



APPLICATION ACCEPTED: August 8, 2013
PLANNING COMMISSION: January 8, 2014
BOARD OF SUPERVISORS: January 14, 2014 @ 3:30

County of Fairfax, Virginia

December 20, 2013

WS

STAFF REPORT

SE 2013-SU-018

SULLY DISTRICT

APPLICANT: The Centreville Preschool, Inc.

ZONING: C-8 (Highway Commercial) (+/- 20,038 sf)
R-1 (Residential, 1 du/ac) (+/- 26,712 sf)
HD (Historic Overlay, Centreville)
HC (Highway Corridor Overlay)
SC (Sign Control Overlay)

PARCEL: 54-4 ((1)) 32

ACREAGE: C-8: 0.46 acres
R-1: 0.61 acres
Total: 1.07 acres

FAR: 0.03

OPEN SPACE: 61.6%

PLAN MAP: Retail and Other Commercial Uses

SE CATEGORY: Category 3 – Nursery School

PROPOSAL: A special exception to permit a nursery school for up to 66 students within an existing two-story building, with no external changes to the building or site.

STAFF RECOMMENDATIONS:

Staff recommends approval of SE 2013-SU-018, subject to the proposed development conditions in Appendix 1.

Joe Gorney

Staff recommends a waiver of the trail requirement along Braddock Road in favor of the striping of a pedestrian path across the existing pavement, as shown on the Special Exception plat.

Staff recommends a modification of the transitional screening and barrier requirements along the southeastern lot line, in favor of the treatment shown on the Special Exception Amendment plat.

Staff recommends that the Board of Supervisors direct the Director to waive the dustless surface requirement to allow the continued use of a gravel driveway and parking area.

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

The approval of this special exception does not interfere with, abrogate, or annul any easement, covenants, or other agreements between parties as they may apply to the property subject to this application.

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.

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Americans with Disabilities Act (ADA): Reasonable accommodation is available upon 48 hours advance notice. For additional information on ADA call (703) 324-1334 or TTY 711 (Virginia Relay Center).

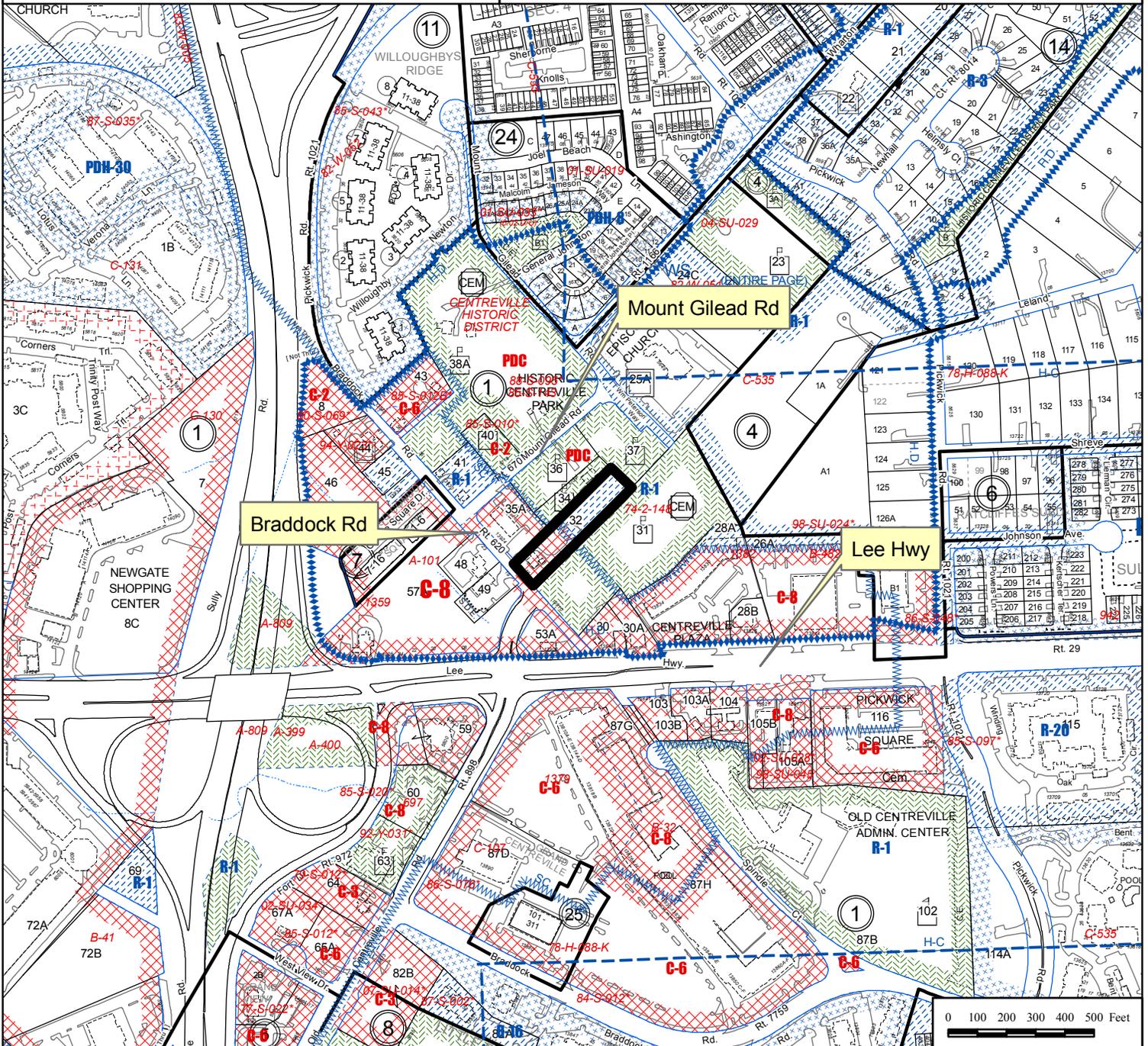
Special Exception

SE 2013-SU-018



Applicant: THE CENTREVILLE PRE-SCHOOL, INC.
 Accepted: 08/28/2013
 Proposed: NURSERY SCHOOL
 Area: 1.07 AC OF LAND; DISTRICT - SULLY
 Zoning Dist Sect: 04-0804; 03-0104
 Art 9 Group and Use: 3-10 ; 3-10
 Located: 13916 BRADDOCK ROAD, CENTREVILLE, VA 20120

Zoning: C- 8; R-1
 Plan Area: 3; 3
 Overlay Dist: HD SC WS HC; HD WS HC
 Map Ref Num: 054-4- /01/ /0032 /01/ /0032



PHOSPHORUS REMOVAL - "COCCOQUAN METHOD"

PART 2: Compute the weighted Average "C" Factor for the Site

(A) Area of Site	(a) =	1.07	acres
(B) SUBAREA DESIGNATION	"C" (2)	ACRES (3)	PRODUCT (4)
(A1) Onsite Impervious, Uncontrolled	0.90	0.31	0.279
(A2) Onsite Pervious, Uncontrolled	0.35	0.23	0.0805
(A3) Onsite, Conservation Area	0.30	0.53	0.159
TOTAL Site Area =		1.07	
(C) Weighted average "C" factor		(b) / (a) = (c) =	0.5185
			0.48

PART 3: Compute the Total Phosphorus Removal for the Site

SUBAREA DESIGNATION	BMP TYPE (2)	REMOVAL EFF. (%) (3)	AREA RATIO (4)	OFFSITE MULTIPLIER (5)	"C" FACTOR RATIO (5)	PRODUCT (6)
(A1) Onsite Impervious, Uncontrolled		0	0.29	N/A	1.88	0.00
(A2) Onsite Pervious, Uncontrolled		0	0.14	N/A	0.73	0.00
(A3) Onsite, Conservation Area	Permanent Open Space	100	0.57	N/A	1.00	57.01
					(a) Total	57.01%

ZONING REQUIREMENTS

1) ZONING	C-8 AND R-1		
2) AVERAGE LOT AREA	N/A	(sq.ft.)	
3) MIN. LOT AREA	40,000	(sq.ft.)	
4) MIN. LOT WIDTH	200'	(ft.)	
5) MAX. BUILDING HEIGHT	40'	(ft.)	
6) NUMBER OF FLOORS	N/A	(Commercial/Industrial ONLY)	
7) MIN. YARD REQUIREMENTS:			
FRONT	40' (ft.)	SIDE	N/A (ft.)
REAR	20' (ft.)		
8) MAXIMUM FAR	0.50		
9) MAXIMUM DENSITY	N/A	(D.U./Ac.)	
10) OPEN SPACE REQUIRED	15 %	6,985	(sq.ft.)
11) ANGLE OF BULK PLANE:	FRONT 45'	SIDE N/A	REAR N/A
12) OVERLAY DISTRICT(S)	N/A		

GENERAL NOTES:

- THE PROPERTY SHOWN HEREON IS LOCATED IN ZONE X AS DESIGNATED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY MAP #51059C 0235E, REVISED, SEPTEMBER 17, 2010.
- BOUNDARY AND TOPOGRAPHIC SURVEY PERFORMED BY JEFF WARNER LAND SURVEYING, INC., APRIL 15, 2011
- THERE ARE NO KNOWN GRAVES OR BURIAL SITES ON THE PROPERTY.
- THERE ARE NO KNOWN WELLS OR SEPTIC FIELD.
- REQUESTED WAIVERS/MODIFICATIONS:
 - THE COUNTY PLANNED TRAILS PLAN (ADOPTED BY THE BOARD 6/17/2002)
 - DUSTLESS SURFACE (PFM 7-0504)
 - TRANSITIONAL SCREEN AND BARRIER (Z.O. 13-305)
- PROPOSED STRIPING SHOWN WITHIN BRADDOCK ROAD RIGHT-OF-WAY IS SUBJECT TO VDOT APPROVAL

SITE PLAN (SP) TABULATIONS

1) SITE AREA	1.07	(Ac.)	46,566	(sq.ft.)
2) AREA OF STREET DEDICATION	N/A			(sq.ft.)
3) USE	NURSERY SCHOOL			
4) NUMBER OF LOTS	1			
5) AREA OF LOTS	46,566 (sq.ft.)			
6) DENSITY	N/A (D.U./Ac.)			
7) EXISTING BUILDING GROSS FLOOR AREA	1,384 (sq.ft.)			
8) PROPOSED BUILDING GROSS FLOOR AREA	N/A (sq.ft.)			
9) EXISTING BUILDING NET FLOOR AREA	N/A (sq.ft.)			
10) PROPOSED BUILDING NET FLOOR AREA	N/A (sq.ft.)			
11) TOTAL FLOOR AREA RATIO (FAR) FOR ENTIRE SITE	0.03			
12) PROPOSED BUILDING HEIGHT	28 (ft.)			
13) PROPOSED NUMBER OF FLOORS	2 (Commercial/Industrial ONLY)			
14) TOTAL HANDICAPPED PARKING REQUIRED	1			
15) TOTAL HANDICAPPED PARKING PROVIDED	1			
16) TOTAL HANDICAPPED VAN SPACES REQUIRED	1			
17) TOTAL HANDICAPPED VAN SPACES PROVIDED	1			
18) TOTAL PARKING SPACES REQUIRED	7			
19) TOTAL PARKING SPACES PROVIDED	7			
20) LOADING SPACES REQUIRED	0			
21) LOADING SPACES PROVIDED	0			
22) OPEN SPACE PROVIDED	61.6 %	28,680	(sq.ft.)	

NOTE: REQUIRED PARKING SPACES IS BASED OFF OF 0.19 SPACES PER STUDENTS AND THE NURSERY SCHOOL HAS 33 STUDENTS PER SESSION

OWNER INFORMATION	OWNER INFORMATION
(X) OWNER'S AGENT () TRUSTEE CENTREVILLE PRESCHOOL, INC. NAME 13916 BRADDOCK ROAD ADDRESS	(X) A CORPORATION () A PARTNERSHIP () AN INDIVIDUAL 703-283-0101 PHONE

CHESAPEAKE BAY PRESERVATION ORDINANCE CERTIFICATE:

I HEREBY CERTIFY THAT I HAVE EXAMINED THE ABOVE REFERENCE PLAN(S) AND FIND THEM TO BE IN GENERAL CONFORMANCE WITH THE REQUIREMENTS OF THE CHESAPEAKE BAY PRESERVATION ORDINANCE (COUNTY CODE CHAPTER 118). I FURTHER CERTIFY THAT THERE ARE NO RESOURCE PROTECTION AREAS (RPA) LOCATED ON THE LOT BASED ON AN EXAMINATION OF THE AFOREMENTIONED PLANS AND THE OFFICIAL CHESAPEAKE BAY PRESERVATION AREA MAPS ADOPTED BY THE BOARD OF SUPERVISORS ON JULY, 7 2003 AND EFFECTIVE NOVEMBER 18, 2003 THROUGH MAY 22, 2007.

