished in a manner that protects affected and adjacent vegetation to be preserved, and may include, but not be limited to, the following:

1) Root pruning shall be done with a trencher or vibratory plow to a depth of 18 - 24 inches;
2) Root pruning shall take place prior to any clearing and grading, or demolition of structures;
3) Root pruning shall be conducted with the supervision of a Certified Arborist or Registered Consulting Arborist; and

4) An UFMD representative shall be informed when all root pruning and tree protection fence installation is complete.

e. Reforestation Plan. A reforestation plan for the RPA shall be submitted concurrently with the first and all subsequent site plan submissions for review and approval by Urban Forest Management Division, and shall be implemented as approved. The plan shall provide seedling plantings according to §118-3-3(f) of the Fairfax County Chesapeake Bay Preservation Ordinance to include an appropriate selection of native species based on existing and proposed site conditions to restore the area to a native forest cover type. In addition to the reforestation with seedlings, a minimum of 10 overstory and 10 understory deciduous trees having a minimum one-inch caliper shall be provided. The reforestation plan shall include, but not be limited to the following:

1) Plant list detailing species, sizes, and stock type of trees and other vegetation to be planted;
2) Soil treatments and amendments, if necessary;
3) Methods to reduce deer browse;
4) Methods to reduce weed competition;
5) Mulching specifications;
6) Details and methods of installation;
7) Maintenance activities (such as weeding and watering);
8) Mortality threshold; and
9) Monitoring and replacement schedule.

f. Site Monitoring. During any clearing or tree/vegetation/structure removal on the Applicant Property, a representative of the Applicant shall be present to monitor the process and ensure that the activities are conducted as conditioned and as approved by the UFMD. The Applicant shall retain the services of a Certified Arborist or Registered Consulting Arborist to monitor all construction and demolition work and tree preservation efforts in order to ensure conformance with all tree preservation development conditions and UFMD approvals. The monitoring schedule shall be described and detailed in the Landscaping and Tree Preservation Plans, and reviewed and approved by the UFMD.

g. Invasive Plant Species Management Plan. As part of the first and all subsequent submissions during the site plan review process, the Applicant shall submit and implement an invasive plant species management plan for all areas containing invasive plants to include the area of the Resource Protection Area (RPA) that starts on the eastern side of Turkeycock Run and continues east to the RPA boundary (PFM 12-0404.2B and 12-0509.3D). The plan will be prepared by a Certified Arborist or Registered Consulting Arborist and shall be subject to the review and approval of DPWES and UFMD (PFM 12-0404.2B and 12-0509.3D). The plan will:

1) Clearly identify and provide information about each invasive plant species

present;

2) Describe the management strategies and control options for invasive plant populations/infested areas to include manual plant removal and herbicide treatment techniques, including application rates and timing;
3) Describe how cleared areas are to be restored and replanted with herbaceous and woody material;
4) Include monitoring objectives and protocols for measuring the effectiveness of management actions;
5) Include a list of equipment and other resources to be used in the management plan; and
6) Define the program duration.

Any large scale removal (other than severing and treating vine regrowth on and around trees) of invasive species within the RPA will likely require additional permitting (Water Quality Impact Assessment (WQIA)) through the Site Development and Inspections Division at site plan submission.

h. Critical Root Zones. Any deconstruction, demolition, remediation, or construction within the critical root zones of preserved trees, as depicted on the plat, shall be done by hand to minimize disturbance to existing vegetation, which will be coordinated with the site review engineer and the UFMD. Any vegetation damaged or removed shall be replaced as determined and recommended by the UFMD.

i. Trees # 4 and 5. Within the critical root zone of the two willow oaks (*Quercus phellos*) adjacent to Lincolnia Road (Trees #4 and 5 of the Landscape Plan), the existing asphalt will be removed by hand under the direct supervision of a Certified Arborist or Registered Consulting Arborist. The critical root zones of Trees 4 and 5 shall be covered with a 1-2 inch layer of organic compost and then mulched immediately after removing asphalt and watered in so any exposed roots are not allowed to dry out.