INFORMATION REGARDING ACTIVITIES IN THE RESOURCE PROTECTION AREA

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

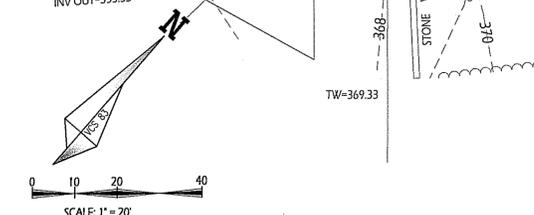
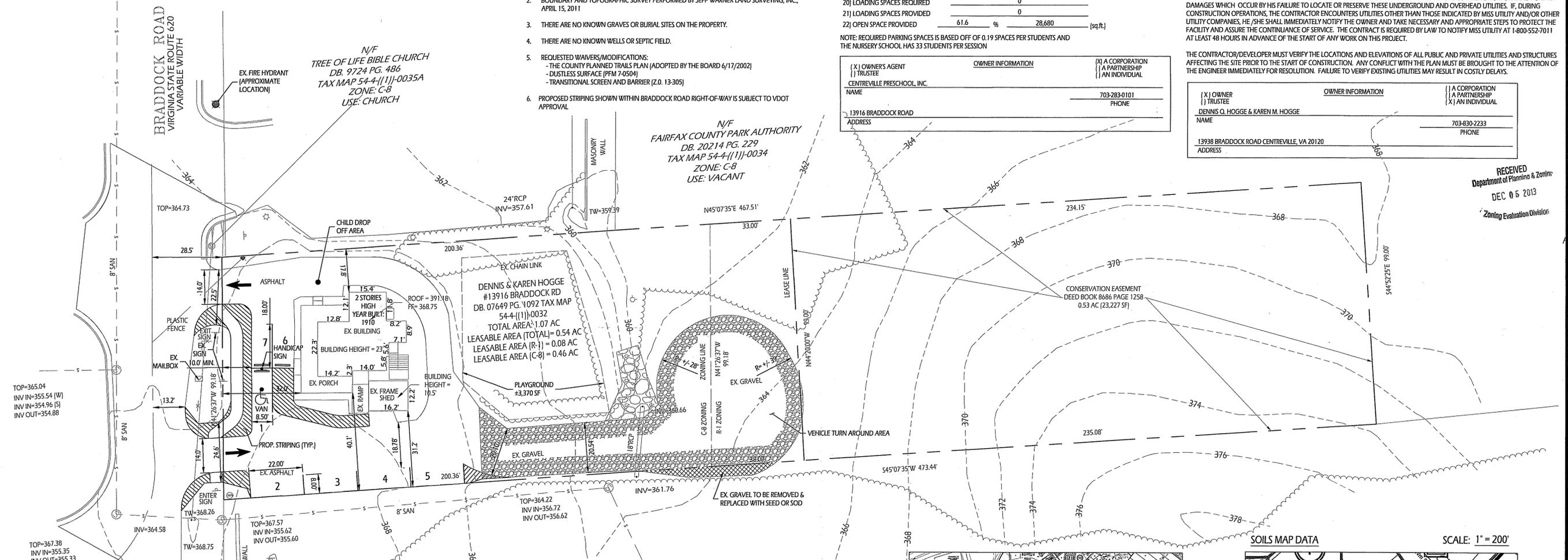
EXISTING UTILITY NOTE:

THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE LOCATION ALL UTILITIES BEFORE COMMENCING WORK AND FOR ANY DAMAGES WHICH OCCUR BY HIS FAILURE TO LOCATE OR PRESERVE THESE UNDERGROUND AND OVERHEAD UTILITIES. IF, DURING CONSTRUCTION OPERATIONS, THE CONTRACTOR ENCOUNTERS UTILITIES OTHER THAN THOSE INDICATED BY MISS UTILITY AND/OR OTHER UTILITY COMPANIES, HE/SHE SHALL IMMEDIATELY NOTIFY THE OWNER AND TAKE NECESSARY AND APPROPRIATE STEPS TO PROTECT THE FACILITY AND ASSURE THE CONTINUANCE OF SERVICE. THE CONTRACT IS REQUIRED BY LAW TO NOTIFY MISS UTILITY AT 1-800-552-7011 AT LEAST 48 HOURS IN ADVANCE OF THE START OF ANY WORK ON THIS PROJECT.

THE CONTRACTOR/DEVELOPER MUST VERIFY THE LOCATIONS AND ELEVATIONS OF ALL PUBLIC AND PRIVATE UTILITIES AND STRUCTURES AFFECTING THE SITE PRIOR TO THE START OF CONSTRUCTION. ANY CONFLICT WITH THE PLAN MUST BE BROUGHT TO THE ATTENTION OF THE ENGINEER IMMEDIATELY FOR RESOLUTION. FAILURE TO VERIFY EXISTING UTILITIES MAY RESULT IN COSTLY DELAYS.

OWNER INFORMATION	OWNER INFORMATION
(X) OWNER () TRUSTEE DENNIS Q. HOGGE & KAREN M. HOGGE NAME 13938 BRADDOCK ROAD CENTREVILLE, VA 20120 ADDRESS	() A CORPORATION () A PARTNERSHIP (X) AN INDIVIDUAL 703-830-2233 PHONE

RECEIVED
Department of Planning & Zoning
DEC 05 2013
Zoning Evaluation Division



FAIRFAX CO. DPWES - IMPERVIOUS AREA ANALYSIS

PLAN NAME: SPECIAL EXCEPTION PLAT/ MINOR SITE PLAN
CO. PLAN #:

DEVELOPMENT LEVEL	IMPERVIOUS AREA COMPUTATIONS	
	PRE	POST
A	1.07	1.07
C1	0.47	0.47
I1	0.308	0.308
A x I1	0.33	0.33

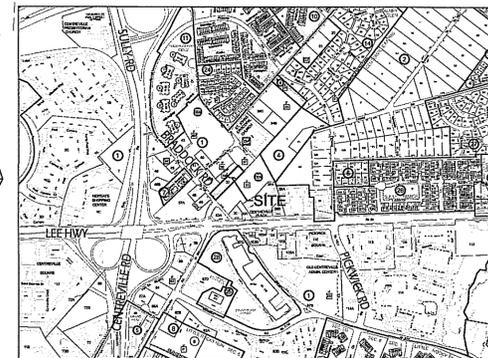
INCREASE IN IMPERVIOUS ACRES [A x I2] - [A x I1] = 0.00 ACRES

(\$ AMOUNT TO BE FILLED IN BY COUNTY) \$ N/A
PRO RATA SHARE ASSESSMENT AMOUNT = (WATERSHED RATE 0.04 DECREASE IN IMPERVIOUS ACRES)

WETLANDS CERTIFICATION:
 THERE ARE NO WETLANDS EFFECTED BY THIS PLAN.
 THIS PROJECT INVOLVES THE EXISTENCE OF WETLANDS OR WATERS OF THE UNITED STATES WITHIN THE BOUNDARIES OF THE SITE OR OFF-SITE AREAS TO BE DISTURBED. THIS PLAN HAS BEEN FORWARDED TO THE ARMY CORPS OF ENGINEERS FILED OFFICE FOR REVIEW.
 I HEREBY CERTIFY THAT ALL WETLANDS PERMITS REQUIRED BY LAW WILL BE OBTAINED PRIOR TO COMMENCING LAND DISTURBING ACTIVITIES
 SIGNATURE: SMITH ENGINEERING - AGENT FOR: CENTREVILLE PRESCHOOL
 OWNER/DEVELOPER: TITLE

SWM/BMP NARRATIVE:
 THERE IS NO NET INCREASE IN IMPERVIOUS AREA FOR THIS SITE. THEREFORE, SWM MEASURES ARE NOT REQUIRED. ALSO, SINCE THERE IS NO NET INCREASE IN IMPERVIOUS AREA FOR THIS SITE, AND SINCE RUNOFF FROM THE PROPOSED DEVELOPMENT SHEET FLOWS OVER WELL-ESTABLISHED VEGETATED AREAS BEFORE ENTERING AN ADEQUATE STORM DRAINAGE SYSTEM, NO ADDITIONAL BMP MEASURES ARE PROVIDED. SEE THE PHOSPHORUS REMOVAL CALCULATIONS. THE SITE REMOVES 57% OF THE PHOSPHORUS.

ADEQUATE OUTFALL NARRATIVE:
 THE SITE AREA OF 1.07 AC. DISCHARGES INTO AN ADEQUATE STORM DRAINAGE SYSTEM. THE PRE-DEVELOPMENT "C" VALUE OF THE PROJECT AREA IS 0.47, AND HAS A 10-YR OVERLAND FLOW OF 3.36CFS. THE POST-DEVELOPMENT "C" OF THE PROJECT AREA IS 0.47, AND HAS A 10-YR OVERLAND FLOW OF 3.36CFS. SINCE THERE IS NO INCREASE IN FLOW FROM THE SITE, THE MINIMUM REQUIREMENTS OF PFM 6-0202 ARE MET. NO KNOWN DRAINAGE PROBLEMS CURRENTLY EXIST. WE CERTIFY THAT THE PROPOSED IMPROVEMENTS WITH THIS PLAN WILL NOT CAUSE NEW DRAINAGE ISSUES. THEREFORE, IT IS THE OPINION OF THE SUBMITTING ENGINEER THAT THE OUTFALL DRAINAGE SYSTEM IS ADEQUATE.

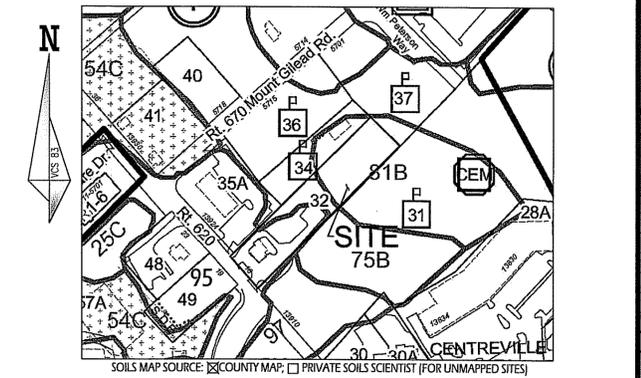


VICINITY MAP
SCALE: 1" = 1,000'

TAX MAP REFERENCE NUMBER(S)

MAP PAGE #	DOUBLE CIRCLE #	BLOCK (SINGLE CIRCLE #)	LOT/PARCEL(S) #
54-4	1		0032

SOILS MAP DATA SCALE: 1" = 200'



SOIL ID NUMBERS	SOIL SERIES NAME	FOUNDATION SUPPORT	SUBSURFACE DRAINAGE	SLOPE STABILITY	ERODABILITY	PROBLEM CLASS
95	URBAN LAND	N/A	N/A	N/A	N/A	IVB
81B	OATLANDS LOAM	GOOD	POOR	GOOD	LOW	I
75B	MANASSAS SILT LOAM	MARGINAL	POOR	FAIR	MEDIUM	II

SMITH ENGINEERING

SPECIAL EXCEPTION PLAT/ MINOR SITE PLAN
CENTREVILLE PRESCHOOL

BLAKE A. SMITH
Lic. No. 033994
PROFESSIONAL ENGINEER

SMITH ENGINEERING
14901 BOGLE DRIVE SUITE 202
CHANTILLY, VA 20151
PHONE: 703-956-6204
PROJECT: 046-01
PROJECT MANAGER: ANTHONY F. VENAFRO
Anthony@SMITHEngineeringVA.com

PLAN SUBMISSIONS

8/23/2013	SUB. TO FFX CO. (1ST)
11/19/2013	SUB. TO FFX CO. (REV 1)
12/05/2013	SUB. TO FFX CO. (REV 2)

OTHER PLAN DISTRIBUTIONS

5/3/2013	ISSUE TO CLIENT
6/3/2013	ISSUE TO WCLEW
6/25/2013	ISSUE TO WCLEW

SCALE: AS SHOWN
DATE: MARCH, 2013
SHEET 1 OF 1

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

APPLICATION DESCRIPTION

The applicant, The Centreville Pre-School, Inc., requests approval of a Special Exception to permit the continued use of a previously established nursery school, which was previously approved as a Special Permit, but expired. The project site consists of one parcel, located at 13916 Braddock Road, with a total of 1.07 acres (0.61 acres zoned R-1 and 0.46 acres zoned C-8), and is contained within the Highway Commercial (C-8), Residential (R-1), Historic Overlay (Centreville) (HD), Highway Corridor Overlay (HC), Sign Control (SC), and Water Supply Protection Overlay (WS) Zoning Districts. Children in the nursery school range in age from 2 to 5 years old. The nursery school would maintain the previously approved enrollment of 66 children, with 33 in a morning session and 33 in an afternoon session. The proposed use is housed in the historic Utterback House, a two-story, wood frame house with wood siding, whose construction was completed in 1919, and within the Centreville HD. No access or site modifications are proposed, with the exceptions of pavement striping by the applicant and the removal of invasive vines from both on-site and the adjacent forested areas by the Fairfax County Park Authority (FCPA).

Aerial View of the Project Site Looking North



Waivers and Modifications:

The applicant requests a reaffirmation of the waivers and modification previously approved with the Special Permit:

- A waiver of the trail requirement along Braddock Road in favor of the striping of a pedestrian path across the existing pavement, as shown on the Special Exception plat;
- A modification of the transitional screening and barrier requirements along the southeastern lot line, as shown on the Special Exception Amendment plat; and
- A waiver of the dustless surface requirement to allow the continued use of a gravel driveway and parking area.

A reduced copy of the submitted Special Exception plat is included at the front of this report. Copies of the proposed development conditions, the affidavit, and the applicant's statement of justification are included in Appendices 1, 2 and 3, respectively. Staff analyses are included in Appendices 4 through 7. The Fairfax County Inventory of Historic Sites Report for the Utterback House is included as Appendix 8. The applicable Zoning Ordinance standards are included in Appendix 12.

LOCATION AND CHARACTER**Site Description:**

The 1.07-acre site is located on Parcel 54-4 ((1)) 32 at 13916 Braddock Road and approximately 270 feet north of Lee Highway (Route 29). The site currently houses a two-story nursery school (ages 2 through 5), a fenced playground, paved and gravel drive aisles, un-striped parking areas, a forested area, a meadow, and a drainage area. The northeastern half of the site (23,227 square feet (sf)) contains a conservation easement.

Surrounding R-1 properties to the north, east, and southeast of the subject property are owned by the FCPA. The eastern FCPA parcel contains a cemetery. Remaining portions of these parcels contain woods or open fields. Churches are located to the west and the southwest of the subject property on properties zoned C-8.

SURROUNDING AREA DESCRIPTION			
Direction	Use	Zoning	Comprehensive Plan Recommendation
Southwest	Church	C-8	Retail and Other Commercial Uses
Northwest	Church	C-8	Retail and Other Commercial Uses
North	Park Authority	R-1	Public Park
East	Park Authority	R-1	Public Park
Southeast	Park Authority	R-1	Public Park

BACKGROUND

The original request for a Special Permit for the nursery school (SP 90-S-091) was heard by the Board of Zoning Appeals (BZA) at a Public Hearing on February 26, 1991, where the BZA voted to approve the application. The approval became final on March 6, 1991. The approval permitted the operation of child care center and nursery school. A copy of the approval is attached as Appendix 9. The approved Special Exception subsequently expired on March 5, 1996.

In association with SP 90-S-091, a request for a Variance (VC 91-S-016) was heard by the BZA at a Public Hearing on February 26, 1991. The Variance was requested to allow the Utterback House to remain 31.8 feet from the front lot line. At the Public Hearing, the BZA voted to approve the application. The approval became final on March 6, 1991. A copy of the approval is attached as Appendix 10.

A Non- Residential Use Permit (Non-RUP) for the nursery school was issued on January 12, 1993.

A temporary conservation easement was recorded on July 8, 1993 for the northeastern half of the parcel (23,227 sf) in Deed Book 8686 at Page 1258. The easement was recorded as a condition of a County site plan waiver and is to remain in effect so long as the property is used as a preschool or day care center.

A Special Permit Amendment (SPA 90-S-091) was filed for the nursery school, to permit a change in development conditions. The BZA took action to approve the application and the application received final approval on August 15, 2001. A copy of the approval is attached as Appendix 11. However, a Non-RUP was not obtained, as required by the conditions of the SPA, which expired on February 15, 2004.

On June 25, 2001, the Board of Supervisors adopted Amendment #01-337, which eliminated child care centers and nursery schools for 99 students or less as a special permit use and established a special exception requirement for these uses, requiring

Board of Supervisors' approval. The Amendment became effective on October 24, 2001, necessitating this request for a Special Exception.

COMPREHENSIVE PLAN PROVISIONS

Plan Area:	III
Planning District:	Bull Run
Planning Sector:	BR-6, Centreville Community; Centreville Suburban Center (Land Unit B-5)
Plan Map:	Retail and Other Commercial Uses
Plan Text:	

FAIRFAX COUNTY COMPREHENSIVE PLAN, 2013 Edition, AREA III, Bull Run Planning District, Amended through 4-9-2013, Centreville Area and Suburban Center, Pages 27-28:

RECOMMENDATIONS

Land Use

B-5 (34 Acres) Suburban Center

“Land Unit B-5 contains a number of automobile-oriented commercial uses along Sully Road and Lee Highway each with separate access. A full interchange for the Sully Road/Centreville Road/Lee Highway intersection has been constructed and has had an impact on existing commercial uses and the access to these uses. However, neighborhood-serving retail commercial and limited office uses up to .25 FAR are planned and will remain appropriate in this land unit to serve local needs. A hotel or bed and breakfast with proximity to the historic district may also be appropriate.

Development in this area should promote the efficient functioning of intersections in the land unit. Consolidation of parcels is encouraged to reduce direct access points to Lee Highway and to improve traffic circulation in the vicinity.

Since all the parcels in this land unit are located within the Centreville Historic Overlay District, development in this land unit must recognize the character of the historic district and be compatible in terms of scale, layout, bulk, height and landscaping, and meet the conditions of the Centreville Historic Overlay District as applicable as well as the following conditions:

- Within the historic district, projects are intended to be of small scale without a single dominant use.
- Mixed-use development, with at least 25 percent retail use, is encouraged.
- Auto-oriented uses such as service stations, quick-service food stores, and uses with a drive-through facility such as fast food, car washes and banks,

should not be permitted for properties that are not contiguous to Lee Highway.”

ANALYSIS

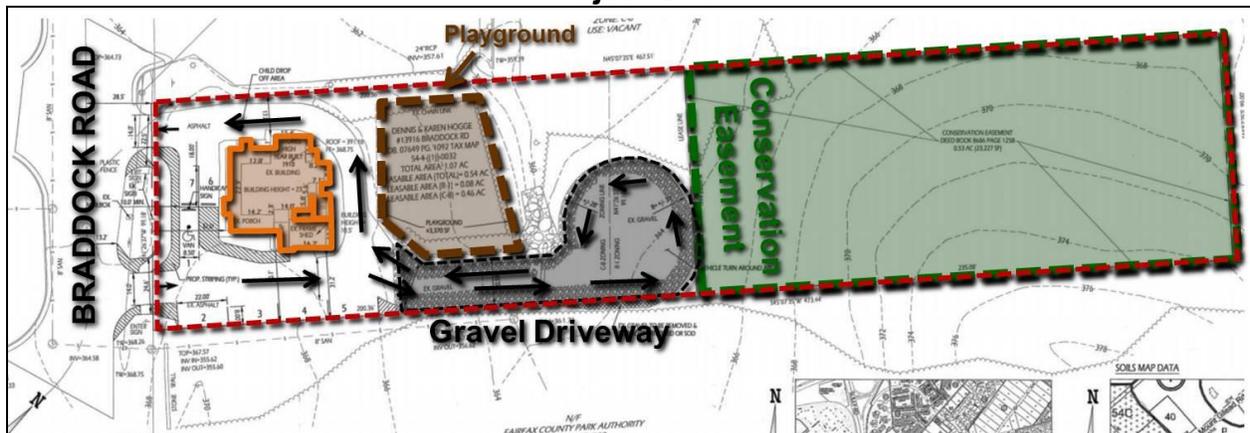
Special Exception Plat/Minor Site Plan:	(copy at front of staff report)
Title:	Centreville Preschool
Prepared by:	Smith Engineering
Original and Revision Dates:	March 2013, as revised through December 5, 2013
Number of Pages:	1

Proposal: The applicant proposes a nursery school, reflective of the previous approval, for children ranging in age from 2 to 5 years old. The nursery school would have a maximum enrollment of 66 children, with 33 in a morning session and 33 in an afternoon session. The proposed hours of operation are 8:30 a.m. to 4:00 p.m., Monday through Friday, with a morning session from 8:50 a.m. to 11:35 a.m. and an afternoon session from 12:30 p.m. to 3:30 p.m. The preschool proposes a maximum of 13 employees, with no more than seven on-site at any one time. No access or site modifications are proposed, with the exceptions of pavement striping by the applicant and the removal of invasive vines from both on-site and the adjacent forested areas, by the Fairfax County Park Authority (FCPA). No changes to the previously approved landscaping or open space are proposed.

Existing Site Conditions: The site currently contains the historic Utterback House, which has been in operation as a nursery school for approximately 20 years, a fenced playground, paved and gravel drive aisles, un-striped parking areas, a forested area, a meadow, and a drainage area. The northeastern half of the site (23,227 square feet (sf)) contains a conservation easement to address BMP requirements.

Access and Parking: Access to the nursery school is provided from Braddock Road. The student drop-off and pick-up location is within the property at the building's northwestern entrance. Vehicular queues are contained on-site. The queues start after the site entrance, continue around the gravel driving aisle, and wrap around the rear of the building, until reaching the drop-off/pick-up location. Vehicles depart the property at the northwestern exit, just beyond the drop-off/pick-up location.

Project Site



Land Use Analysis

The subject property is designated as Retail and Other Commercial Uses by the Land Use Map of the Comprehensive Plan. Comprehensive Plan text recognizes that neighborhood-serving retail commercial and limited office uses up to 0.25 FAR are planned and will remain appropriate in this land unit to serve local needs.

Additionally, development in this land unit is to recognize the character of the Centreville Historic Overlay District and to be compatible in terms of scale, layout, bulk, height and landscaping, and to meet the conditions of the Centreville Historic Overlay District.

The proposed use is housed in an existing historic building, would generally operate under the previously approved conditions, and would not entail any external physical changes to the property, with the exceptions of pavement striping by the applicant and the removal of invasive vines from both on-site and the adjacent forested areas, by the FCPA. The nursery school has been a long-standing presence in the community and would continue to serve local needs. Staff finds that the proposed use is in harmony with the Comprehensive Plan.

Transportation Analyses

Agency comments were received from the Fairfax County Department of Transportation (FCDOT) and the Virginia Department of Transportation (VDOT). Comments and recommendations included the following:

FCDOT (Appendix 4) and VDOT (Appendix 5)

Parking: Staff was of the opinion that it would be appropriate for the number of parking spaces provided to be based on the maximum number of students present at one time and not the total number of students who attend throughout

the day. Using 33 students as the maximum number of students present at one time, results in a parking requirement of a total of seven spaces, per Sect. 11-106-2.A. of the Zoning Ordinance. Accordingly, staff recommended that the applicant provide on-site parking accommodating not fewer than seven parking spaces and that the parking be set back from the front lot line by a minimum of 10-feet and designed according to the Public Facilities Manual (PFM) requirements, as reviewed and approved by DPWES. In response to staff comments, the applicant has agreed to delineate seven parking spaces on-site through pavement striping.

Vehicular Circulation: Staff noted that the use would generate approximately 240 vehicle trips per day and recommended that the Applicant provide entrance and exit drive aisles located a minimum of 12.5 feet from the northwestern and southeastern property lines incorporating pavement striping to create 14-foot wide maximum, one-way driveway aisles. Additionally, staff recommended that the applicant install appropriate traffic directional signage for the driveway ingress and egress points, in conformance with the requirements of VDOT and DPWES. In response to staff comments, the applicant proposes striping for the entry and exit drive aisles, a maximum of 14 feet in width. The southeastern entrance is located 12.5 feet from the property line and striped accordingly. However, the northwestern exit is closer than 12.5 feet to the property line, in order to remain aligned with the drop-off/pick-up location. The Special Exception plat also includes signage and painted arrows to identify entrances, exits, and directions of travel.

Transportation Management: Staff recommended that the applicant update the preschool's policies and handbook, per these recommendations, regarding on-site traffic circulation, parking, and the driveways to use for entering and exiting to avoid conflicts with pedestrians, bicyclists, and other vehicles entering or exiting the site. Staff recommended that each parent or guardian be given, or have access to, a copy of the revised policies and handbook. A development condition has been proposed to address staff transportation management recommendations.

Trail: The County Trails Plan Map calls for a Major Paved Trail (eight-foot wide) along the north side of Braddock Road. Additionally, VDOT staff recommended that the applicant extend the sidewalk along its property frontage in accordance with VDOT and Americans with Disabilities Act (ADA) requirements and standards. In response to these concerns, the applicant requests a waiver of the trail requirement in favor of the striping of a pedestrian path across the existing pavement, as shown on the Special Exception plat. The striping would allow the continuation of a pedestrian pathway from the existing sidewalk to the northwest of the preschool. Staff feels that the sidewalk striping would be an appropriate means to demarcate a pedestrian path, would be coincident with the property to the northwest, and would allow the site to maintain some of its rural historic character.