24. Stream Restoration: As part of the first and all subsequent submissions during the site plan review process, the Applicant shall submit a Stream Restoration Plan prepared by a qualified engineer and subject to the review and approval of DPWES and the Northern Virginia Soil and Water Conservation District (NVSWCD). The stream on the property shall be restored north and south of the concrete channel. HEC-RAS shall be used to determine velocities and shear stresses from the design flow rates in the channel bed and any overbank flow area. Velocities in the overbank portion of the stream valley (outside of the "ordinary" stream channel flow area) shall be less than or equal to the allowable velocity for the proposed vegetative cover conditions in the 100-year event. Substrate materials for the stream shall be specified based on these results. Non-erosive velocities of the substrate material in the stream channel during the 2-year storm event shall be demonstrated in the design calculations. Allowable velocities shall be based on requirements of the PFM or by other accepted engineering methods as approved by DPWES. The design shall also

provide incipient motion, scour, limiting slope criteria, and bed armoring calculations to demonstrate the adequacy of the specified cobble size in the streambed. Calculations shall also be provided to check for toe and bank stability. Final design characteristics shall be subject to review and modification by DPWES and NVSWCD and shall be submitted at the time of site plan.

Bonding. Contemporaneously with the approval by Fairfax County of either the release of the performance bond, or the reduction of that portion of the performance bond, whichever is applicable, attributable to completion and final approval of the Stream Restoration Plan (the "Completion Date"), the Applicant shall post a performance bond with Fairfax County in the amount of $200,000 (the "Maintenance Bond"), to guarantee maintenance of the restored stream and associated riparian plantings for a five (5)-year period. The Maintenance Bond shall be subject to annual reductions as provided below.

Monitoring Requirements. Within forty-five (45) days of the Completion Date, representatives of the Applicant, DPWES, and NVSWCD shall meet on site and select eight (8) locations for survey cross-sections of the channel and eight (8) locations for installation of photographic monuments. Within forty-five (45) days of the date of this meeting, the Applicant shall prepare and submit to DPWES and NVSWCD for review and approval, the initial baseline stream monitoring report (the "Monitoring Report"). The Monitoring Report shall be sealed by a licensed, professional engineer (the "Engineer") retained by the Applicant.

a. The Monitoring Report shall include:

   1) The location of the cross-sections;
   2) Cross-section survey data, consisting of a graphical section drawing, coordinates of surveyed points (with an average spacing of two (2) feet or less) and the area of the channel below the plan formed by the section monuments;
   3) Photographs of the stream from each photo monument;
   4) Analysis of the riparian buffer condition relative to the survival rate and plant density specified on the construction plans approved by DPWES; and
   5) A narrative statement describing the status of the stream channel.

b. On the date that is one year after the Completion Date, and on each anniversary date thereafter for the next four (4) years, the Applicant shall prepare and submit to DPWES and NVSWCD for review and approval, an annual Monitoring Report sealed by the Engineer. All survey data shall be compared graphically and numerically to the initial Monitoring Report. The narrative statement shall address whether corrective action is required under the Criteria, as hereinafter defined. The Applicant shall complete corrective actions recommended in the annual Monitoring Report.

c. Fairfax County shall reduce the Maintenance Bond by $40,000 each year, as follows: upon the date of the earlier to occur: (i) approval of the annual Monitoring Report by DPWES and NVSWCD for a given year with no corrective action required; or (ii) completion and approval by DPWES and NVSWCD of any required corrective action. Upon submission of the final annual Monitoring Report on the fifth anniversary date, the Applicant shall complete required corrective actions, if any. If no corrective action is required, or upon approval of required corrective actions by DPWES and NVSWCD, Fairfax County shall release the balance of the Maintenance Bond.

25. The applicant shall obtain a sign permit for any proposed sign in accordance with the provisions of Article 12 of the Zoning Ordinance. Any illumination of the sign(s) shall be in conformance with Part 9 of Article 14 of the Zoning Ordinance.

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

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

The Board also:

- Modified the transitional screening and barrier requirements along the northeast, southeast, and southwest project boundaries, in lieu of the alternatives shown on the proposed plat and as conditioned.

Sincerely,

Catherine A. Chianese

Catherine A. Chianese
Clerk to the Board of Supervisors

cc: Chairman Sharon Bulova
Supervisor Penelope Gross, Mason District
Tim Shirocky, Acting Director, Real Estate Division, Dept. of Tax Administration
Barbara C. Berlin, Director, Zoning Evaluation Division, DPZ
Diane Johnson-Quinn, Deputy Zoning Administrator, Dept. of Planning and Zoning
Angela K. Rodeheaver, Section Chief, Transportation Planning Division
Donald Stephens, Transportation Planning Division
Ken Williams, Plans & Document Control, ESRD, DPWES
Department of Highways-VDOT
Sandy Stallman, Park Planning Branch Manager, FCPA
Charlene Fuhrman-Schulz, Development Officer, DHCD/Design Development Division
Planning Commission
Karyn Moreland, Chief Capital Projects Sections, Dept. of Transportation

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COUNTY OF FAIRFAX
Department of Planning and Zoning
Zoning Evaluation Division
12055 Government Center Parkway, Suite 801
Fairfax, VA 22035 (703) 324-1290, TTY 711
www.fairfaxcounty.gov/dpz/zoning/applications

APPLICATION No: SE2012-MA-018
(Staff will assign)

amended

RECEIVED
Department of Planning & Zoning
JAN 30 2013
Zoning Evaluation Division

APPLICATION FOR A SPECIAL EXCEPTION

(PLEASE TYPE or PRINT IN BLACK INK)

APPLICANT	**NAME** Agape Health Management, Inc.
	MAILING ADDRESS 5701 - A General Washington Drive, Alexandria, Virginia 22312
	PHONE HOME ( ) **WORK (** 703 **)** 354-6767
	PHONE MOBILE ( )
PROPERTY INFORMATION	**PROPERTY ADDRESS** 6349 Lincolnia Road, Alexandria, Virginia 22312 6353 Lincolnia Road, Alexandria, Virginia 22312
	TAX MAP NO. 72 - 1 - ((1)): 50A & 50B **SIZE (ACRES/SQ FT)** 2.94 AC
	ZONING DISTRICT R-2 **MAGISTERIAL DISTRICT** Mason
	PROPOSED ZONING IF CONCURRENT WITH REZONING APPLICATION: R-2
SPECIAL EXCEPTION REQUEST INFORMATION	**ZONING ORDINANCE SECTION** Section 3-204-3B
	PROPOSED USE Day Care Center for Adults
AGENT/CONTACT INFORMATION	**NAME** Peter Rigby Jr.
	MAILING ADDRESS 3975 Fair Ridge Drive, Suite 300 South, Fairfax, Virginia 22033
	PHONE HOME ( ) **WORK (** 703 **)** 934-0900
	PHONE MOBILE ( )
MAILING	**Send all correspondence to (check one):** ☐ **Applicant –or-** ☑ **Agent/Contact**

The name(s) and addresses of owner(s) of record shall be provided on the affidavit form attached and made part of this application. The undersigned has the power to authorize and does hereby authorize Fairfax County staff representatives on official business to enter the subject property as necessary to process the application.

Peter Rigby Jr. / Agent — Peter Rigby Jr. AGENT

TYPE/PRINT NAME OF APPLICANT/AGENT — **SIGNATURE OF APPLICANT/AGENT**

DO NOT WRITE IN THIS SPACE

Date Application accepted: 1/30/13 Application Fee Paid: $ N/a

Virginia Ruffner

SE 2012-MA-018
Zoning Application Closeout Summary Report

Printed: 8/8/2013

General Information

APPLICANT:	AGAPE HEALTH MANAGEMENT, INC.
DECISION DATE:	07/30/2013
CRD:	NO
HEARING BODY:	BOS
ACTION:	APPROVE
STAFF COORDINATOR:	JOE GORNEY
SUPERVISOR DISTRICT:	MASON

DECISION SUMMARY:

ON JULY 30, 2013, THE BOARD OF SUPERVISORS UNANIMOUSLYAPPROVED SE 2012-MA-018 ON A MOTION BY SUPERVISOR GROSS SUBJECT TO DEVELOPMENT CONDITIONS DATED JULY 10, 2013.