Cultural Resources Analysis (Appendix 6)

The subject property, known historically as the Enos Utterback house, is a two-story, wood frame house with wood siding, whose construction was completed in 1919. As of 1917, the property was part of a larger 10-acre tract. Historical records indicate that the land was subdivided in the 1920s and 1930s and that in 1941, the current 1.07-acre parcel was purchased.

The Enos Utterback house was included in the Centreville Historic Overlay District (HD) when it was expanded in 2007. The property was listed in The Fairfax County Inventory of Historic Sites in 2009. It was identified as a historic property in the HD in 2010 when the district's period of significance was expanded from c. 1730 to 1956. Photographs taken during a 1988 survey show the asphalt drive and parking encircling the building, as is the current condition.

The proposal was presented to the County Architectural Review Board (ARB) at a workshop session on November 14, 2013. No issues or concerns were raised by ARB members at the workshop. Following the workshop session discussion, the applicant submitted a formal application to the ARB, which makes recommendations regarding the SE application. Subsequently, at its December 12, 2013 meeting, the ARB recommended approval of the application.

The Historic Centreville Society and The Friends of Historic Centreville have been working to develop a Centreville Historic District loop trail. These community groups continue to coordinate with FCPA to develop a comprehensive tour of the district. The Enos Utterback house is included in the proposed trail, but is not designated for placement of on-site interpretive signage. The Centreville HD design guidelines encourage retaining the character of existing roads and requesting waivers to regulations requiring the installation of sidewalks and curbs and gutters when the required infrastructure will destroy the rural historic character.

Staff found that the historic property would not be adversely affected by its continued use as a non-profit cooperative preschool.

Staff notes that the extensive asphalt drive and parking, which encases the immediate grounds up to the building footprint, is not an appropriate landscape treatment for this historic property. However, because the pavement has been in place since at least 1988 and was not instituted by the applicant, staff finds that it might be an undue hardship to require the removal of the asphalt.

Additionally, staff finds that the retention of the existing ditch along the street frontage is in keeping with the HD design guidelines and would not support installation of curb and gutter at this historic property.

Natural Resources Analysis (Appendix 7)

FCPA staff noted that the Comprehensive Plan addresses the protection, preservation, and sustainability of the County's natural resources. Additionally, both Urban Forestry Management and FCPA staff noted that kudzu, an aggressive non-native invasive species, was identified on the subject property and the adjacent FCPA property. Effective removal of kudzu requires application of a chemical herbicide. Given that the application proposes no changes in the existing use, FCPA does not believe that the applicant should be responsible for removing the infestation. However, FCPA would like to fully eradicate the kudzu and other invasive species on both properties to protect the environmental health of the nearby parkland, and has proposed a development condition to that effect, which is included in Appendix 1.

Additionally, staff advised the applicant that any future modifications to the existing ground conditions, or any building alterations would require the applicant to submit an Archaeological Site Data Management Form and conduct a Phase I archaeological investigation in the area to be disturbed due to the subject property's location in the Centreville Historic Overlay District.

Environmental, Health, and Stormwater Management (SWM) Analysis

Given the lack of external physical changes to the property, Environmental Planning, Health, and SWM staff had no comments regarding the current proposal. The site is in the Water Supply Protection Overlay District (WS) and BMPs have been provided through the conservation easement on the northern half of the site.

ZONING ANALYSIS**Lot Size Requirements, Bulk Regulations, and Parking**

C-8 Highway Commercial Lot Requirements & Parking (Sect. 4-806, Sect. 4-807, Sect. 4-808, & Article 11, Part 1)		
Standard	Required	Provided
Min. Lot Area	40,000 sf	+/- 20,038 sf ¹
Min. Lot Width	200 feet	+/- 99 feet ¹
Max. Building Height	60 feet	+/- 28 feet
Front Yard	45° angle of bulk plane, not less than 40 feet.	+/- 32 feet ²
Rear Yard	20 feet	+/- 160 feet ³
Maximum FAR	0.50	0.03
Open Space	15%	61.6%
Parking	7	7

¹ The C-8 area is +/- 20,038 sf; the R-1 area is +/- 26,712 sf; and the total SE area is 1.07 acres. However, staff notes that Sect. 2-405 of the Zoning Ordinance allows the use of lots that met the Zoning Ordinance requirements at the time that they were recorded, even though the lot does not meet the current minimum district size, lot area, lot width, and/or shape factor.

² The applicant previously received a variance to allow the structure to remain 31.8 feet from the front lot line (VC 91-S-016).

³ The distance to the limits of the C-8 area is +/- 160 feet; the distance to the limits of the SE area is +/- 395 feet.

With the exception of a portion of the gravel surface, no nursery school facilities are located within the R-1 portion of the property.

Transitional Screening and Barrier Requirements

Transitional Screening 1 and Barriers D, E, or F are required along the portion of the southeastern lot line, within the area of C-8 zoning abutting the land zoned R-1.

Transitional screening and barrier requirements were considered with the previous approvals and waived along the southeastern lot line, within the area of C-8 zoning abutting the land zoned R-1. A modification of these requirements allows parking and vehicular queuing within existing paved areas, prevents vehicle back-ups onto Braddock Road, and precludes the development of the

northeastern portion of the site, thereby allowing the retention of a conservation easement over approximately half of the parcel.

Staff recommends a modification to the transitional screening requirement along the southeastern property line as shown on the Special Exception plat.

General Special Exception Standards (Sect. 9-006)

All special exception uses shall satisfy the following general standards:

General Standard 1 requires that the proposed use at the specified location be in harmony with the adopted Comprehensive Plan.

Staff concludes that the proposal, which is located in an area that envisions Retail and Other Commercial uses, is in harmony with the Comprehensive Plan. This standard has been met.

General Standard 2 requires that the proposed use be in conformance with the general purpose and intent of the applicable zoning district regulations.

This property contains both C-8 and R-1 zoned areas. The northeastern half, which is zoned R-1, contains a portion of the gravel driving aisle, a forested area, and an open field. A conservation easement is recorded over the majority of the R-1 area (23,227 sf). The southwestern half of the lot contains the nursery school, playground, paved areas, gravel surfaces, and forest areas. Approximately 20,038 sf of the area outside of the conservation easement is zoned C-8 and approximately 3,485 sf of the area is zoned R-1.

Per Section 4-804-2.B. of the Zoning Ordinance, child care centers and nursery schools are permissible in C-8 Districts as Category 3 Special Exception uses. Per Section 3-104-3.B. of the Zoning Ordinance, child care centers and nursery schools are permissible in R-1 Districts as Category 3 Special Exception uses.

The nursery school was previously approved for an enrollment of 66 children, with 33 in a morning session and 33 in an afternoon session. Given that there are no changes to the previously approved enrollment levels, hours of operation, or operational procedures, and given that no access or site modifications are proposed, with the exceptions of pavement striping by the applicant and the removal of invasive vines from both on-site and adjacent forested areas by the FCPA, staff feels that the proposed use would continue to effectively serve local needs and meets the general standard.

General Standard 3 requires that the proposed use be harmonious with and 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.

Staff notes that the proposal would not result in any changes to the site or external changes to buildings and would be harmonious with the surrounding uses. This standard has been met.

General Standard 4 requires that the proposed use 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.

As previously mentioned, FCDOT recommended that the applicant provide entrance and exit drive aisles incorporating pavement striping to create 14-foot wide maximum, one-way driveway aisles and appropriate traffic directional signage for the driveway ingress and egress points, in conformance with the requirements of VDOT and DPWES.

In response to staff comments, the applicant proposes striping for the entry and exit drive aisles, a maximum of 14 feet in width. The Special Exception plat also includes signage and painted arrows to identify entrances, exits, and directions of travel. This standard has been met.

General Standards 5, 6, and 7 require landscaping, screening, open space, adequate utility, drainage, parking, loading, and other necessary facilities to serve the proposed use to be regulated in accordance with the Zoning Ordinance. These issues have been addressed with the previous approval. Parking calculations have been updated to reflect the proposed uses and a modification to screening and barrier requirements along the southeastern parcel boundary is recommended. This standard has been met.

General Standard 8 states that signs shall be regulated by the provisions of Article 12 and that the Board may impose more strict requirements for a given use than those set forth in the Zoning Ordinance. Any new signs would be required to be in conformance with Article 12 of the Zoning Ordinance.

Standards for All Category 3 Uses (Sect. 9-304)

The Category 3 Standards require that the proposed development meet lot size and bulk requirements for the zoning district in which located, comply with performance standards, and be subject to Site Plan review. According to the Bulk Standards chart above, the proposal either meets these standards or is afforded relief through previous approvals or current Zoning Ordinance provisions. Additionally, the use would be subject to a Minor Site Plan review. This standard has been met.

**Additional Standards for Child Care Centers and Nursery Schools
(Sect. 9-309)**

Standard 1 states the following: "In addition to complying with the minimum lot size requirements of the zoning district in which located, the minimum lot area shall be of such size that 100 square feet of usable outdoor recreation area shall be provided for each child that may use the space at any one time. Such 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 minimum required front yard, unless specifically approved by the Board in commercial and industrial districts only.
- 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."

The maximum number of children that would use the outdoor spaces at any one time is 33, which would result in a minimum of 3,300 sf of usable outdoor recreation areas. The proposal includes an existing fenced playground of 3,370 sf, which fulfills the usable open space requirements of Sect. 9-309. This standard has been met.

Standard 2 states the following: "All such uses shall be located so as to have direct access to an existing or programmed public street of sufficient right-of-way and cross-section width to accommodate pedestrian and vehicular traffic to and from the use as determined by the Director." The preschool has direct access onto a public right-of-way. This standard has been met.

Standard 3 states that "[a]ll such uses shall be located so as to permit the pick-up and delivery of all persons on the site."

The student drop-off and pick-up location is located within the property at the building's northwestern entrance. Vehicular queues are contained on-site. A condition of approval has been proposed regarding a transportation management program to help ensure compliance with drop-off and pick-up procedures. If the use intensifies in the future, additional transportation improvements may be necessary. This standard has been met.

Standard 4 states that "[s]uch use shall be subject to the regulations of Chapter 30 of The Code or Title 63.2, Chapter 17 of the Code of Virginia." The applicant would be required to comply with all applicable regulations of Chapter 30 of The Code or Title 63.2, Chapter 17 of the Code of Virginia.

CONCLUSIONS AND RECOMMENDATIONS

Staff Conclusions

The nursery school has been a long-standing presence in the community and would serve local needs. The proposed use would be housed in an existing building, would generally operate as previously approved, and would not entail any external physical changes to the property, with the exceptions of pavement striping by the applicant and the removal of invasive vines from both on-site and adjacent forested areas by the FCPA.

Given these factors, staff concludes that the proposed uses would be in harmony with the Comprehensive Plan and the applicable Zoning Ordinance provisions.

Recommendations

Staff recommends approval of SE 2013-SU-018, subject to the development conditions dated December 20, 2013.

Staff recommends a waiver of the trail requirement along Braddock Road in favor of the striping of a pedestrian path across the existing pavement, as shown on the Special Exception plat.

Staff recommends a modification of the transitional screening and barrier requirements along the southeastern lot line, as shown on the Special Exception Amendment plat.

Staff recommends that the Board of Supervisors direct the Director to waive the dustless surface requirement to allow the continued use of a gravel driveway and parking area.

It should be noted that it is not the intent of staff to recommend that the Board, in adopting any conditions proffered by the owner, relieve the applicant/owner from compliance with the provisions of any applicable ordinances, regulations, or adopted standards. The approval of this application does not interfere with, abrogate, or annul any easements, covenants, or other agreements between parties, as they may apply to the property subject to this application.

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. FCDOT - Transportation Analysis
5. VDOT - Transportation Analysis
6. DPZ – Cultural Resources Analysis
7. FCPA – Parks Analysis
8. Inventory of Historic Sites Report - Utterback House
9. SP 90-S-091 Approval
10. VC 91-S-016 Approval
11. SPA 90-S-091 Approval
12. Applicable Zoning Ordinance Standards
13. Glossary of Terms

PROPOSED DEVELOPMENT CONDITIONS

SE 2013-SU-018

December 20, 2013

If it is the intent of the Board of Supervisors to approve SE 2013-SU-018, located at 13916 Braddock Road, Tax Map 54-4 ((1)) 32, to permit a nursery school pursuant to Sect. 4-804 and Sect. 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.

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, Minor Site Plans, as may be determined by the Director, Department of Public Works and Environmental Services (DPWES). Any plan submitted pursuant to this special exception shall be in substantial conformance with the approved Special Exception Plat entitled "Special Exception Plat/Minor Site Plan, Centreville Preschool," consisting of one (1) sheet, prepared by Smith Engineering, and dated March 2013, and revised through December 5, 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.
4. The nursery school shall comply with the requirements of Chapter 30 of the Fairfax County Code, "Minimum Private School and Child Care Facility Standards," and all other applicable regulations as determined by the Fairfax County Health Department.
5. The maximum daily enrollment of children in the nursery school/child care center shall not exceed sixty-six (66) children with a maximum of thirty-three (33) students permitted in each of the morning and afternoon sessions.
6. The maximum number of employees shall be limited to thirteen (13), with no more than seven on-site at any one time.
7. Hours of operation shall be established such that there is no overlap of departing and arriving vehicles between the morning and the afternoon sessions. There shall be a minimum of 45 minutes from the end of the morning session to the beginning of the afternoon session.
8. Evergreen landscaped plantings shall be maintained around the play area, as annotated on the plat, to screen the play area from the adjacent properties.

9. Parking, pedestrian paths, and vehicular paths shall be delineated with painted markings in accordance with the Special Exception plat. The one-way entry and exit drive aisles shall be a maximum of 14 feet in width. The entrance drive shall be located a minimum of 12.5 feet from the southeastern property line. The entrance and exit shall be adequately signed with standard traffic directional signs and painted markings, which identify the directions of travel and are in conformance with the requirements of VDOT and the Department of Public Works and Environmental Services (DPWES).
10. Parking shall be provided on-site as shown on the Special Exception plat and designed according to the Public Facilities Manual (PFM) requirements. The number of parking spaces provided shall satisfy the minimum requirement set forth in Article 11 and shall be based on the maximum number of children present at one time, with a minimum of seven (7) spaces. All spaces shall be set back a minimum of 10 feet from Braddock Road and wheel stops shall be provided for parking spaces along the site's frontage. Compliance with the parking requirements shall be demonstrated at the time of Minor Site Plan review by the Director, DPWES.
11. The gravel surfaces shall be maintained in accordance with the PFM standards and the following guidelines. Speed limits shall be 10 mph or less. Gravel areas shall be maintained with clean stone with as little fine material as possible. The stone shall be spread evenly and to a depth adequate to prevent subsoil exposure. Routine maintenance and resurfacing shall be conducted when stone becomes thin and the underlying soil is exposed. Runoff shall be channeled away from and around the driveway and parking areas. The applicant shall perform periodic inspections to monitor dust conditions, drainage functions, and compaction or migration of the stone surface.
12. The existing "Centreville Preschool, Inc." sign located along the southwestern boundary and other existing signs, as annotated on the Special Exception Plat, may remain. For any new signs, the applicant shall obtain approval from the Architectural Review Board, as stipulated in the provisions of Article 7 of the Zoning Ordinance, and shall obtain a sign permit, 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 and shall be subject to the review and approval of the Architectural Review Board, as stipulated in Article 7 of the Zoning Ordinance.
13. The applicant shall designate a transportation coordinator to administer a transportation management plan, which shall define student drop-off, student pick-up, and parking procedures. These procedures shall be formalized in a booklet and provided to all parents, guardians, and caregivers. The name of the transportation coordinator shall be provided to the Fairfax County Department of Transportation (FCDOT) within 30 days after the approval of this application and at any such time as the coordinator changes. A copy of the transportation plan shall be submitted to FCDOT within 90 days after the approval of this application.
14. Permission shall be granted to the Fairfax County Park Authority (FCPA) to perform invasive plant control and removal on the subject property, which may include chemical treatment performed by a registered pesticide applicator. The applicant

shall permit herbicides to be applied only during Spring Break, summer vacation, and other periods in which the preschool is not in session. Under no circumstances shall herbicides be allowed to be applied when children are present.

Coordination with FCPA shall occur prior to any invasive plant control and removal activities on the subject property and informational materials requested of FCPA regarding the invasive plant species present on-site and the selected control methods. The following information shall be requested from the FCPA, which shall be disseminated to all parents and guardians:

- Invasive plant species present on-site;
- Scope of work;
- Control methods;
- Chemical application methods;
- Treatment dates and times;
- Type of chemicals to be applied;
- Period in which contact with the treated area should be avoided;
- Persistence of the herbicides in the environment; and
- Precautions regarding wind drift and inhalation of the herbicides.

Work will only be allowed to be performed by a state certified commercial applicator or by a registered technician under the guidance of the applicator. This applies to both commercial vendors and FCPA staff.

Permission shall be granted to the FCPA to perform subsequent assessments and treatments, as may be necessary, to control the invasive plants present on-site.

The above proposed conditions are staff recommendations and do not reflect the position of the Board of Supervisors unless and until adopted by that Board.

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 specify the amount of additional time requested, the basis for the amount of time requested, and an explanation of why additional time is required.

SPECIAL EXCEPTION AFFIDAVIT

DATE: December 16, 2013
 (enter date affidavit is notarized)

I, Lynne J. Strobel, attorney/agent, do hereby state that I am an
 (enter name of applicant or authorized agent)

122968b

(check one) applicant
 applicant's authorized agent listed in Par. 1(a) below

in Application No.(s): SE 2013-SU-018
 (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(s) in the Relationship column.)

NAME (enter first name, middle initial, and last name)	ADDRESS (enter number, street, city, state, and zip code)	RELATIONSHIP(S) (enter applicable relationships listed in BOLD above)
The Centreville Pre-School, Inc. Agents: Christine M. Koeneke Suzanne E. Leonard John S. Smith	13916 Braddock Road Centreville, Virginia 20120	Applicant/Lessee of Tax Map 54-4 ((1)) 32
Dennis O. Hogge Karen M. Hogge	P.O. Box 2000 Centreville, Virginia 20122	Title Owners/Lessors of Tax Map 54-4 ((1)) 32
Smith Engineering, PLLC Agents: Blake A. Smith Anthony F. Venafro	14901 Bogle Drive, Suite 101 Chantilly, Virginia 20151	Engineer/Agent

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

* In the case of a condominium, the title owner, contract purchaser, or lessee of 10% or more of the units in the condominium.
 ** List as follows: Name of trustee, Trustee for (name of trust, if applicable), for the benefit of: (state name of each beneficiary).

Special Exception Attachment to Par. 1(a)

DATE: December 16, 2013
(enter date affidavit is notarized)

122968b

for Application No. (s): SE 2013-SU-018
(enter County-assigned application number (s))

(NOTE: All relationships to the application 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(s) in the Relationship column.)

NAME (enter first name, middle initial, and last name)	ADDRESS (enter number, street, city, state, and zip code)	RELATIONSHIP(S) (enter applicable relationships listed in BOLD above)
Planning & Development Services, Inc. Agent: Paul R. Jeannin, Jr.	10012 Island Fog Court Bristow, VA 20136	Planner/Landscape Architect/Agent
Walsh, Colucci, Lubeley, Emrich & Walsh, P.C. (effective 1/1/14 - Walsh, Colucci, Lubeley & Walsh, P.C.)	2200 Clarendon Boulevard Suite 1300 Arlington, Virginia 22201	Attorneys/Planners/Agent
Agents: Martin D. Walsh Lynne J. Strobel Timothy S. Sampson M. Catharine Puskar Sara V. Mariska G. Evan Pritchard Jonathan D. Puvak Elizabeth D. Baker Inda E. Stagg Elizabeth A. Nicholson		Attorney/Agent Attorney/Agent Attorney/Agent Attorney/Agent Attorney/Agent Attorney/Agent Planner/Agent Planner/Agent Planner/Agent

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

SPECIAL EXCEPTION AFFIDAVIT

DATE: December 16, 2013
(enter date affidavit is notarized)

122968**b**

for Application No. (s): SE 2013-SU-018
(enter County-assigned application number(s))

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, LIMITED LIABILITY COMPANIES, and REAL ESTATE INVESTMENT TRUSTS herein.)

CORPORATION INFORMATION

NAME & ADDRESS OF CORPORATION: (enter complete name and number, street, city, state, and zip code)
The Centreville Pre-School, Inc.
13916 Braddock Road
Centreville, Virginia 20120

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 SHAREHOLDERS: (enter first name, middle initial and last name)
A not-for-profit, non-stock corporation.

(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, corporations, or trusts, to include the names of beneficiaries, 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 stock. *In the case of an APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land that is a partnership, corporation, or trust, such successive breakdown must include a listing and further breakdown of all of its partners, of its shareholders as required above, and of beneficiaries of any trusts. Such successive breakdown must also include breakdowns of any partnership, corporation, or trust owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land. Limited liability companies and real estate investment trusts and their equivalents are treated as corporations, with members being deemed the equivalent of shareholders; managing members shall also be listed.* 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: December 16, 2013
(enter date affidavit is notarized)

1229680

for Application No. (s): SE 2013-SU-018
(enter County-assigned application number (s))

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

Smith Engineering, PLLC
14901 Bogle Drive, Suite 101
Chantilly, Virginia 20151

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, and last name)

Blake A. Smith, Sole Member

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

Planning & Development Services, Inc.
10012 Island Fog Court
Bristow, Virginia 20136

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, and last name)

Paul R. Jeannin, Jr.—Sole Shareholder

(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: December 16, 2013
(enter date affidavit is notarized)

1729686

for Application No. (s): SE 2013-SU-018
(enter County-assigned application number (s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
Walsh, Colucci, Lubeley, Emrich & Walsh, P.C. (effective 1/1/14 - Walsh, Colucci, Lubeley & Walsh, P.C.)
2200 Clarendon Boulevard, Suite 1300
Arlington, Virginia 22201

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, and last name)
David J. Bomgardner, E. Andrew Burcher, J. Randall Minchew, M. Catharine Puskar, (effective 1/1/14:
Thomas J. Colucci, Michael J. Coughlin, John E. Rinaldi, Kathleen H. Smith, ✓ G. Evan Pritchard, Michael J. Kalish)
Peter M. Dolan, Jr., Jay du Von, William A. Lynne J. Strobel, Garth M. Wainman,
Fogarty, John H. Foote, H. Mark Goetzman, Nan E. Walsh, Martin D. Walsh
Bryan H. Guidash, Michael D. Lubeley,

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and 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, and 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: December 16, 2013
(enter date affidavit is notarized)

1229686

for Application No. (s): SE 2013-SU-018
(enter County-assigned application number(s))

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, and number, street, city, state, and zip code)
None

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

NAMES AND TITLE OF THE PARTNERS (enter first name, middle initial, last name, and 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 to Par. 1(c)" form.

*** All listings which include partnerships, corporations, or trusts, to include the names of beneficiaries, 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 stock. *In the case of an APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land that is a partnership, corporation, or trust, such successive breakdown must include a listing and further breakdown of all of its partners, of its shareholders as required above, and of beneficiaries of any trusts. Such successive breakdown must also include breakdowns of any partnership, corporation, or trust owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land. Limited liability companies and real estate investment trusts and their equivalents are treated as corporations, with members being deemed the equivalent of shareholders; managing members shall also be listed.* 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: December 16, 2013
(enter date affidavit is notarized)

1229686

for Application No. (s): SE 2013-SU-018
(enter County-assigned application number(s))

1(d). One of the following boxes **must** be checked:

In addition to the names listed in Paragraphs 1(a), 1(b), and 1(c) above, the following is a listing of any and all other individuals who own in the aggregate (directly and as a shareholder, partner, and beneficiary of a trust) 10% or more of the **APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE*** of the land:

Other than the names listed in Paragraphs 1(a), 1(b), and 1(c) above, no individual owns in the aggregate (directly and as a shareholder, partner, and beneficiary of a trust) 10% or more of the **APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE*** of the land.

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

SPECIAL EXCEPTION AFFIDAVIT

122968b

DATE: December 16, 2013
(enter date affidavit is notarized)

3. That within the twelve-month period prior to the public hearing of this application, no member of the Fairfax County Board of Supervisors, 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 more than \$100, singularly or in the aggregate, with any of those listed in Par. 1 above.

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

None

NOTE: Business or financial relationships of the type described in this paragraph that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings. See Par. 4 below.)

(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, that all partnerships, corporations, and trusts owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land have been listed and broken down, 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:

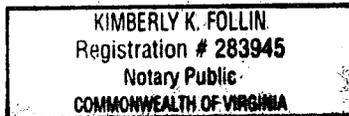
(check one) Applicant *Lynne J. Strobel* Applicant's Authorized Agent

Lynne J. Strobel, attorney/agent
(type or print first name, middle initial, last name, and & title of signee)

Subscribed and sworn to before me this 16 day of December 2013, in the State/Comm. of Virginia, County/City of Arlington.

Kimberly K. Follin
Notary Public

My commission expires: 11/30/2015



JUN 25 2013

Zoning Evaluation Division



WALSH COLUCCI
LUBELEY EMRICH
& WALSH PC

Lynne J. Strobel
(703) 528-4700 Ext. 5418
lstrobel@arl.thelandlawyers.com

June 24, 2013

Via Hand Delivery

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

Re: Proposed Special Exception Application
Fairfax County Tax Map Reference: 54-4 ((1)) 32
Applicant: Centreville Preschool, Inc.

Dear Ms. Berlin:

Please accept the following as a statement of justification for a special exception application to permit the continued operation of a previously approved nursery school.