APPLICATION DESCRIPTION:

CHILD CARE CENTER (ADULT)

Zoning Information

Existing Zoning		Proposed Zoning		Approved Zoning	
DISTRICT	AREA	DISTRICT	AREA	DISTRICT	AREA
				R- 2	2.94 ACRES

Tax Map Numbers

0721 ((01))( )0050 B 0721 ((01))( )0050 A

Approved Land Uses

Zoning District: R- 2

LAND USE	DU'S	RES LAND AREA	ADU'S	WDU'S	GFA	FAR	NRES LAND AREA	
CHCR>99					27,682	0.13	2.94	ACRES
TOTALS								

Approved Waivers/Modifications

MODIFY BARRIER REQUIREMENT

MODIFY TRANSITIONAL SCREENING REQUIREMENT

Approved Development Conditions

DEVELOPMENT CONDITION STATEMENT DATE: 07-10-2013

DEVELOPMENT CONDITION	DUE	TRIG #	TRIG EVENT	CONTRIB	EXPIR DTE
APPROVED FOR LOCATION/STRUCTURE/USES ETC ON PLATS	01-01-0001	0	N/A	0	01-01-0001
OTHER - LAND USE	01-01-0001	0	N/A	0	01-01-0001
LIGHTING/GLARE	01-01-0001	0	N/A	0	01-01-0001
OPEN SPACE PERCENTAGE	01-01-0001	0	N/A	0	01-01-0001
RESOURCE PROTECTION AREA (RPA)	01-01-0001	0	N/A	0	01-01-0001
RESTORATION / REFORESTATION / REPLANTING	01-01-0001	0	N/A	0	01-01-0001
SUBJECT TO SITE PLANS / SUBDIVISION PLATS	01-01-0001	0	N/A	0	01-01-0001
ARCHITECTURALLY COMPATIBLE	01-01-0001	0	N/A	0	01-01-0001
SWM / BEST MANAGEMENT PRACTICES (BMP)	01-01-0001	0	N/A	0	01-01-0001
LIMITS OF CLEARING AND GRADING	01-01-0001	0	N/A	0	01-01-0001
OTHER - GENERAL	01-01-0001	0	N/A	0	01-01-0001
FLOODPLAIN STUDY	01-01-0001	0	N/A	0	01-01-0001
TREE SAVE FENCING	01-01-0001	0	N/A	0	01-01-0001
SITE AMENITIES (INCLUDING FURNITURE, ENTRANCE FEATURES)	01-01-0001	0	N/A	0	01-01-0001
PHOTOGRAPHIC DOCUMENTATION	01-01-0001	0	N/A	0	01-01-0001
ARCHITECTURE BUILDING MATERIALS / COLORS	01-01-0001	0	N/A	0	01-01-0001
ENTRANCE IMPROVEMENTS	01-01-0001	0	N/A	0	01-01-0001
TREE PRESERVATION / SURVEY	01-01-0001	0	N/A	0	01-01-0001
HOURS OF OPERATION	01-01-0001	0	N/A	0	01-01-0001
ENROLLMENT LIMITATIONS	01-01-0001	0	N/A	0	01-01-0001
PARKING TABULATION REQUIRED	01-01-0001	0	N/A	0	01-01-0001
OTHER - ENVIRONMENT	01-01-0001	0	N/A	0	01-01-0001
SIGNAGE	01-01-0001	0	N/A	0	01-01-0001
RIGHT OF WAY - DEDICATION	01-01-0001	0	N/A	0	01-01-0001
EXPIRES IN NUMBER MONTHS / YEARS UNLESS IMPLEMENTED	01-01-0001	0	N/A	0	01-01-0001
PERMITS SHALL BE OBTAINED	01-01-0001	0	N/A	0	01-01-0001