The Applicant is the lessee of property which has a total area of approximately 1.07 acres located in the Sully Magisterial District, and identified among the Fairfax County tax map records as 54-4 ((1)) 32 (the "Subject Property"). The Subject Property is located on Braddock Road, northeast of the Lee Highway/Route 28 interchange and south of Interstate 66. Surrounding uses are primarily non-residential. The Subject Property is currently zoned to the C-8 and R-1 Districts, as defined by the Fairfax County Zoning Ordinance (the "Zoning Ordinance"), with the improvements primarily located on the C-8 portion. Portions of the Subject Property are located within the Centreville Historic District, the Sign Control Overlay District and the Highway Corridor Overlay District. The Applicant proposes a special exception to permit the continued use of a previously established nursery school.

As a non-profit cooperative preschool, the Applicant is managed and operated by the parents of its students. The Applicant has been an established part of the Centreville community for over twenty (20) years, operating in the historic Utterback House. Land use approvals on the Subject Property date back to March 6, 1991, when the Board of Zoning Appeals granted SP 90-S-091 to permit the operation of a child care center and nursery school. A site plan waiver was approved on November 25, 1992 in conjunction with this approval, and a non-residential use permit was issued on January 12, 1993. As a part of the site plan waiver approval process, a conservation easement was recorded on a majority of the R-1 portion of the Subject Property. Subsequently, on August 7, 2001, the Board of Zoning Appeals approved SPA 90-S-091 subject to development conditions. Unfortunately, due to a high turnover of parent volunteers who

monitor issues such as zoning compliance, the approval expired on February 15, 2003 as a non-residential use permit was not issued. When the expiration of SPA 90-S-091 was brought to the Applicant's attention, the leadership responded promptly and began contacting Fairfax County representatives and professionals to assist in the submission of a new application.

The Applicant does not propose any changes or modifications to the previously approved and established use on the Subject Property. In addition, no modifications are proposed to the existing building, which is two (2) stories and residential in appearance. A fenced playground is located behind the building. Vehicles circulate through the Subject Property in a one-way traffic pattern as children are dropped off and picked up during the day. As arrivals and departures are staggered, the impacts on traffic are minimal. Parking is provided in several locations including a gravel parking lot at the rear of the Subject Property. No physical site modifications are proposed with the application. As the existing improvements are primarily located on the C-8 portion of the Subject Property, the Applicant understands that all special exception development conditions will be associated with only the leased portion of the Subject Property. This will allow the majority of the R-1 portion of the Subject Property to remain unencumbered except for the conservation easement recorded in conjunction with the previously granted site plan waiver.

Due to a modification to the Zoning Ordinance, nursery schools are permitted with the approval of a special exception in lieu of a special permit in the C-8 and R-1 Districts. The Subject Property is located within the Bull Run Planning District of the Centreville Area and Suburban Center within Area III of the Comprehensive Plan. Specifically, the Subject Property is located within Land Unit B-5. While there is no specific land use recommendation for the Subject Property, Land Unit B-5 is generally planned for neighborhood-serving retail, commercial and limited office uses up to a .25 FAR. As such, the proposed use remains in compliance with the recommendations of the Comprehensive Plan.

In accordance with the Zoning Ordinance requirements of Section 9-011, please accept the following information regarding the proposed special exception application:

- The type of operation proposed is a nursery school.
- The hours of operation are 8:30 a.m. to 4:00 p.m., Monday through Friday. The Applicant operates a morning session from 8:50 a.m. to 11:35 p.m. and an afternoon session from 12:30 p.m. to 3:30 p.m.
- Children range in age from two (2) years to five (5) years. The number of children is limited to a maximum daily enrollment of 66, with 33 children in each session.
- The number of employees is eleven (11), with no more than seven (7) employees on site at any one time.
- The estimated traffic impact associated with the use is approximately 240 vehicles per day, Monday through Friday, which is divided between the two (2) sessions.

Parents arrive at the Subject Property in the morning between the hours of 8:45 a.m. and 9:00 a.m., drop off their children and leave, which results in approximately sixty (60) vehicle trips. Parents pick up their children from the morning session between 11:30 a.m. and 11:45 a.m. resulting in the same number of vehicle trips. The same pattern is repeated in the afternoon as parents drop off their children between 12:30 p.m. and 12:45 p.m. and pick them up between 3:15 p.m. and 3:30 p.m. The staggered arrival and departure of vehicles minimizes impacts on traffic. All trips to the Subject Property are by private vehicle.

- The nursery school serves the Centreville area, or a radius of approximately three (3) to five (5) miles.
- The existing building leased by the Applicant is the historic Utterback House, a two-story, wood frame house with wood siding. The structure was completed in 1919 and added to the Fairfax County Inventory of Historic Sites in 2009. No changes to this historic building are proposed with this application.
- The Applicant is unaware of any hazardous or toxic substances on the Subject Property.
- The proposed development complies with all adopted standards, ordinances, and regulations except for the following:
 - A waiver of the trail requirement along Braddock Road. Existing conditions will not permit installation of a trail and the trail is not constructed on either side of the Subject Property.
 - A modification of transitional screening and barrier requirements in favor of existing conditions and consistent with prior approvals. As the existing use will not be intensified, the Applicant proposes to maintain existing conditions.
 - A waiver of the dustless surface requirement to allow the continued use of a gravel driveway and parking area. The minimal amount of traffic on the Subject Property does not generate the need to modify existing conditions.

The Applicant operates an established preschool which provides quality education to children living in the Centreville community. Approvals on the Subject Property date back to 1991. With both the original approval and subsequent amendment, it was determined that a nursery school is in keeping with the character of the area and conforms to the recommendations of the Comprehensive Plan. Due to an oversight, the previously approved special permit amendment expired as an occupancy permit was not issued. This oversight will be corrected with the processing this application. As an integral member of the Centreville community, the Applicant wishes to continue providing its services.

Should you have any questions regarding the above, or require additional information, please do not hesitate to contact me. I would appreciate the acceptance of this application and the scheduling of a public hearing before the Fairfax County Planning Commission at your earliest convenience.

As always, I appreciate your cooperation and assistance.

Very truly yours,

WALSH, COLUCCI, LUBELEY, EMRICH & WALSH, P.C.



Lynne J. Strobel

LJS/kae

cc: Christine Koeneke
Anthony Venafro
Paul Jeannin

{A0563596.DOCX / 1 SOJ 007248 000002}



County of Fairfax, Virginia

MEMORANDUM

DATE: December 10, 2013

TO: Barbara Berlin, Director
Zoning Evaluation Division, Department of Planning & Zoning

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

FILE: SE 2013-SU-018

SUBJECT: SE 2013-SU-018 Centreville Pre-School
13916 Braddock Road, Centreville, VA 20120
Tax Map: 54-4 ((1)) 32

This department has reviewed the subject application and the Special Exception Plat dated June 3, 2013 through December 5, 2013. The Applicant wishes to continue operation of a previously approved nursery school.

- The Applicant should provide all required parking on-site. Parking should be set back from the front lot line by a minimum of 10-feet, with spaces and striping designed and installed according to the Public Facilities Manual (PFM) requirements, as reviewed and approved by DPWES. However, should offsite parking be secured through a parking agreement, then the Applicant should ensure that a sidewalk (and crosswalk, if across a street) are provided for safe pedestrian travel to/from the parking area.
- The Applicant should install wheel stops for each parking space located in front of the school as depicted on the Special Exception Plat, and as approved by DPWES.
- The Applicant should install appropriate traffic directional signage and striping for the driveway ingress and egress points, as depicted on the Special Exception Plat, in conformance with the requirements of VDOT and DPWES.
- The Applicant should revise the Transportation policies, Drop-off/Pick-up procedures and Carpool Procedures exhibit in the Parent Handbook, demonstrating the following:
 - Entrance and Exit drive aisles;
 - Route to use the Drop-off/Pick-up area;
 - Parking and Non-Parking areas;
 - Pedestrian areas on school property.
- The Applicant should encourage staff with children enrolled in the school to utilize the Drop-off/Pick-up procedures detailed in the Parent Handbook.
- The Applicant should provide striping for a pedestrian crosswalk in the school frontage from the existing sidewalk at the north property line to the site's south property line, as approved by DPWES.

Fairfax County Department of Transportation

4050 Legato Road, Suite 400

Fairfax, VA 22033-2895

Phone: (703) 877-5600 TTY: 711

Fax: (703) 877-5723

www.fairfaxcounty.gov/fcdot





COMMONWEALTH of VIRGINIA
DEPARTMENT OF TRANSPORTATION

4975 Alliance Drive
Fairfax, VA 22030

GREGORY A. WHIRLEY
COMMISSIONER

October 21, 2013

To: Ms. Barbara Berlin
Director, Zoning Evaluation Division

From: Alex Faghri
Virginia Department of Transportation – Land Development Section

Subject: SE 13-SU-018; Centerville Preschool

All submittals subsequent to the first submittal shall provide a response letter to the previous VDOT comments. Submittals without comment response letters are considered incomplete and will be returned without review.

VDOT has reviewed the subject application that was received on September 19, 2013 and offers the following comment:

1. The applicant should extend the sidewalk along its property frontage in accordance with VDOT and ADA requirements and standards.

If you have any questions please feel free to contact me.



County of Fairfax, Virginia

MEMORANDUM

DATE: 13 December 2013

TO: Joe Gorney, Senior ZED Coordinator

FROM: Linda Cornish Blank, Historic Preservation Planner *LCB*

SUBJECT: SE 2013-SU-018 (Centreville Pre-school); Tax map 54-4 ((1)) 32, Draft Heritage Resource comment

Heritage Resource comment:

The subject area of this SE application is located within the Centreville Historic Overlay District (HOD) as acknowledged in the application. The following section of the Zoning Ordinance applies:

Zoning Ordinance

“7- 204 Administration of Historic Overlay District Regulations

Once established, Historic Overlay Districts shall be subject to administrative procedures for the enforcement of such regulations as provided in this Section.

1. All applications for rezoning, special exception, special permit, variance, sign permits, building permits, as qualified below, and all site plans, subdivision plats and grading plans shall be referred to the ARB for its review and recommendation in accordance with the provisions of this Part.

2. The ARB review and recommendation on applications for a rezoning, special exception, special permit, variance and for site plans, subdivision plats and grading plans shall include consideration of the potential impact of the proposal on the historical, architectural, or archaeological significance of the district . . .

3. ARB approval shall be required prior to the issuance of Building Permits by the Director and approval of sign permits by the Zoning Administrator for the following: . . .”

8. Approval authorizing issuance of a Building Permit or a sign permit by the ARB, or Board of Supervisors on appeal as provided for below, shall be valid for two (2) years or for such longer period as may be deemed appropriate by the approving body from the date of approval . . . and shall continue for the life of the Building Permit or sign permit. . .”

The proposal is scheduled for presentation at a workshop session to the ARB at its November 14, 2013 meeting. Following workshop session discussion, the applicant is to submit a formal application and addresses any matters that the ARB may have raised at the workshop. There were no issues or concerns raised by ARB members at the November 2013 workshop.

Department of Planning and Zoning
 Planning Division
 12055 Government Center Parkway, Suite 730
 Fairfax, Virginia 22035-5509
 Phone 703-324-1380
 Fax 703-324-3056
 www.fairfaxcounty.gov/dpz/



Gorney memo
SE 2013-SU-018 (Centreville Pre-school)
Page 2

As stipulated in the Zoning Ordinance text cited above, the ARB makes recommendation on the SE application. The ARB recommended approval of ARB application Item-ARB-13-CTV-04, proposal to continue use of the property as a nursery school located at 13916 Braddock Road, tax map # 54-4 ((1))32 in the Centreville Historic Overlay District (HOD), SE-2013-SU-018 Centreville Pre-school at its December 12, 2013 meeting.

Background:

The subject property, known historically as the Enos Utterback house, was included in the Centreville HOD when expanded in 2007. The property was listed in The Fairfax County Inventory of Historic Sites in 2009. It was identified as a historic property in the HOD in 2010 when the district's period of significance was expanded from c. 1730 – 1956. Photographs taken during a 1988 survey show the asphalt drive and parking encircling the building as is the current condition.

Historic Centreville Society and Friends of Historic Centreville have been working to develop a Centreville Historic District loop trail. These community groups continue to coordinate with the Park Authority to develop a comprehensive tour of the district. The Enos Utterback house is included in the proposed trail but is not designated for placement of on-site interpretive signage. The Centreville HOD design guidelines encourage retaining the character of existing roads and requesting waivers to regulations requiring the installation of sidewalks and curbs and gutters when the required infrastructure will destroy the rural historic character.

Heritage Resource staff finding and recommendation:

1. The applicant states that no modifications are proposed to the existing building and no physical site modifications are proposed with the application.
2. The extensive asphalt drive and parking, which encases the immediate grounds up to the building footprint, is not an appropriate landscape treatment for this historic property. However, because this paving has been in place since at least 1988 and was not instituted by the applicant, staff finds that it would be an undue hardship to require removing any portion of the asphalt.
3. Staff finds retention of the existing ditch in-keeping with the HOD's design guidelines cited above and would not support installation of curb and gutter at this historic property.
4. The historic property will not be adversely affected by the continued use as a non-profit cooperative preschool.

ARB recommendation:

The ARB recommended approval of ARB application Item-ARB-13-CTV-04, proposal to continue use of the property as a nursery school located at 13916 Braddock Road, tax map # 54-4 ((1))32 in the Centreville Historic Overlay District (HOD), SE-2013-SU-018 Centreville Pre-school at its December 12, 2013 meeting.



FAIRFAX COUNTY PARK AUTHORITY



M E M O R A N D U M

TO: Barbara Berlin, AICP, Director
Zoning Evaluation Division
Department of Planning and Zoning

FROM: Sandy Stallman, AICP, Manager 
Park Planning Branch, PDD

DATE: October 31, 2013

SUBJECT: SE 2013-SU-018, The Centreville Preschool
Tax Map Number: 54-4 ((1)) 0032

BACKGROUND

The Park Authority has reviewed the proposed Special Exception dated June 3, 2013, for the above referenced application. The SE proposes no new development and requests renewal of a previous SE approval that has since lapsed.

COMPREHENSIVE PLAN GUIDANCE

The County Comprehensive Plan includes both general and specific guidance regarding parks and resources. The Policy Plan describes the need to mitigate adverse impacts to park and recreation facilities caused by growth and development; it also offers a variety of ways to offset those impacts, including contributions, land dedication, development of facilities, and others (Parks and Recreation, Objective 6, p.8). Resource protection is addressed in multiple objectives, focusing on protection, preservation, and sustainability of resources (Parks and Recreation Objectives 2 and 5, p.5-7).

ANALYSIS AND RECOMMENDATIONS

Natural Resources Impact:

Kudzu, an aggressive non-native invasive species, was identified on the subject property and adjacent Park Authority property. Effective removal of Kudzu requires application of a chemical herbicide. Based on the nature of the application that proposes no change in the existing use, the Park Authority does not believe the Applicant should be responsible for removing this invasive species. However, the Park Authority would like to fully eradicate the Kudzu, and other select invasive species, on both properties to protect the environmental health of the nearby parkland. Therefore, the Park Authority requests the following development condition for the proposed SE:

“The Applicant will grant permission to the Fairfax County Park Authority to perform invasive plant removal on the subject property that includes the use of chemical treatment performed by a

registered pesticide applicator. The Park Authority will coordinate with the Applicant prior to any performed invasive plant removal activity on the subject property. Upon request, the Park Authority will provide education about invasive plant species and control methods if desired by the Applicant for the subject property.”

Cultural Resources Impact:

The SE proposes no new development, which consequently will not alter the current ground conditions of the site and impact cultural resources. However, the Applicant should be advised that any future modifications to existing ground conditions or building alterations would require the Applicant to submit an Archaeological Site Data Management Form and conduct a Phase I archaeological study in the areas to be disturbed due to the subject property’s location in the Centreville Historic Overlay District.

SUMMARY OF RECOMMENDATIONS

This section summarizes the recommendations included in the preceding analysis section.

- As a development condition for the proposed SE, the Applicant should grant permission to the Park Authority to perform invasive plant removal on the subject property.

Please note the Park Authority would like to review and comment on development conditions related to park and recreation issues. We request that draft and final development conditions be submitted to the assigned reviewer noted below for review and comment prior to completion of the staff report and prior to final Board of Supervisors approval.

FCPA Reviewer: Jay Rauschenbach
DPZ Coordinator: Joe Gorney

Copy: Cindy Walsh, Director, Resource Management Division
Charles Smith, Manager, Natural Resource Management and Protection Branch, RMD
Justin Roberson, Natural Resource Management and Protection Branch, RMD
Joe Gorney, DPZ Coordinator
Chron Binder
File Copy

Utterback, Enos, House

Location and Existing Information

Tax Map Numbers : 54-4((1))32

Street Address 13916 BRADDOCK RD
/ General Location:

Acreage 1.08

Existing Use Commercial

Zoning C-8 ; R-1

Comprehensive Plan NA

Supervisor District SULLY

Planning District Bull Run



Photo: D. Robison, 2009.

Preservation Status

REGISTRATION	EASEMENT	OWNERSHIP	ACCESSIBILITY
National Register	Open Space	X Private	Accessible, Unrestricted
Virginia Register	Preservation	Public	X Accessible, Restricted
County Historic District	Conservation	Both	Inaccessible
Standing Structure	Other		
X County Inventory	X No easements		
Listed May 6, 2009; VDHR #029-0422			

Historic Information

Original Use Dwelling

Original Owner Enos Utterback

Date Constructed 1918 - 1919

Historic Significance

The Enos Utterback House has significant character and interest to the local community as part of the heritage of Centreville. The house is included on Centreville's local historical driving and walking tours. It was built by local merchant Enos Utterback, who died in the flu epidemic of 1918-1919 during the house's construction. Utterback owned a large store on Braddock Road that he inherited from his uncle, B.C. Utterback. He married Ethel May Nichol in late 1918, and began building the home when he contracted influenza. He died in December 1918, before the house was completed.

Significant People:

Significant Dates /Events:

Utterback, Enos, House

Site / Structure Information

Condition	Good
Integrity	Minor Changes
Building Style	Vernacular with Victorian
Architect/Builder	N/A

Site Features

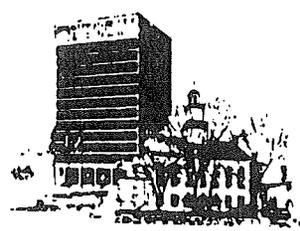
1	Standing Structures
0	Landscape Features
0	Archaeological Features
0	Other Site Features

Site Description:

The house is situated near the road. The land is grassy and steadily rises toward the rear of the lot. An asphalt driveway, passing near the front of the house, circulates one way traffic back out onto Braddock Road. A parking lot extends on one side of the house.

Architectural Description:

The Enos Utterback House is a two-story, three-bay, side-passage plan house with a rear two-story ell. The gable roof is covered in composition shingles. Though primarily vernacular in style, the house contains some Victorian elements, such as the decorative cornice-line brackets and turned porch posts. A wrap-around porch extends along the front and sides of the house. The structure is of frame construction with covelap siding and trimmed with corner boards. On the facade, three second-floor windows align above two first-floor windows and the front door. The front door is flanked by sidelights. Centered on the facade under a front gable is a lunette with four lites. The end gables have cornice returns and lunette vents. Most of the windows throughout the house have double-hung sash windows with 2/2 lites. The porch roof is clad with red-colored standing seam metal. Three interior end chimneys penetrate the roof at the gable ends.



COMMONWEALTH OF VIRGINIA
COUNTY OF FAIRFAX



Office of Comprehensive Planning
Zoning Evaluation Division
Special Permit and Variance Evaluation Branch
4050 Legato Road, Suite 700
Fairfax, Virginia 22033
246-1280

March 6, 1991

Patricia A. Lesser
Agent/President
13707 Eastcliff Circle
Centreville, Virginia 22020

Re: Special Permit Application SP 90-S-091
Centreville Preschool, Inc.

Dear Ms. Lesser:

At its February 26, 1991 meeting, the Board of Zoning Appeals took action to **GRANT** the above-referenced application. The final approval date is March 6, 1991. A copy of the Resolution is attached.

This action does not constitute exemption from the various requirements of this County and State. The applicant is responsible for ascertaining if permits are required and for obtaining the necessary permits such as Building Permits, Residential Use Permits and Non-Residential Use Permits. Information concerning building permits may be obtained by calling 246-1550. For Residential Use or Non-Residential Use Permits call 591-8670.

Sincerely,

Helena C. Darby
Helena C. Darby, Associate Clerk
Board of Zoning Appeals

Enclosure: As Stated

cc: Donald D. Smith, Agent

COUNTY OF FAIRFAX, VIRGINIA

SPECIAL PERMIT RESOLUTION OF THE BOARD OF ZONING APPEALS

In Special Permit Application SP 90-S-091 by CENTREVILLE PRESCHOOL, INC., under Sections 3-103 and 8-914 of the Zoning Ordinance to allow child care center, nursery school, and waiver of dustless surface requirement, on property located at 13916 Braddock Road, Tax Map Reference 54-4((1))32, Mr. Hammack moved that the Board of Zoning Appeals adopt the following resolution:

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

WHEREAS, following proper notice to the public, a public hearing was held by the Board on February 26, 1991; and

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

1. The applicant is the lessee of the land.
2. The present zoning is C-8, R-1, HC, WS, and SC.
3. The area of the lot is 1.07 acres.

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

THAT the applicant has presented testimony indicating compliance with the general standards for Special Permit Uses as set forth in Sect. 8-006 and the additional standards for this use as contained in Sections 8-303, 8-305, 8-903, and 8-915 of the Zoning Ordinance.

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

1. This approval is granted to the applicant only and is not transferable without further action of this Board, and is for the location indicated on the application and is not transferable to other land.
2. This Special Permit is granted only for the purpose(s), structure(s) and/or use(s) indicated on the special permit plat dated February 4, 1991 by Basham & Associates, Inc. and approved with this application, as qualified by these development conditions.
3. A copy of this Special Permit and the Non-Residential Use Permit SHALL BE POSTED in a conspicuous place on the property of the use and be made available to all departments of the County of Fairfax during the hours of operation of the permitted use.
4. This Special Permit is subject to the provisions of Article 17, Site Plans. Any plan submitted pursuant to this special permit shall be in conformance with the approved Special Permit plat and these development conditions.

5. The maximum daily enrollment of children in the nursery school, child care center shall not exceed sixty-six (66) children, a maximum of thirty-three (33) students shall be permitted in each of the morning and afternoon sessions.
6. The maximum number of employees shall be limited to seven (7).
7. Hours of operation for the child care, nursery school sessions shall be limited to 8:50 a.m. until 11:35 a.m. and 12:30 until 3:30 p.m., Monday through Friday. Occasional after-hour meetings related to school activities may be held provided all parking for such meetings can be accommodated on site.
8. The number of parking spaces provided shall satisfy the minimum requirement set forth in Article 11 and shall be a maximum of nineteen (19) spaces. All parking shall be on site and be designed according to the Public Facilities Manual (PFM) requirements. Compliance with the requirements shall be determined at site plan review by the Director of DEM.
9. Transitional Screening 1, and the Barrier requirement D, E, or F shall be waived along the southernmost lot line, within the area abutting land zoned R-1. Evergreen landscaped plantings shall be provided completely around the play area to screen this play area from the adjacent properties. Trees which are appropriate for parking lot landscaping shall be provided within and around the perimeter of the parking area. The size, type, and location of the plantings shall be approved by the County Arborist.
10. Ancillary easements shall be provided along the southern and western boundary lines to facilitate the future realignment of Braddock Road and the future extension of Leland Road at the time of site plan approval. The easements shall be provided as determined by the Virginia Department of Transportation (VDOT) and the Director of the Office of Transportation.
11. This Special Permit is approved for a period of five (5) years with the Zoning Administrator empowered to approve three (3) one (1) year extensions. At such time as the proposed Leland Road is constructed, the applicant shall file for an amendment to the existing special permit to show the redesign of a northern two-way entrance, closure of the southern entrance, and a redesign of the interior driveways which would allow for safe entrances and circulation which will not conflict with the traffic on Leland Road and Braddock Road. This redesign of the entrances on the applicant's property shall be coordinated with the construction of Leland Road.

12. The entrance drives shall be located a minimum of 12.5 feet from the northernmost and southernmost property lines and shall be adequately signed with standard traffic directional signs that are in conformance with the requirements of VDOT and the Department of Environmental Management (DEM).
13. The gravel surfaces for the parking lot shall be maintained in accordance with Public Facilities Manual standards and the following guidelines. The waiver of the dustless surface shall run for the period of time specified in the Zoning Ordinance.
 - Speed limits shall be kept low, generally 10 mph or less.
 - The areas shall be constructed with clean stone with as little fines material as possible.
 - The stone shall be spread evenly and to a depth adequate enough to prevent wear-through or bare subsoil exposure. Routine maintenance shall prevent this from occurring with use.
 - Resurfacing shall be conducted when stone becomes thin and the underlying soil is exposed.
 - Runoff shall be channeled away from and around driveway and parking areas.
 - The applicant shall perform periodic inspections to monitor dust conditions, drainage functions and compaction-migration of the stone surface.
14. The nursery school and child care center shall comply with the requirements of Chapter 30 of the Fairfax County Code, "Minimum Private School and Child Care Facility Standards," and all other applicable regulations as determined by the Fairfax County Health Department.
15. If the application for a variance is not approved to allow the existing structure to remain in the required front yard, this Special Permit shall be null and void.
16. Best Management Practices (BMP's) shall be provided on site to the satisfaction of DEM in accordance with the provisions of the Water Supply Protection Overlay District (WSPOD) of the Zoning Ordinance.

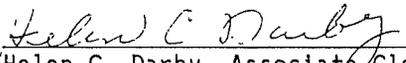
This approval, contingent on the above-noted conditions, shall not relieve the applicant from compliance with the provisions of any applicable ordinances, regulations, or adopted standards. The applicant shall be responsible for obtaining the required Non-Residential Use Permit through established procedures,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

Under Sect. 8-015 of the Zoning Ordinance, this Special Permit shall automatically expire, without notice, twenty-four (24) months after the approval date* of the Special Permit unless the activity authorized has been legally established, or unless construction has started and is diligently pursued, or unless additional time is approved by the Board of Zoning Appeals because of occurrence of conditions unforeseen at the time of the approval of this Special Permit. A request for additional time shall be justified in writing, and must be filed with the Zoning Administrator prior to the expiration date.

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

*This decision was officially filed in the office of the Board of Zoning Appeals and became final on March 6, 1991. This date shall be deemed to be the final approval date of this special permit.

A Copy Teste:


/Helen C. Darby, Associate Clerk
Board of Zoning Appeals

//

COUNTY OF FAIRFAX, VIRGINIA

VARIANCE RESOLUTION OF THE BOARD OF ZONING APPEALS

In Variance Application VC 91-S-016 by DENNIS HOGGE AND CENTREVILLE PRESCHOOL, INC., under Section 18-401 of the Zoning Ordinance to allow structure to remain 3.18 feet from front lot line, on property located at 13916, Tax Map Reference 54-4((1))32, Mr. Hammack moved that the Board of Zoning Appeals adopt the following resolution:

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

WHEREAS, following proper notice to the public, a public hearing was held by the Board on February 26, 1991; and

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

1. The applicant is the lessee of the land.
2. The present zoning is C-8, R-1, HC, WS, and SC.
3. The area of the lot is 1.07 acres.
4. The application has satisfied the nine requirements necessary for the granting of a variance.
5. There is an unusual situation or condition in use of the subject property in that it is zoned to be C-8, R-1, HC, WS, and SC.
6. The property is zoned for future commercial use.
7. The structure is a historic building that existed before the present Zoning Ordinance; therefore, the granting of the variance is justified.

This application meets all of the following Required Standards for Variances in Section 18-404 of the Zoning Ordinance:

1. That the subject property was acquired in good faith.
2. That the subject property has at least one of the following characteristics:
 - A. Exceptional narrowness at the time of the effective date of the Ordinance;
 - B. Exceptional shallowness at the time of the effective date of the Ordinance;

- C. Exceptional size at the time of the effective date of the Ordinance;
- D. Exceptional shape at the time of the effective date of the Ordinance;
- E. Exceptional topographic conditions;
- F. An extraordinary situation or condition of the subject property, or
- G. An extraordinary situation or condition of the use or development of property immediately adjacent to the subject property.

3. That the condition or situation of the subject property or the intended use of the subject property is not of so general or recurring a nature as to make reasonably practicable the formulation of a general regulation to be adopted by the Board of Supervisors as an amendment to the Zoning Ordinance.

4. That the strict application of this Ordinance would produce undue hardship.

5. That such undue hardship is not shared generally by other properties in the same zoning district and the same vicinity.

6. That:

A. The strict application of the Zoning Ordinance would effectively prohibit or unreasonably restrict all reasonable use of the subject property, or

B. The granting of a variance will alleviate a clearly demonstrable hardship approaching confiscation as distinguished from a special privilege or convenience sought by the applicant.

7. That authorization of the variance will not be of substantial detriment to adjacent property.

8. That the character of the zoning district will not be changed by the granting of the variance.

9. That the variance will be in harmony with the intended spirit and purpose of this Ordinance and will not be contrary to the public interest.

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

THAT the applicant has satisfied the Board that physical conditions as listed above exist which under a strict interpretation of the Zoning Ordinance would result in practical difficulty or unnecessary hardship that would deprive the user of all reasonable use of the land and/or buildings involved.

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

- 1. This variance is approved for the location and the specified structure shown on the plat submitted with this application and not transferable to other land.
- 2. Under Sect. 18-407 of the Zoning Ordinance, this variance shall automatically expire, without notice, twenty-four (24) months after the approval date* of the variance unless the special permit use has

CENTREVILLE PRESCHOOL, INC., SP 90-S-091 and DENNIS HOGGE AND CENTREVILLE
PRESCHOOL, INC., VC 91-S-016

Page 8

been established and is diligently pursued, or unless a request for additional time is approved by the BZA because of the occurrence of conditions unforeseen at the time of approval. A request for additional time must be justified in writing and shall be filed with the Zoning Administrator prior to the expiration date.

3. New plat shall be submitted to show the limits of construction, rather than the limits of clearing and grading.

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

*This decision was officially filed in the office of the Board of Zoning Appeals and became final on March 6, 1991. This date shall be deemed to be the final approval date of this variance.

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FAIRFAX
COUNTY

APPENDIX 11

DEPARTMENT OF PLANNING AND ZONING

Zoning Evaluation Division
Special Permit and Variance Branch
12055 Government Center Parkway, Suite 801
Fairfax, Virginia 22035-5510

(703) 324-1280

Fax (703) 324-3924

V I R G I N I A

August 15, 2001

Kimberly Carter
13633 Birch Drive
Chantilly, Virginia 20151

Re: Special Permit Amendment Application SPA 90-S-091
Centreville Preschool, Inc.

Dear Ms. Carter:

At its August 7, 2001 meeting, the Board of Zoning Appeals took action to **APPROVE** the above-referenced application. The final approval date is August 15, 2001. A copy of the Resolution is attached.

This action does not constitute exemption from the various requirements of this County and State. The applicant is responsible for ascertaining if permits are required and for obtaining the necessary permits such as Building Permits, Residential Use Permits and Non-Residential Use Permits. Information concerning building permits may be obtained by calling 222-0801.

Sincerely,

Lori M. Mallam, Deputy Clerk
Board of Zoning Appeals

Enclosure: As stated

SPECIAL PERMIT RESOLUTION OF THE BOARD OF ZONING APPEALS

CENTREVILLE PRESCHOOL, INC., SPA 90-S-091 Appl. under Sect(s). 3-103 and 4-803 of the Zoning Ordinance to amend SP 90-S-091 previously approved for a child care center and nursery school to permit change in development conditions. Located at 13916 Braddock Rd. on approx. 1.07 ac. of land zoned C-8, R-1, WS, SC and HC. Sully District. Tax Map 54-4 ((1)) 32. Mr. Kelley moved that the Board of Zoning Appeals adopt the following resolution:

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

WHEREAS, following proper notice to the public, a public hearing was held by the Board on August 7, 2001; and

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

1. The applicants are the lessees of the property.

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

THAT the applicant has presented testimony indicating compliance with the general standards for Special Permit Uses as set forth in Sect. 8-006 and the additional standards for this use as contained in Sect(s). 3-102 and 4-803 of the Zoning Ordinance.

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

1. This approval is granted to the applicant only and is not transferable without further action of this Board, and is for the location indicated on the application, 13916 Braddock Road (1.07 acres), and is not transferable to other land.
2. This Special Permit is granted only for the purpose(s), structures and/or use(s) indicated on the special permit plat prepared by Basham Associates dated February 4, 1991, and approved with this application, as qualified by these development conditions.
3. A copy of this Special Permit and the Non-Residential Use Permit SHALL BE POSTED in a conspicuous place on the property of the use and be made available to all departments of the County of Fairfax during the hours of operation of the permitted use.
4. This Special Permit is subject to the provisions of Article 17, Site Plans, as may be determined by the Director, Department of Public Works and Environmental Services (DPWES). Any plan submitted pursuant to this special permit shall be in substantial conformance with these conditions. Minor modifications to the approved special permit may be permitted pursuant to Par. 4 of Sect. 8-004 of the Zoning Ordinance.
5. The maximum daily enrollment of children in the nursery school/child care center shall not exceed sixty-six (66) children, a maximum of thirty-three (33) students shall be

- permitted in each of the morning and afternoon sessions.
6. The maximum number of employees shall be limited to seven (7).
 7. Hours of operation for the child care/nursery school sessions shall be limited to 8:50 a.m. until 11:35 a.m. and 12:30 p.m. until 3:30 p.m., Monday through Friday. Occasional after-hour meetings related to school activities may be held provided all parking for such meetings can be accommodated on site.
 8. The number of parking spaces provided shall satisfy the minimum requirement set forth in Article 11 and shall be a maximum of nineteen (19) spaces. All parking shall be on site and be designed according to the Public Facilities Manual (PFM) requirements. Compliance with the requirements shall be determined at site plan review by the Director, DPWES.
 9. Transitional Screening 1, and the Barrier requirement D, E or F shall be waived along the southernmost lot line, within the area abutting land zoned R-1. Evergreen landscaped plantings shall be provided completely around the play area to screen this play area from the adjacent properties. Trees which are appropriate for parking lot landscaping shall be provided within and around the perimeter of the parking area. The size, type and location of the plantings shall be approved by the Urban Forester.
 10. Ancillary easements shall be provided along the southern and western boundary lines to facilitate the future realignment of Braddock Road and the future extension of Leland Road at the time of site plan approval. The easements shall be provided as determined by the Virginia Department of Transportation (VDOT) and the Director of the Office of Transportation.
 11. At such time as the proposed Leland Road is constructed, the applicant shall file for an amendment to the existing special permit to show the redesign of a northern two-way entrance, closure of the southern entrance, and a redesign of the interior driveways which would allow for safe entrances and circulation which will not conflict with the traffic on Leland Road and Braddock Road. This redesign of the entrance on the applicant's property shall be coordinated with the construction of Leland Road.
 12. The entrance drives shall be located a minimum of 12.5 feet from the northernmost and southernmost property lines and shall be adequately signed with standard traffic directional signs that are in conformance with the requirements of VDOT and DPWES.
 13. The nursery school and child care center shall comply with the requirements of Chapter 30 of the Fairfax County Code, "Minimum Private School and Child Care Facility Standards," and all other applicable regulations as determined by the Fairfax County Health Department.
 14. Best Management Practices shall be provided on site to the satisfaction of DPWES in accordance with the provisions of the Water Supply Protection Overlay District (WSPOD) of the Zoning Ordinance.

These development conditions incorporate and supersede all previous development conditions.

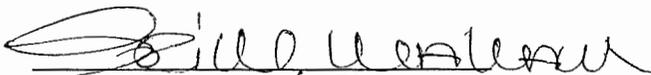
This approval, contingent on the above-noted conditions, shall not relieve the applicant from compliance with the provisions of any applicable ordinances, regulations, or adopted standards. The applicant shall be responsible for obtaining the required Non-Residential Use Permit through established procedures,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

Pursuant to Sect. 8-015 of the Zoning Ordinance, this special permit shall automatically expire, without notice, thirty (30) months after the date of approval* unless a new Non-Residential Use Permit has been issued. The Board of Zoning Appeals may grant additional time to establish the use if a written request for additional time is filed with the Zoning Administrator prior to the date of expiration of the special permit. The request must specify the amount of additional time requested, the basis for the amount of time requested and an explanation of why additional time is required.

Ms. Gibb seconded the motion which carried by a vote of 7-0.

*This decision was officially filed in the office of the Board of Zoning Appeals and became final on August 15, 2001. This date shall be deemed to be the final approval date of this special permit.

A Copy Teste:



Lori M. Mallam, Deputy Clerk
Board of Zoning Appeals

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.
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.

9-304 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, including the submission of a sports illumination plan as may be required by Part 9 of Article 14.
5. Before establishment, all uses, including modifications or alterations to existing uses, shall be subject to the provisions of Article 17, Site Plans.

9-309 Additional Standards for Child Care Centers and Nursery Schools

1. In addition to complying with the minimum lot size requirements of the zoning district in which located, the minimum lot area shall be of such size that 100 square feet of usable outdoor recreation area shall be provided for each child that may use the space at any one time. Such 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 minimum required front yard, unless specifically approved by the Board in commercial and industrial districts only.
 - 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. All such uses shall be located so as to have direct access to an existing or programmed public street of sufficient right-of-way and cross-section width to accommodate pedestrian and vehicular traffic to and from the use as determined by the Director. To assist in making this determination, each applicant, at the time of application, shall provide an estimate of the maximum expected trip generation, the distribution of these trips by mode and time of day, and the expected service area of the facility. As a general guideline, the size of the use in relation to the appropriate street type should be as follows, subject to whatever modification and conditions the Board deems to be necessary or advisable:

Number of Persons	Street Type
1-75	Local
76-660	Collector
660 or more	Arterial

3. All such uses shall be located so as to permit the pick-up and delivery of all persons on the site.
4. Such use shall be subject to the regulations of Chapter 30 of The Code or Title 63.2, Chapter 17 of the Code of Virginia.

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 by the applicable zoning district. See Sect. 2-421 and 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 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 Public Works and Environmental Services.

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